

Minutes City of Tea  
Regular Meeting  
April 20, 2015

A regular meeting of the Tea City Council was held at Tea City Hall on April 20, 2015 at 7:00 p.m.

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

**AGENDA. MOTION 15-56. MOTION** by Ortmeier, seconded by Weis to approve the April 20, 2015 agenda. All members voted AYE.

**MINUTES. MOTION 15-57. MOTION** by Weis, seconded by Rieck to approve the, April 6, 2015 minutes. All members voted AYE.

**CUP #15-02 PUBLIC HEARING.** Mayor Lawler opened the public hearing for a Conditional Use Permit for a group daycare at 700 E. Kevin Dr. for Babbi Martens. There were no comments for or against the permit. **MOTION 15-58. MOTION** by Ortmeier, seconded by Boots to approve Group Daycare Conditional Use Permit #15-02 for Babbi Martens, 700 E. Kevin Dr., Lot 28, Block 6, Zelmer 1<sup>st</sup> Addition. All members voted AYE.

**CUP #15-05 PUBLIC HEARING.** Mayor Lawler opened the public hearing for a Conditional Use Permit for Tea Development & Shane & Teri Jo Olean, Smoken Dakota Kennels, to operate a kennel in a General Business Commercial District. Zoning requires kennels to be located 1,000 feet from a Residential District, which there are 2 residential districts within this requirement. Initially the kennel will be used for retail, indoor boarding and indoor/outdoor training facility. They plan to incorporate a doggie daycare and doggie stay & train services. The building will accommodate 80-100 dogs with an indoor pool. Since boarding will be done within the building, the zoning board recommended approving the permit. There were no comments for or against the permit. **MOTION 15-59. MOTION** by Weis, seconded by Boots to approve the Kennel Conditional Use Permit #15-05 for Tea Development LLC, and Shane & Teri Jo Olean, d/b/a Smoken Dakota Kennels to operate a kennel within 1,000 feet of a residential district on Lot 3, Block 1, Carl Soukup Addition. All members voted AYE.

**CUP #15-04 PUBLIC HEARING.** Mayor Lawler opened the public hearing for a Conditional Use Permit for a daycare center in a General Business Commercial District for Tea Development, LLC and Andrea Kuipers, d/b/a Laugh & Learn Academy and Child Care Center. The proposed center will hold up to 170 kids. There were no comments for or against the permit. **MOTION 15-60. MOTION** by Rieck, seconded by Boots to approve the Daycare Center Conditional Use Permit #15-04 for Tea Development LLC, and Andrea Kuipers, d/b/a Laugh and Learn Academy and Child Care Center on Lot 1, Block 2 Carl W. Soukup Addition. All members voted AYE.

**PUBLIC HEARING OF 1<sup>ST</sup> READING OF ORDINANCE 225.** As this was the time set, Mayor Lawler opened the public hearing to rezone the property at the corner of Cole Ave. and High Pointe Street from R1 Residential to R-2 Multi Family Residential. The property owner would like the zoning

change so that the lot width could be reduced from the minimum 75 foot lots to a minimum of 65 foot lot, which would give them a couple additional lots to sell. Second reading will be held at the May 4 meeting.

**PONDEROSA PARK ADDITION PLAT.** Kevin presented and recommended approval of a plat for Lots 3A & 3B Ponderosa Park Addition. **RESOLUTION 15-04-03. MOTION 15-61. MOTION** by Weis, seconded by Boots to approve the following resolution. All members voted AYE. **BE IT RESOLVED** by the City Council of the City of Tea, South Dakota that the plat known and described as Lot 3A & 3B, Ponderosa Park Addition in the N1/2, S6, T99N, R50W, Lincoln County, SD, lying within the platting jurisdictional limits of the City of Tea, South Dakota, is hereby approved and the City Finance Officer of the City of Tea, South Dakota is hereby directed to endorse on such plat a copy of this resolution and certify the same thereon. Dated this 20<sup>th</sup> day of April, 2015.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

**SITE PLAN.** Kevin presented and recommended approval of a site plan for Javers Construction to build storage units in the Ponderosa Park Addition. **MOTION 15-62. MOTION** by Rieck, seconded by Ortmeier to approve the storage unit site plan for Javers Construction, Lot 3A, Ponderosa Park Addition. All members voted AYE.

