City of Tea Regular Meeting May 20, 2024

The regular meeting of the Tea City Council was held at Tea City Hall on May 20, 2024 at 6:00 pm.

Mayor Casey Voelker called the meeting to order at 6:00 pm with the following members present: Terry Woessner, Joe Weis, Aaron Otten, Jim Erck, Ruby Zuraff and Lynn DeYoung. Also present: P & Z Administrator Kevin Nissen and Ben Scholtz, HDR Engineering. Absent: City Administrator Justin Weiland and Finance Officer Dawn Murphy.

AGENDA. MOTION 24-74. MOTION by Weis, seconded by Zuraff to approve the May 20, 2024 Agenda. All members voted AYE.

CONSENT AGENDA. MOTION 24-75. MOTION by Erck, seconded by DeYoung to approve the following consent agenda items:

- 1) May 20, 2024 Claims (claims will be listed at the end of the minutes)
- 2) 55+ Community Center Building Permit Serenity Park Addition
- 3) Phase 2, R & R Site & Building Plans 2005 Industrial St.
- 4) Ideal Wedding Warehouse Site and Building Plans 2100 Venture St.
- 5) Geotek 85th St. Improvement Project Materials Testing Services Contract
- 6) Plats
 - a) Lots 6A & 8A, Block 1, Bakker Landing 1st Addition, City of Tea
 - b) Lots 8-22 Block 9, Nine Mile Lake Addition

All members voted AYE.

CUP PUBLIC HEARING. Mayor Voelker opened the public hearing for a proposed twin home at 110/112 E. Antioch St. The lot is currently zoned R-1, Single Family Residential. **MOTION 24-76. MOTION** by Weis, seconded by Erck to approve the Twin Home Conditional Use Permit #24-04 for Richard & Carolyn Odens to construct a twin home at 110/112 E. Antioch St. Lot 5, Block 6 Heritage Addition. All members voted AYE.

PUBLIC HEARING. Mayor Voelker opened the public hearing for an application to transfer the alcohol beverage licenses from Rivals LLC to JTRE LLC d/b/a Rivals. There were no comments for or against the transfer. **MOTION 24-77. MOTION** by Otten, seconded by Woessner to transfer the Retail (on-off sale) Malt Beverage & SD Farm Wine License from Rivals LLC d/b/a Rivals 1A & 1B to JTRE LLC d/b/a Rivals 1A & 1B, 1500 N. Main Ave, Suites 1A & 1B, Carl Soukups Addition, limited to suites labeled 1A & 1B. All members voted AYE.

PUBLIC HEARING. Mayor Voelker opened the public hearing for the first reading of Ordinance 316, An Ordinance of the City of Tea, SD Rezoning Phase 1, Tea Commerce Addition, Legally Known as Tracts 1 & 2, Tea Commerce Addition, City of Tea from AG-Agriculture (Rural Service District) to GB – General Business Commercial District, and Amending the Official Zoning Map of the City of Tea. There were no comments. The second reading will be at the June 3, 2024 meeting.

CUP PUBLIC HEARING. Mayor Volker opened the public hearing for a Group Daycare Conditional Use Permit at 845 Jesse Ct. There were no comments from the public. **MOTION 24-78. MOTION** by DeYoung, seconded by Erck to approve the Group Daycare Conditional Use permit for Emily Stoddard, 845 E. Jesse Ct, Lot 3A, Block 8, Zelmer 1st Addition. All members voted AYE.

TITAN TAVERN would like to have an outdoor concert on Friday night of Teapot Days, June 14. **MOTION 24-79. MOTION** by Otten, seconded by Woessner to approve the outdoor concert at Titan Tavern, 215 S. Main Ave, June 14 from 8:00 pm – Midnight. All members voted AYE.

85TH ST. SEMI-URBAN IMPROVEMENT PROJECT BID. On May 16, 2024 the following bids were opened for the 85th St. Improvement Project:

BIDDER	BID AMOUNT
Runge Enterprises Inc.	\$ 5,764,528.44
D & G Concrete Construction	\$ 6,188,087.16
Soukup Construction	\$ 6,299,299.00
Timmons Construction	\$6,333,027.06
Black-Top Paving	\$ 6,378,937.74

Hulstein Excavating, Inc.

Runge Enterprises was the apparent low bidder, however they contacted Ben Scholtz with HDR Engineering asking to withdraw their bid as an error was made when entering their numbers. The city attorney was contacted, and they advised that we could let them withdraw their bid. The City of Sioux Falls was contacted, and they also agreed to allow Runge to withdraw their bid. The City of Sioux Falls is responsible for approximately half of the project. **MOTION 24-80. MOTION** by Weis, seconded by Otten to allow Runge Enterprises Inc. to withdraw their low bid and award the 85th St. Semi-Urban Improvement Project Contract to D & G Concrete Construction, \$6,188,087.16. All members voted AYE.

