

City of Tea  
Regular Meeting  
November 16, 2015

A regular meeting of the Tea City Council was held at Tea City Hall on November 16, 2015 at 7:00 p.m.

Mayor John Lawler called the meeting to order at 7:01 p.m. with the following members present: Sidney Munson, Brian Fowlds, Chuck Ortmeier, Joe Weis, Larry Rieck and Todd Boots. Also present: Finance Officer Dawn Murphy, Utility Superintendent Thad Konrad, City Engineer Ben Scholtz and Administrative Assistant/Economic Development Director Jenni White. Police Chief Jessica Quigley, Planning & Zoning Administrator Kevin Nissen and City Engineer Jason Kjenstad were absent.

**AGENDA. MOTION 15-191. MOTION** by Ortmeier, seconded by Fowlds to approve the November 16, 2015 agenda. All members voted AYE.

**MINUTES. MOTION 15-192. MOTION** by Fowlds, seconded by Rieck to approve the November 2, 2015 minutes. All members voted AYE.

**CUP 15-07. PUBLIC HEARING.** Mayor Lawler opened the public hearing for a Conditional Use Permit for a group daycare at 310 N. Jenny Ave for Jennifer Juhl. There were no comments for or against the permit. **MOTION 15-193. MOTION** by Boots, seconded by Fowlds to approve Group Daycare Conditional Use Permit #15-07 for Jennifer Juhl, Lot 1, Block 4 Artisan Addition. All members voted AYE.

**BOULDER ADDITION.** Preliminary plans of Boulder Addition were presented. This area is 93.97 acres located at the corner of 1<sup>st</sup> St. and Heritage Parkway and will wrap around the Tea Athletic Park on the East and South sides. Details for the sewer trunk line along future 9<sup>th</sup> Street still need to be worked out. **MOTION 15-194. MOTION** by Rieck, seconded by Boots to approve the preliminary plans for Boulder Addition. All members voted AYE.

**SITE PLAN.** A site plan was presented for Chad Javers to construct a 21,930 sq. ft. building to be subdivided into small contractor shops. **MOTION 15-195. MOTION** by Boots, seconded by Weis to approve the building site plan for Chad Javers on Tract 17, Southwest Industrial Park. All members voted AYE.

**FOUNDATION PERMIT.** Code Works has reviewed and recommended approval of the foundation plan for a 8,250 sq. ft. building for IMED. **MOTION 15-196. MOTION** by Weis, seconded by Ortmeier to approve the foundation permit for IMED, 200 E. 1<sup>st</sup> St. All members voted AYE.

**ZONING OFFICER RESIGNATION. MOTION 15-197. MOTION** by Ortmeier, seconded by Fowlds to accept Marty Banghart's resignation from the Tea Planning and Zoning Board. All members voted AYE.

**ZONING MISC.** The planning and zoning board approved a minor plat for Lot 7A of Verhey Addition. Kevin will be meeting with FEMA to discuss them updating the FIRM panels along and west of 468<sup>th</sup> St.

**LIQUOR LICENSE. MOTION 15-198. MOTION** by Fowlds, seconded by Boots to approve the on-sale liquor license renewal for Sky Lounge, LLC, 200 S. Main Ave., W 32' of Lot 1, Bock 2 Fritz Addition. All members voted AYE.

**ATHLETIC COMPLEX PHASE 3 PAY APPLICATION. MOTION 15-199. MOTION** by Weis, seconded by Ortmeier to approve Tea Athletic Complex Phase 3 Pay Application 8, to Dakotaland Sod Farm Inc. c/o Northern Escrow in the amount of \$202,660. All members voted AYE.

**SIoux FALLS AREA HUMANE SOCIETY CONTRACT.** The City has received the 2016 Animal Control Services Agreement. There were no changes from last year's contract. **MOTION 15-200.** **MOTION** by Fowlds, seconded by Rieck to approve the Animal Control Services and Impound Facility Operations Agreement between the City and the Sioux Falls Area Humane Society for 2016. All members voted AYE.

**1<sup>ST</sup> READING OF ORDINANCE 231, 2015 SUPPLEMENTAL APPROPRIATIONS.** Dawn briefly went over the 2015 Supplemental Appropriation Ordinance #231. This was declared the 1<sup>st</sup> reading. The 2<sup>nd</sup> reading will be held at the December 7, 2015 meeting.

**MISCELLANEOUS.** Employee reviews will be done at the December 7<sup>th</sup> meeting starting at 6:30. There was a meeting November 10<sup>th</sup> with the owners in the Hagedorn Industrial Park Addition. They seemed receptive to the idea of being annexed and utilizing City services. There will be an open house for Koch Insurance on Thursday from 4:00-6:00.

**MOTION 15-201.** **MOTION** by Weis, seconded by Ortmeier to adjourn at 7:31 p.m. All members voted AYE.

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John M. Lawler, Mayor

ATTEST:

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Dawn R. Murphy, Finance Officer