

City of Tea  
Regular Meeting  
November 6, 2023

The regular meeting of the Tea City Council was held at Tea City Hall on November 6, 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, Jim Erck, 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.

**AGENDA. MOTION 23-169. MOTION** by Weis, seconded by DeYoung to approve the November 6, 2023 Agenda with removing Prairie Sons Commercial Service Agreement from the agenda. All members voted AYE.

**CONSENT AGENDA MOTION 23-170. MOTION** by Erck, seconded by Weis to approve the following consent agenda items:

1. Approval of October 16 & 23, 2023 Minutes
2. Approval of November 6, 2023 Bills (bills will be listed at the end of the minutes)
3. Approval of the following 2024 Package (off-sale) Liquor License Renewals
  - a) Cubby's
  - b) Fareway
  - c) HyVee Dollar Fresh
  - d) Casey's General Store #3069
  - e) Casey's General Store #3944
4. Approval of the following 2024 Retail (on-sale) Liquor Licenses
  - a) American Legion Post 266 –
  - b) Squealers Smoke Shack
  - c) Double M LLC d/b/a Prairie View Event Hall
  - d) Boss' Pizzeria & Sports Bar.
  - e) Pal's Pub
  - f) Sky Lounge
5. Approval of the following 2024 Retail (on-off) Sale Wine & Cider Liquor License
  - a) Dolgen Midwest LLC d/b/a Dollar General Store #19973
  - b) MG Oil Company d/b/a Jokerz 7
  - c) G & T Gaming, Inc.
6. Approve of Hiring Dustin Demuth, Police Officer, \$31.04 per hour.
7. Plat- Lot 1, Block 13, Heritage Addition, City of Tea
8. DeBoer Showroom Interior Build – 108 Venture Place, Suite 400

All members voted AYE.

There were no public comments.

**BUILDING DESIGN REVIEW.** Kevin presented the building design for Maker's Retail Center. The building is 10,500 sq. ft. building will be located on Lot 7, Block 2, Bakker Landing Addition. **MOTION 23-171. MOTION** by Weis, seconded by Otten to approve the Makers Retail Center building design for Zomes Construction. All members voted AYE.

**SITE PLAN.** Kevin presented the site, building and foundation plans for Peter's Strip Mall. The project is a 6,930 sq. ft strip mall at 1930 E Gateway Boulevard. **MOTION 23-172. MOTION** by Weis, seconded by Woessner to approve the site, building and foundation plans for Peter's Strip Mall, 1930 E. Gateway Boulevard. All members voted AYE.

**CUP PUBLIC HEARING.** Mayor Voelker opened the public hearing for a Group Daycare Conditional Use permit at 320 S. Prairie Ave. There were no comments for or against the permit. **MOTION 23-173. MOTION** by Erck, seconded

by DeYoung to approve the Group Daycare Conditional Use Permit for Jovelyn Galvin, 320 S. Prairie Ave. All members voted AYE.

**REZONE PUBLIC HEARING.** Mayor Voelker opened the public hearing for the first reading of Ordinance 311, Rezone Lot 1, Block 3, Gateway Addition from Rural Service District/AG to GB – General Business District. There were no comments for or against the ordinance. Second reading will be held at the November 20, 2023 meeting.

**SITE PLAN.** A new site plan was reviewed for Madison Investments to be in the Southwest Industrial Park. Previously, the council did not recommend approval to Lincoln County Planning and Zoning and therefore they did not approve the site plan. They changed the roof style and added berms and trees. **MOTION 23-174. MOTION** by Weis, seconded by Otten to recommend Lincoln County Planning and Zoning approve the site plan for Madison Investments. All members voted AYE.

**PROPERTY DRAINAGE FEE. RESOLUTION 23-11-07. MOTION 23-175. MOTION** by Weis, seconded by Woessner to approve the following resolution. All members voted AYE. **A RESOLUTION PROVIDING FOR CITY WIDE PROPERTY DRAINAGE FEE. WHEREAS** the City of Tea has adopted Chapter 12 of the Revised Ordinances of the City of Tea providing for a city-wide property drainage fee and **WHEREAS**, said Ordinance allows the annual revision of the unit finance charge by the governing body of the City of Tea, **NOW, THEREFORE, BE IT RESOLVED** by the Governing body of the City of Tea, South Dakota, to establish a unit financial charge of \$.0002221577. Dated this 6th<sup>t</sup> day of November 2023.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

**ROAD MAINTENANCE ASSESSMENT. RESOLUTION 23-11-08. MOTION 23-176. MOTION** by Weis seconded by Otten to approve the following resolution. All members voted AYE. **A RESOLUTION PROVIDING FOR ANNUAL STREET MAINTENANCE ASSESSMENT. WHEREAS**, the City of Tea pursuant to SDCL 9-43 may levy annually for the purpose of maintaining and repairing street surfacing or pavement; and **WHEREAS** the City of Tea believes it necessary and appropriate to maintain its streets, **NOW, THEREFORE, BE IT RESOLVED** by the City Common Council of the City of Tea, as follows: 1. Designation of lots to be assessed. Pursuant to SDCL 9-43, all lots in the City of Tea fronting and abutting a street shall be assessed on the front foot basis. 2. Amount of Assessment. There shall be levied upon all lots fronting and abutting a street one dollar, twenty-five cents (\$1.25) per front foot. Front foot means the actual front of the premises as established by the buildings thereon recorded title and use of the property regardless of the original plat. 3. Assessment. The City Finance Officer is directed to add such assessment to the general assessment against the property and certify the assessment together with the regular assessment to the county auditor to be collected as municipal taxes for general purposes. 4. Assessment subject to review. The assessment is subject to review and equalization the same as assessments or taxes for general purposes. Dated this 6th day of November 2023.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

**CHANGE ORDER. MOTION 23-177. MOTION** by DeYoung, seconded by Weis to approve Hagedorn Industrial Park Change Order #9, \$5,504.79 for additional three 12-inch hydrant extension kits. All members voted AYE.