\$ 6,774,729.90

PAY APPLICATIONS/CHANGE ORDERS. MOTION 27-81. MOTION by Otten, seconded by Woessner to approve the following pay applications and change order:

- 1. Gateway Blvd. Bakker Landing Ave. Traffic Signal #1, LT Companies, \$109,852.78
- 2. Regionalization Pump Station Final Pay Application, Metro Construction, \$146,939.85
- 3. Regionalization Pump Station Change Order #6, (328,981.49)

All members voted AYE.

RESOLUTION 24-05-06. MOTION 24-82. MOTION by Weis, seconded by Otten, to approve the following resolution. All members voted AYE.

CITY OF TEA

RESOLUTION 24-05-06

A RESOLUTION CONSENTING TO THE ESTABLISHMENT OF THE LINCOLN COUNTY TAX INCREMENT DISTRICT NUMBER 10 THAT INCLUDES PROPERTIES LOCATED IN THE CITY OF TEA BOUNDARIES.

WHEREAS, the properties within the proposed Lincoln County Tax Increment District Number 10 meet the qualifications and criteria set forth in SDCL 11-9; and

WHEREAS, a portion of the properties within the proposed Lincoln County Tax Increment District Number 10 are located within the City of Tea boundaries; and

WHEREAS, the proposed Lincoln County Tax Increment District Number 10 and properties included therein are identified and set forth in the Lincoln County District Number 10 TIF Map attached hereto; and

WHEREAS, the purpose of the Lincoln County Tax Increment District Number 10 is to assist in funding the public infrastructure project known as the 85th St. and I-29 Interchange Project; and

WHEREAS, the Lincoln County Tax Increment District Number 10 is a benefit to the development of the public infrastructure at 85th St. and I-29 Interchange Project and the properties within the City's boundaries;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF TEA, SD:

The City consents to the establishment of Lincoln County's Tax Increment District Number 10 as identified and set forth in the Lincoln County District Number 10 TIF Map.

That the Lincoln County Tax Increment District Number 10 as identified and set forth in the Lincoln County District Number 10 TIF Map and made a part of this resolution is hereby approved.

That the City shall publish this resolution, without attachments, after its passage. The attachments are on file and available for inspection in the office of the Finance Officer.

Adopted this 20th day of May, 2024

ATTEST: Dawn R. Murphy, Finance Officer

Casey Voelker, Mayor

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MOTION 24-83. MOTION by Erck, seconded by Weis to adjourn at 7:13 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 MAY 20, 2024

Vendor	Description	Amount
4imprint	Baseball caps	1,129.13
A & B Business	Copy lease	95.84
Ace Hardware	Supplies	1,391.88
Alstiel, Savanna	Water refund	24.46
Atlantis Global LLC	Paper	204.10
Badger Meter	LTE service	1,263.99
Benco	Sprayer	442.35
Bender Sewer & Drain, LLC	Lift station cleaning	1,031.50
Bluepeak	Phone Service	1,086.71
Casey's	Fuel	1,036.84
CHS Eastern Farmers Elevator	Fuel	515.96
City of Tea	Water	657.25
Community Pass	Pool software annual membership	8,000.00
Confluence	TAP Phase 4	4,196.60
Crosby, Brian	Uniform reimbursement	53.08
Cummins Sales & Service	Service generator	457.76
Dakota Floor Restoration	Clean community building carpet	454.01
Dakota Freeze Dried Kitchen	Vendor refund	50.00
Dust-Tex	Rug service	94.40
Enviormaster	City Hall towels	86.00
Fareway	Supplies	176.78
Ferguson	Flags	45.56
Get N Go	Fuel	2,244.13
Hawkins	Lagoon chemicals	889.13
Innovative Office	Supplies	210.68
KCL Group Benefits	Insurance	527.37
Lacey's	Park restrooms	440.00
Lennox Independent	Publishing	774.21
Margeta, Jennifer	Water refund	39.46
Meierhenry Sargent	Services	8,266.08
Metering Technology	End points	2,567.62
Mid American Energy	Services	767.71
Midwest Alarm	Alarm monitoring	80.12
MRG Hauff	Baseball shirts & caps	1,775.00
Murphy, Dawn	Mileage to Pierre	312.22
Nutri Ject Systems Inc.	Lagoon testing	6,691.00
Odland, Tim	Inspections	6,435.00
Ollerich, Julie & Mike	Water refund	20.21
-		
O'Reilly	Batteries,, filters	419.35

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		71,525.23
Xcel Energy	Services	3,620.58
Workplace IT	May services	3,007.85
Vantek	Speaker mic	210.00
Uline	P & R storage cabinet	633.82
Toshiba Financial Services	Copier lease	209.99
The Tessman Company	Baseball chalk/pond dye	223.80
Sunset Law Enforcement	Ammunition	134.00
Southeastern Electric	Services	5,695.04
Sioux Falls Area Humane Society	April Services	144.78
Sioux Empire Automotive Service	Repair	419.35
Sionics Weapon	Equipment	1,323.70
Schramm, Seth	Water refund	20.21
Roto Rooter	Lift station cleaning	550.00
Roto Rooter	Community building sewer cleaning	375.00
Reindl, Kristina	Water refund	3.62