

City of Tea
Regular Meeting
August 7, 2017

A regular meeting of the Tea City Council was held at Tea City Hall on August 7, 2017, at 7:00 p.m.

Mayor John Lawler called the meeting to order at 7:02 pm with the following members present: Sidney Munson, Brian Fowlds, Chuck Ortmeier, Joe Weis, Casey Voelker and Todd Boots. Also present: Finance Officer Dawn Murphy, Utility Superintendent Thad Konrad, Planning & Zoning Administrator Kevin Nissen, Police Chief Jessica Quigley, City Engineer Ben Scholtz and City Administrator Dan Zulkosky.

AGENDA. MOTION 17-138. MOTION by Fowlds, seconded by Ortmeier to approve the August 7, 2017 agenda with the addition of Executive Session for personnel. All members voted AYE.

MINUTES. MOTION 17-139. MOTION by Ortmeier, seconded by Fowlds to approve the July 24, 2017 minutes. All members voted AYE.

WARRANTS. MOTION 17-140. MOTION by Fowlds, seconded by Boots to approve the warrants as presented. All members voted AYE. Warrants will be listed at the end of the minutes.

LINCOLN COUNTY EMERGENCY MANAGEMENT. Harold Timmerman from Lincoln County Emergency Management was present to introduce himself and to remind the Council that they are available to help should the need arise.

2ND READING OF ORDINANCE 246. The Council held the 2nd reading of Ordinance 246. There were no additional comments. **MOTION 17-141. MOTION** by Boots, seconded by Ortmeier to approve and adopt Ordinance 246, An Ordinance of the City of Tea, SD Rezoning Lot 7, Block 4, Coffee's Addition from General Business Commercial (GB) to R2 Residential District and Amending the Official Zoning Map. All members voted AYE. The ordinance will be published separately.

LANDMARK INDUSTRIAL PARK PLAT. Kevin presented and recommended approval of a plat in Howling Ridge Addition. **MOTION 17-142. MOTION** by Fowlds, seconded by Ortmeier to approve the following resolution. All members voted AYE. Motion carried. **BE IT RESOLVED** by the City Council of the City of Tea, South Dakota that the plat known and described as Tracts B & C, Landmark Industrial Park Addition, 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 7th day of August, 2017.

John M Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

SITE PLAN. Kevin presented and recommended approval of a site plan Chad Javers to construct a 14,980 sq. ft. building to be used for contractor shops in the Southwest Industrial Park. **MOTION 17-143. MOTION** by Boots, seconded by Fowlds to approve the site plan for Chad Javers to construct a 14,980 sq. ft. building on Tract 25, Southwest Industrial Park. All members voted AYE.

INITIAL DEVELOPMENT PLAN – BAKKER LANDING DEVELOPMENT. Kevin presented C-Lemme Companies, Sundowner Investments, LLC's initial development plan for Bakker Landing Development to be located at north of Highway 106 and east of Sundowner Ave. There is a combination of light industrial, manufacturing, retail, office and mix-use commercial. There were no comments from the Council.

INITIAL DEVELOPMENT PLAN – WHISPER TRAILS ADDITION. Kevin presented Signature Companies, LLC's initial development plan for Whisper Trails Addition which is 55.15 acres located north of 271st Street and East of Main Avenue. At the July 10 2017 meeting there was discussion on the proposed 65' frontage lots. The plan now has fewer 65' frontage lots. The open space requirement will still need to be worked out. The Council was favorable for the development plan.

INITIAL DEVELOPMENT PLAN – PHASE 4 HIGH POINTE ESTATE. Kevin presented Nielson Development's initial development plan for Phase 4 High Pointe Estates. The proposed development is 24.69 acres, located north of High Ponte Street and West of N. Main Ave. and would consist of a combination of multi-family and single-family homes. There were no comments from the Council.

INITIAL DEVELOPMENT PLAN – PINNACLE ESTATES ADDITION. Kevin presented Nielson Development's initial development plan for Pinnacle Estates Addition. The proposed development is 37.30 acres, located north of 272nd St and east of Ceylon Ave. and would consist of a combination of single family and multi-family homes. There was discussion on lot frontages which range from 50 to 98 feet wide. There were no other comments.

85TH ST. PRE-ANENXATION. Kevin has been working with Sioux Falls on defining the 85th Street boundaries and the responsible parties for infrastructure.

EXECUTIVE SESSION. MOTION 17-144. MOTION by Boots, seconded by Weis to go into executive session at 8:34 pm pursuant to SDCL 1-25-2 (1) personnel. All members voted AYE. Council came out of executive session at 8:57 pm.

MOTION 17-145. MOTION by Fowlds, seconded by Ortmeier to adjourn at 8:58.