**SITE PLAN.** Kevin presented and recommended approval of a building site plan for Driscoll Construction. They would like to construct a 3,480 sq. ft. contractor shop. **MOTION 15-63. MOTION** by Ortmeier, seconded by Boots to approve the building site plan for Driscoll Construction, Lot 8, Block 3, Hagedorn Industrial Park Addition. All members voted AYE.

**SITE PLAN.** Kevin presented and recommended approval of a building site plan for Tomas Wipf. He would like to construct a 12,000 sq. ft. building with five separate units to lease. **MOTION 15-64. MOTION** by Rieck, seconded by Weis to approve the building site plan for Thomas Wipf, Lot 5, Block 4, Hagedorn Industrial Park Addition. All members voted AYE.

**ST. NICHOLAS CATHOLIC CHURCH BUILDING PERMIT.** St. Nicholas Catholic Church is planning to construct a 9,544 sq. ft. addition to their existing church. The addition will consist of 14 new classrooms and is valued at \$1,128,544. **MOTION 15-65. MOTION** by Ortmeier, seconded by Weis to approve the building permit for St. Nicholas Catholic Church and to charge them for the plan review, but waive the building permit fee. All members voted AYE.

**2015 SANITARY SEWER MAIN LINING PROJECT PAY APPLICATION. MOTION 15-66. MOTION** by Weis, seconded by Ortmeier to approve Pay Request 1 to Hydro-Klean, LLC for the 2015 Sanitary Sewer Main Lining Project in the amount of \$64,763.76. All members voted AYE.

**COUNTY ROAD 106 DESIGN CONTRACT.** The City has budgeted for the preliminary design for County Road 106 from Main Ave. to Sundowner Ave. The county will be budgeting for the final design in 2016. **MOTION 15-67. MOTION** by Boots, seconded by Rieck to approve the County Road 106, from Main Ave. to Sundowner Ave, Preliminary Design Services Contract with HDR Engineering for an amount not to exceed \$252,498.00. All members voted AYE.

**POOL MANAGER. MOTION 15-67. MOTION** by Weis, seconded by Rieck to hire Donna Howes as Pool Manager for the 2015 season at \$17.50 per hour. All members voted AYE.

**POOL WAGES.** The hourly rate for lifeguards and cashiers has not been increased since 2013. **MOTION 15-68. MOTION** by Weis, seconded by Ortmeier to set the set the following hourly pay rates for pool employees: Head Life Guard, \$11.50; WSI Lifeguard \$9.75; Lifeguard \$9.25; and Cashier/Slide Attendant \$8.50. All members voted AYE.

**EXECUTIVE SESSION. MOTION 15-69. MOTION** by Boots, seconded by Larry to go into executive session pursuant to SDCL 1-25-2 (1) at 8:24 p.m. All members voted AYE. Council came out of executive session at 9:19 p.m.

**PART-TIME POLICE OFFICER. MOTION 15-70. MOTION** by Weis, seconded by Ortmeier to increase the part-time police officer hourly rate from \$14.00 to 16.00 per hour. All members voted AYE. **MOTION 15-71. MOTION** by Boots, seconded by Rieck to hire Vance Siemonsma as a part-time police officer at 16.00 per hour. All members voted AYE.

**MOTION 15-72. MOTION** by Weis, seconded by Munson to adjourn at 9:21 p.m. All members voted AYE.

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John M. Lawler, Mayor

ATTEST:

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Dawn R. Murphy, Finance Officer