

City of Tea
Regular Meeting
June 18, 2012

A regular meeting of the Tea City Council was held at Tea City Hall on June 18, 2012 at 7:00 p.m.

Mayor John Lawler called the meeting to order at 7:04 p.m. with the following members present: Sidney Munson, Brian Fowlds, Chuck Ortmeier, Herman Otten, Joe Weis and Todd Boots. Also present was Finance Officer Dawn Murphy, Administrative Assistant/Economic Development Director Jenni White, Utility Superintendent Thad Konrad, Planning & Zoning Administrator Kevin Nissen and City Engineer Jason Kjenstad. Police Chief Brian Ketterhagen was absent.

AGENDA. MOTION 12-92 MOTION by Fowlds, seconded by Weis to approve the June 18, 2012 agenda. All members voted AYE.

MINUTES. MOTION 12-93. MOTION by Weis, seconded by Fowlds to table the June 4, 2012 minutes. All members voted AYE.

CUP PUBLIC HEARING. As this was the time set, Mayor Lawler opened the public hearing for a conditional use permit for Paul & Jennifer Miller to operate a home day care. The planning and zoning board recommended approval. **MOTION 12-94. MOTION** by Boots, seconded by Ortmeier to approve the conditional use permit for Paul & Jennifer Miller to operate a home day care at 120 Hagemeyer Dr., Lot 3, Block 7, Hagemeyer Addition. All members voted AYE.

VARIANCE PUBLIC HEARING. As this was the time set, Mayor Lawler opened the public hearing for a variance to the Tea Zoning Ordinances. Marty Banghart would like to construct a 1,080 sq. ft. detached garage. The maximum garage size for a detached garage is 768 sq. ft. The planning and zoning board recommended approval. **MOTION 12-95. MOTION** by Fowlds, seconded by Ortmeier to approve a zoning variance for Marty Banghart to construct a 1,040 sq. ft. garage at 500 W. 1st St., South 192' of the East 84' of the West 1,238 ft of the South half of the SW ¼, 26-100-51. All members voted AYE.

At this time Councilmember Otten excused himself from the meeting due to a conflict of interest.

VARIANCE PUBLIC HEARING. As this was the time set, Mayor Lawler opened the public hearing for a variance to the Tea Zoning Ordinances. Don & Anita Mohr would like to construct a 1,080 sq. ft. detached garage with 14 foot sidewalls. The maximum garage size for a detached garage is 768 sq. ft. and the maximum height for sidewalls is 12 feet. The extra height is need to store their motor home. The planning and zoning board recommended approval. **MOTION 12-96. MOTION** by Fowlds, seconded by Weis to approve the zoning variance for Don and Anita Mohr to construct a 1,080 sq. foot. Detached garage with 14 foot sidewalls at 515 s. Mary Dr., Lot 14, Block 1, Otten Addition. All members voted AYE.

At this time, Councilmember Otten returned to the meeting.

ORDINANCE 216. The Council held the first reading of Ordinance 216, An Ordinance Granting to MidAmerican Energy Company, Its Successors, and Assigns the Right and Non-Exclusive Franchise to Acquire, Construct, Erect, Maintain and Operate in the City of Tea, South Dakota, A Natural Gas System and to Furnish and Sell Natural Gas to the City and it's Inhabitants. The second reading will be held at the July 2, 2012 meeting.

HAGEDORN PRELIMINARY PLAN. There was a lengthy discussion on Phase 2 of Hagedorn Industrial Park Preliminary Plan. There is a concern of the future maintenance of the detention pond. Before the final plans are approve a letter needs to be received indicating who will be responsible for the detention pond maintenance and a agreement needs to be reached on the future street assessments. **MOTION 12-97.**

MOTION by Fowlds, seconded by Boots to approve Hagedorn Industrial Park Preliminary Plans, Phase 2. All members voted AYE.

BUILDING PERMIT. Kevin presented a revised building inspection permit. He has added a mechanical, plumbing, electrical and visual grading inspections. There was a lengthy discussion on the grading inspection.

ZONING BOARD. MOTION 12-98. MOTION by Fowlds, seconded by Ortmeier to accept Loren Speer's resignation from the Tea Planning and Zoning Board due to his relocating to Sioux Falls. All members voted AYE.

ENGINEERING. Jason handed out information on the following items: Sidewalk inspections program, additional street light prices for Brian St. and 1st St. and a draft response for the Friessen Construction reimbursement request. These items will be discussed at the next meeting.

GRANT. MOTION 12-99. MOTION by Boots, seconded by Otten to authorize Chief Ketterhagen to apply for a Highway Safety Grant for the purchase of two radar speed display signs. All members voted AYE.

HIRING. MOTION 12-100. MOTION by Weis, seconded by Ortmeier to approve the hiring of the following temporary seasonal summer recreation employees: Tara Johanneson, Program Director, \$12.00 per hour; Assistants: Ashley Pick, Chase Baker, Sara Otten and Vicki Pick, \$9.25 per hour. All members voted AYE.

2011 ANNUAL REPORT. MOTION 12-101. MOTION by Weis, seconded by Ortmeier to approve the 2011 Annual Report as presented. All members voted AYE.

SURPLUS PROPERTY. MOTION 12-102. MOTION by Weis, seconded by Fowlds to surplus the following property located at the elevator property: Jacobson Hammermill, model P-240 Pulverater, Jacobson vertical mixer, single mix tube model 200, Howe Richards hopper scale, model 16010 and Chicago grain dryer. All members voted AYE. Councilmembers Otten, Boots and Weis will appraise the property.

MOTION 12-103. MOTION by Otten, seconded by Ortmeier to enter into executive session at 9:01 for personnel matters pursuant to SDCL 1-25-2 (1). All members voted AYE. The council came out of executive session at 9:37 p.m.

MOTION 12-104. MOTION by Otten, seconded by Weis to adjourn at 9:37 p.m. All members voted AYE.

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

Published at the approximate cost of \$_____.