**PAY APPLICATIONS. MOTION 23-178. MOTION** by Weis, seconded by DeYoung to approve the following pay applications:

1. Regionalization Wastewater Pump Station & Force Main #22, Metro Construction, \$423,602.19
2. Hagedorn Industrial Park #10, Asphalt Surfacing Company, \$258,024.71
3. James Ave Drainage #6, Metro Construction, \$12,377.80

All members voted AYE

**EXEUCTIVE SESSION. MOTION 23-179. MOTION** by Weis, seconded by Woessner to go into executive session pursuant to SDCL 1-25-2 (3). All members voted AYE. The Council came out of executive session at 750 pm.

**MOTION 23-180. MOTION** by Weis, seconded by Woessner to adjourn at 7:59 pm. All members voted AYE.

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Casey Voelker, Mayor

ATTEST:

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Dawn R. Murphy, Finance Officer

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

**CITY OF TEA  
 WARRANTS PAID NOVEMBER 6, 2023**

Vendor	Description	Amount
A & B Business Solutions	Copier contract	280.27
Ace	Supplies (2 months)	3,535.28
Auto Dynamics	Check tire	34.00
Badger Meter	LTE service	255.43
Barnes & Noble	Books	1,599.27
Best Western	SDML Conference	320.97
Bilbo, Danielle	Travel	107.66
Bluepeak	Service	1,017.74
BSN Sports	Ball locker & ball carrier	419.96
Casey's	Fuel	707.57
City of Sioux Falls	Samples	348.00
City of Tea	Water	7,662.00
Confluence	October services	12,449.55
Cooper, Don	Repair keypad	989.67
Dakota Fluid Power	Rebuild 5 cylinders	6,587.51
Department of Public Service	ID card	10.00
Dust-Tex	Rug service	50.24
Equipment Blades	Plow blades	8,421.00
FOP	Demuth membership	144.00
Frantzen Reporting	Transcription Fees	194.25
Get N Go	Fuel	5,719.35
Graham Tire	Tires for Freightliner	2,070.32
Grant, Mitch	Flag football ref	320.00
Hauff Mid America Sports	Basketball shirts/TRP shirts/soccer balls	2,681.00
HDR Engineering	Regionalization	9,538.75
Houser, Woody	Deposit Refund	50.00
I State Truck Center	Filters	1,028.50
Innovative	Supplies	141.30
J.H. Larson	Sign bulbs	125.21
Jack's Uniforms	Clothes	814.99
KCL Group Benefits	Life insurance	464.64
Konrad, Thad	Clothes	125.00
Lennox Independent Publishing	Publishing	676.71
Lewis & Clark Regional Water	14,874,396 Oct. usage	32,702.15
Lewis & Clark Regional Water	Lobby fees	4,025.00
Lincoln County Register of Deeds	Plats	125.00
Martin, Ellen	Mileage	128.38
Metering & Technology	Meter heads	235.71
Mid American Energy	Services	421.38

Midco	Lift station phone	43.28
Midwest Irrigation	Mower parts	197.03
Myrl & Roy's	Asphalt	446.50
Napa	Supplies	956.60
Octane Inc.	Graphics for new Tahoe	735.97
Odland, Tim	October inspections	6,825.00
Olson, Joann	Cleaning	150.00
Portner, Jeff	Baseball expenses	4,923.62
Quigley, Brekkyn	Cleaning	150.00
Robertson, Steve	Inspections	4,875.00
Runnings	Boots	595.89
SD Department of Health	Samples	71.00
Sioux Falls Humane Society	September services	261.31
South Dakota Municipal League	Conference	125.00
Southeastern Electric	Locates	32.50
Tea Area School District	Library Jan-Jun	8,397.17
Toshiba	Copy lease	378.15
Two Way Solutions	Program radios	600.00
Udrive Technology	Monthly texting	50.12
Uline	Rec storage shelves	1,153.96
US Bank	Paying agent fees	1,980.00
Vanzee, Dwight	Clothing allowance	125.00
Vermeer	Vac truck rental	1,000.00
Wellmark	Insurance	14,550.33
Williams & Company	Audit	12,960.00
Xcel Energy	Services (2 months)	21,831.45

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189,942.64

OCTOBER PAYROLL

DEPARTMENT	GROSS			TOTAL
	PAY	SS/MED	RETIRMENT	
Legislative 4111	9,000.00	688.50		9,688.50
Executive 4121	4,500.00	344.25		4,844.25
Administrator 4122	17,307.69	1,324.02	1,038.45	19,670.16
Finance 4142	10,745.43	822.03	644.73	12,212.19
Public Safety 4210	103,167.06	7,602.19	7,751.01	118,520.26
Highway/Streets 4311	27,438.60	2,075.87	1,646.32	31,160.79
Recreation 201-4501	7,288.56	536.86	401.55	8,226.97
Planning & Zoning 4650	22,314.78	1,673.53	1,338.90	25,327.21
Water Distribution 4334	14,033.45	1,069.21	842.02	15,944.68
Sewer Administration 4321	14,037.63	1,069.48	842.23	15,949.34
<b>TOTAL OCTOBER PAYROLL</b>	<b>229,833.20</b>	<b>17,205.94</b>	<b>14,505.21</b>	<b>261,544.35</b>

