

City of Tea
Regular Meeting
August 18, 2014

A regular meeting of the Tea City Council was held at Tea City Hall on August 18, 2014 at 7:00 p.m.

Mayor John Lawler called the meeting to order at 7:00 with the following members present: Sidney Munson, Brian Fowlds, Chuck Ortmeier, Joe Weis, Larry Rieck and Todd Boots. Also present: Finance Officer Dawn Murphy, Police Chief Clark Baker, Utility Superintendent Thad Konrad, Planning & Zoning Administrator Kevin Nissen, Administrative Assistant/Economic Development Director Jenni White and City Engineer Jason Kjenstad. Mayor

AGENDA. MOTION 14-132. MOTION by Fowlds, seconded by Rieck to approve the August 18, 2014 agenda. All members voted AYE.

TAYLOR DR. CHANNEL. The City has been trying to get the Taylor Dr. drainage channel issued resolved since 2008. The developer is supposed to make improvements to the channel to control the cat tails and several options have been discussed. The developer would like the city to share in the improvement costs due to the city asking him to change his originally approved development plans. Jason will get some cost estimates to determine what would be a fair price.

2014 OVERLAY PROJECT PAY REQUEST 2 (FINAL). MOTION 14-133. MOTION by Fowlds, seconded by Ortmeier to approve Pay Request 2 (final) to Black Top Paving Company, for the 2014 Overlay Project in the amount of \$35,514.43. All members voted AYE.

SIDEWALK PROJECT. Only one bid was received the 2014 Sidewalk Repair Project. Backhaus Construction bid \$65,326.20 which was 33% higher than the engineers estimate. HDR recommends rejecting the bid and rebidding in late fall 2014 or winter 2015. However, there are a couple of areas that do need to be completed this year. The drainage issue in the alley off of 1st St., between Joseph and Main Avenues and the piece of sidewalk on Elsie Avenue that was removed for the Maple St. drainage improvements. The city will get cost estimates for these two areas. **MOTION 14-134. MOTION** by Boots, seconded by Rieck to reject the bid and rebid at a later date. All members voted AYE.

SITE PLAN. Kevin presented and recommended approval of a site plan for a commercial building in Southwest Industrial Park. **MOTION 14-135. MOTION** by Weis, seconded by Ortmeier to approve the site plan for Aleksey Gladush, Tract 27, Southwest Industrial Park Addition.

PROJECT UPDATES. HDR has been working with US Fish and Wildlife Service on the 468th Ave. Pipe Improvement Project. They have determined that the project is not a compatible project according to their regulations and therefore alternate routes for the pipe will need to be looked at. Jason will continue to look at the possible options.

2014 BUDGET REQUEST. The following presented their 2015 budget requests: Tea Voluntary Fire Department - Barry Maag and Jeff Stachlecker; Police Chief Clark Baker; Utility Superintendent Thad Konrad and Tea Economic Development Director Jenni White. The council will hold a special meeting on August 28 to work on the budget.

MINUTES. MOTION 14-136. MOTION by Rieck, seconded by Fowlds to approve the August 4, 2014 minutes. All members voted AYE.

2ND READING OF ORDINANCE 223. The council held the second reading of Ordinance 223. **MOTION 14-137. MOTION** by Fowlds, seconded by Boots to approve Ordinance 223, An Ordinance of the City of Tea, SD, Rezoning Property at the corner of N. Main Ave. and 271st St., from NCR District

to R-2-Multi Family Residential, GB – General Business and L1-Light Industrial and Amending the Official Zoning Map. All members voted AYE.

ANNEXATION. The property that the city recently purchased now needs to be annexed. **MOTION 14-114. RESOLUTION 14-08-08. MOTION** by Fowlds, seconded by Rieck to approve the following resolution. All members voted AYE. WHEREAS there has been a petition received seeking to include certain real property within the corporate boundaries of the City of Tea; and WHEREAS, the petition has been signed by not less than three-fourths of the value of the territory sought to be annexed to the City of Tea; and WHEREAS, said petition complies with all requirements of SDCL 9-4-1; NOW THEREFORE, BE IT RESOLVED BY THE CITY OF TEA, SOUTH DAKOTA that the following described properties be and the same hereby are included within the corporate limits of the City of Tea and the boundary of the City is hereby extended to include such territory as allowed by SCDL 9-4-1: **Tract 2 Boulder Addition** and all adjacent right of way. Approximately 16.150 acres. Dated this 18th day of August, 2014.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

ELEVATOR DEMOLITION. There has been no interest from anyone on purchasing the surplus property at the city owned elevator. We received cost estimates on the removal of the bins and removing the asbestos. **MOTION 14-138. MOTION** by Rieck, seconded by Ortmeier to approve up to \$2,500 for the asbestos removal at the elevator. All members voted AYE. **MOTION 14-139. MOTION** by Ortmeier, seconded by Rieck to approve the cost of the removal of the bins and non-concrete rubble portion of the elevator and office by Soukup Construction Inc., in a cost not to exceed \$17,000.00. All members voted AYE.

CITY CELL PHONES. The city's contract is up with Sprint for the city issued cell phones. The police and maintenance departments are the only ones that have these phones. Some employees do not use their city cell phones at all or very little. There was discussion on continuing with the phones or giving a per-diem to employees for using their personal cell phones for work. This will be decided at the August 28, 2014 special meeting.

EMPLOYEE HIRING. MOTION 14-139. MOTION by Boots, seconded by Weis to approve the hiring of Tom Krull as a police officer at \$14.00 per hour. All members voted AYE.

EXECUTIVE SESSION. MOTION 14-140. MOTION by Fowlds, seconded by Rieck to go into executive session at 7:32 p.m. for legal matters pursuant to SDCL 1-25-2 (3). All members voted AYE. The council came out of executive session at 8:21 p.m.

MOTION 14-141. MOTION by Weis, seconded by Ortmeier to adjourn at 8:21 p.m. All members voted AYE.

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

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