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

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CITY OF TEA
WARRANTS PAID AUGUST 7, 2017

LEGISLATIVE 4111

Independent Publishing	Publishing	178.43
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FINANCE 4142

Century Business Projects	Maintenance, toner & fusing unit	357.61
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PLANNING & ZONING/ECONOMIC DEVELOPMENT 4650

Confluence	Tea Comp Plan	1,056.18
HDR Engineering	June services	19,244.91
Independent Publishing	Publishing	245.07
Lincoln County Register of Deeds	Plats	186.00

GOVERNMENT BUILDINGS 4192

Diamond Vogel	Street paint	133.20
Durable Steel Installations, LLC	Repair City Hall roof	7,959.20
Mid American Energy	510 S. Main	8.00
Mid American Energy	200 W. Maple St.	8.00
Mid American Energy	600 E. 1st St.	35.53
Olson, Joann	Cleaning	150.00
Team Logic IT	Remove virus & back up service	240.00
Verizon	Phones	201.60
Xcel Energy	600 E. 1st St.	945.24
Xcel Energy	200 W. Maple	172.92
Xcel Energy	Maint Bldg	228.70

PUBLIC SAFETY 4210

Edmonds, Brenda	Cleaning 7/16/17	50.00
Elbo Computing	Computer repairs	131.30
Galls	Shirt	46.99
Green Eggs & Ram	Backup	15.39
Mid American Energy	Police Dept.	15.25
Mobile Electronic Service	Repair cable on video system	157.50
Ralph's Repair	Oil changes	97.00
Thornton Carpet	Carpet & tile (voided check 39231 \$8978.81)	6,089.48
Verizon	Phones	368.38
Xcel	Services	277.10
Xcel	Warning siren	19.74

HIGHWAY/STREET 4312

Action Electric	Repair stop light cables	1,485.49
Campbell's Supply	Gates for yard	319.98
Pfeifer Implement	Flail mower	13,488.00
Southeastern Electric Coop	Repair lights	851.28
The Lawn Guy	Mowing	345.00

PARKS/RECREATION 4501

J.H. Larson Co.	Outlet for fountain	31.14
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Konrad, Thad	Reimburse for disc	500.00
Lacey Rentals	Toilet rental	294.00
SiteOne Landscape Supply	Irrigation parts	400.61
The Tessman Co.	Spray	239.58
Xcel Energy	Ball fields	1,958.31

WATER 601

Century Business Projects	Maintenance, toner & fusing unit	357.61
City of Sioux Falls	Bact. tests	217.50
Lewis & Clark Regional Water	19,344,343 July Usage	24,095.88
Riteway Business Forms	1/2 utility bill cards	672.17
Xcel Energy	2nd St. Tower	12.68
Xcel Energy	Rural Water	9.00
Xcel Energy	Brian St. Tower	35.88

SEWER 604

Century Business Projects	Maintenance, toner & fusing unit	357.63
Riteway Business Forms	1/2 utility bill cards	672.17
Xcel Energy	5th St. lift station	88.71
Xcel Energy	Lagoon building	1,674.43
Xcel Energy	S. lift station	602.50

SPECIAL PARK FUND 201

Crown Awards	T-ball medals	659.43
Keehn, Kelly	T-ball bases	79.84
Lacey Rentals	Toilet rental at N. baseball fields	196.00
The Tessman Co.	Chalk	14.98

3RD PENNEY POOL

Active Network LLC	Key tags	825.00
Brown & Saenger	Ink	96.97
Hawkins Water Treatment	Pool chemicals	3,326.66
Mid American Energy	Services	149.63
Xcel	Pool	1,560.39

TEAPOT DAY EXPENSES

Minuteman Press	Sponsor banner	255.60
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94,492.77

JULY PAYROLL

DEPARTMENT	GROSS PAY	SS/MED	RETIRMENT	TOTAL
Finance 4142	6,119.11	468.11	367.15	6,954.37
Public Safety 4210	24,226.37	1,714.75	1,860.60	27,801.72
Highway/Streets 4311	5,992.64	425.81	359.57	6,778.02
Recreation 4501	2,723.19	208.33	163.39	3,094.91
Planning & Zoning 4650	4,497.22	337.23	269.83	5,104.28
Recreation 201-4501	781.76	59.81		841.57
3rd Penny (Pool) 211	20,253.13	1,549.35		21,802.48
Water Distribution 4334	5,992.64	425.81	359.57	6,778.02
Sewer Administration 4321	5,994.41	426.03	359.65	6,780.09
TOTAL JULY PAYROLL	76,580.47	5,615.23	3,739.76	85,935.46

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