

City of Tea  
Regular Meeting  
November 20, 2023

The regular meeting of the Tea City Council was held at Tea City Hall on November 20, 2023, at 7:00 pm.

Mayor Voelker called the meeting to order at 7:00 pm with the following members present: Joe Weis, Aaron Otten, Ruby Zuraff, Terry Woessner and Lynn DeYoung. Also present: Finance Officer Dawn Murphy, Planning & Zoning Officer Kevin Nissen, City Administrator Justin Weiland, and City Engineer Ben Scholtz. Councilmember Jim Erck was absent.

**AGENDA. MOTION 23-181. MOTION** by DeYoung, seconded by Zuraff to approve the November 20, 2023 Agenda. All members voted AYE.

**CONSENT AGENDA MOTION 23-181. MOTION** by Weis, seconded by Woessner to approve the following consent agenda items:

1. Approval of November 6, 2023 Minutes
2. Approval of November 20, 2023 Bills (bills will be listed at the end of the minutes)
3. Pure Bliss Medical Cannabis Interior Build – 1930 E. Gateway Blvd.

All members voted AYE.

**PUBLIC COMMENTS.** Michael LeVan addressed the council regarding eliminating parking requirements from the zoning ordinance.

**ORDINANCE 312.** The council held the first reading of Ordinance 312, An Ordinance of the City of Tea, SD, Amending the Municipal Ordinance of the City of Tea by Amending Chapter 2, adding Section 2.03, City Council Composition and Terms. The second reading will be held at the December 4, 2023 meeting.

**ORDINANCE 313.** The Council held the first reading of Ordinance 313, An Ordinance Amending City of Tea Ordinance 289, An Ordinance Creating Licensing Regulations for Medical Cannabis Establishments, Chapter 5, Licenses; Sections 504(f) Limitation on the Number of Medical Cannabis Establishments; 5.04(h) License not Transferrable and 5.04(q) Preliminary Approval and Issuance of License. The second reading will be held at the December 4, 2023 meeting

**ORDINANCE 311.** The Council held the second reading of Ordinance 311. **MOTION 23-182. MOTION** by Weis, seconded by Otten to approve and adopt Ordinance 311, An Ordinance of the City of Tea, SD Rezoning Gateway Addition, Legally Known as Lot 1, Block 3, Gateway Park Addition, City of Tea from AG-Agriculture to GB-General Business Commercial District and Amending the Official Zoning Map of the City of Tea. All members voted AYE. The ordinance will be published separately.

**LAW ENFORCEMENT CENTER SERVICE AGREEMENT.** The City received the following 2 quotes for a Commercial HVAC Service Agreement for the new Law Enforcement Center: Prairie Sons Inc \$3,670.00 and J & R Mechanical Corporation, \$6,372.00. **MOTION 23-183. MOTION** by DeYoung, second by Woessner to approve the Law Enforcement Center Annual HVAC Agreement with Prairie Sons, LLC, \$3,670.00. All members voted AYE.

**PINACLE INDOOR SPORTS** submitted a proposal to complete a market study and financial model of operating revenues and expenses for athletic facilities. **MOTION 23-184. MOTION** by DeYoung, seconded by Zuraff to approve the Market Study Agreement with Pinnacle Indoor Sports for an amount not to exceed \$22,500.00. All members voted AYE.

**PAY APPLICATIONS. MOTION 23-185. MOTION** by Otten, seconded by DeYoung to approve the following pay applications:

1. Brian St. Sewer Extension #2, Alliance Construction, \$75,851.50
2. Hagedorn Industrial Park #11, Asphalt Surfacing Company, \$24,140.52

All members voted AYE

**EXECUTIVE SESSION. MOTION 23-185. MOTION** by Weis, seconded by Woessner to go into executive session at 7:44 pm, pursuant to SDCL 1-25-2 (3). All members voted AYE. The Council came out of executive session at 8:11 pm.

**MOTION 23-186. MOTION** by Weis, seconded by Woessner to adjourn at 8:11 pm. All members voted AYE.

\_\_\_\_\_  
Casey Voelker, Mayor

ATTEST:

\_\_\_\_\_  
Dawn R. Murphy, Finance Officer

Published once at the approximate cost of \_\_\_\_\_.

**CITY OF TEA  
 WARRANTS PAID NOVEMBER 20, 2023**

Vendor	Description	Amount
A & B Business Solutions	Copier contract	69.51
Action Electric	Traffic controller	1,612.25
Auto Dynamics	Oil change	95.00
Avera Occupational Medicine	Drug testing	119.68
Bluepeak	Phones	1,079.54
City of Tea	Water	939.05
Daktoa Traffic Services	N. Main Ave. paint	1,042.00
Dust Tex	Rug service	33.12
Eastern Farmers	Fuel	745.52
EnviroMaster	Hand towels	132.00
Fareway	Supplies	34.16
GR Emergency Vehicle Outfitters	Install equipment in police car	4,175.00
Graham Tire	Loader tire repair	309.80
Gray Bar	Light replacement heads	11,999.88
Great Bear Sand & Gravel	Crushed concrete	99.44
Hauff Mid America Sports	Flag football shirts	4,356.08
Hawkins	Lagoon chemicals	1,185.51
HDR Engineering	85th St. design	39,047.75
HDR Engineering	On-Call - Admin	3,151.25
HDR Engineering	On-Call - Site plan reviews	6,352.50
HDR Engineering	On-Call - Sewer model	1,158.75
HDR Engineering	On-Call - Streets- Mill & Overlay Project	1,911.10
HDR Engineering	On-Call - FEMA Risk Map Review	1,402.50
HDR Engineering	On-Call - OI layout	5,305.00
HDR Engineering	On-Call - Hagedorn Project	1,533.75
HDR Engineering	On-Call - Gateway Blvd. traffic signal	2,313.75
HDR Engineering	On-Call - James Ave Drainage	195.00
HDR Engineering	On-Call - Brian St. Sewer	633.75
HDR Engineering	On-Call - Gateway Blvd reporting	1,511.25
HDR Engineering	On-Call - GIS Mapping	6,759.50
HDR Engineering	Regionalization	10,494.07
Heiman	Extinguisher maintenance	753.50
Innovative Office Supplies	Supplies	246.74
Jack's Uniforms	Shirt	702.64
Lookout Plan & Code Consulting	Plan review	117.00
Meierhenry Sargent	Services	1,680.00

Metering & Technology	Parts	291.57
Midwest Alarm	Alarm monitoring	80.12
Novak, Riley	Water refund	18.70
Octane Ink	Volleyball shirts	654.00
Pipe Detectives	Sewer cleaning	20,718.25
Quigley, Brekkyn	Cleaning	75.00
SD One Call	Locates	243.04
Southeastern Electric	Services	4,324.19
Sturdevants	Shop supplies	25.99
Thomas, Andres	Reimburse for CDL test	950.00
Toshiba	Copy lease	194.87
Two Way Solutions	Lights/repair fuse	238.49
Workplace IT	IT Services	2,926.02

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