

City of Tea
Regular Meeting
December 18, 2017

A regular meeting of the Tea City Council was held at Tea City Hall on December 18, 2017 at 6:00 pm.

Mayor John Lawler called the meeting to order at 6:00 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, Planning & Zoning Administrator Kevin Nissen, City Engineer Ben Scholtz and City Administrator Dan Zulkosky.

EXECUTIVE SESSION. MOTION 17-207. MOTION by Boots, seconded by Weis go into executive session at 6:00 for employee reviews. All members voted AYE. Council came out of executive session at 7:07 pm.

AGENDA. MOTION 17-208. MOTION by Weis, seconded by Ortmeier to approve the December 18, 2017 agenda with the addition of employee resignation. All members voted AYE.

MINUTES. MOTION 17-209. MOTION by Weis, seconded by Fowlds to approve November 20, 2017 minutes. All members voted AYE.

WARRANTS. MOTION 17-210. MOTION by Fowlds, seconded by Voelker to approve the warrants as presented. All members voted AYE. Warrants will be listed at the end of the minutes.

PUBLIC HEARING – 1ST READING OF REZONING ORDINANCE 250. Mayor Lawler opened the public hearing for the first reading of Ordinance 250, An Ordinance of the City of Tea, SD, Rezoning Tract 5, Howling Ridge Addition from Agriculture to R1-Residential and Amending the Official Zoning Map of the City of Tea. There was one person to speak against the proposed rezone. He was concerned with the drainage and would like to see it remain natural habitat. Second reading will be held at the next meeting.

NEW GARBAGE HAULER LICENSE. Roo's Sanitation has applied for a new Garbage Hauler License. The number of licenses issued is based on 90% of the population estimates published by the US Census Bureau for each even-numbered year. The 2016 estimated census count is 5,032; 90% is 4,528. Based on the city ordinance a new license could be issued at 4,501. **MOTION 17-211. MOTION** by Boots, seconded by Voelker to approve the new garbage hauler license for Roo's Sanitation. All members voted AYE.

2018 GARBAGE HAULER RENEWAL. MOTION 17-212. MOTION by Fowlds, seconded by Ortmeier to approve the following garbage haulers for 2018: RBS Sanitation, A-OK Sanitary Service Inc. and Waste Connections of South Dakota, d/b/a Novak Sanitary Service. All members voted AYE.

DEGEEST MANUFACTURING SITE PLAN. Kevin presented and recommended approval of a site plan for a 48,000 sq. ft. addition to the DeGeest Manufacturing Building in the Hagedorn Industrial Park. There was a lengthy discussion on the drainage pipe to the north of the property. Scott DeGeest expressed his concern regarding the drainage plan that was approved October 2, 2017 for a new Harvard Integrations building, which is north of their property. **MOTION 17-213. MOTION** by Fowlds, seconded by Boots to approve the site plan for Degeest Manufacturing to construct a 46,000 sq. ft. addition to their building at 27191 470th Ave., Lot 18, Block 5 Hagedorn Industrial Park. All members voted AYE. The City will continue to work with all parties to see how the drainage issue can be resolved.

TAX INCREMENT FINANCING (TIF). Toby Morris, Dougherty & Company gave a presentation on how creating a TIF District could help with economic development by financing infrastructure improvements.

JODI'S RENTAL SITE PLAN. Kevin presented and recommended approval of a site plan for Javers Construction to construct a 12,000 sq. ft. building to be used for contractor shops. **MOTION 17-214. MOTION** by Weis, seconded by Boots to approve the site plan for Javers Construction (Jodi's Rental) to construct a 12,000 sq. ft. building on Lot 9B, Block 5, Hagedorn Industrial Park, 27176 N. Linda Ave. All members voted AYE.

LOT B, TRACT 39 SITE PLAN. Kevin presented and recommended approval of a site plan for Bryan Person to construct a building in Sky Haven Heights Addition. **MOTION 17-215. MOTION** by Voelker, seconded by Weis to approve the site plan for Bryan Person, to construct a 3,900 sq. ft. building on Lot B, Tract 39 Sky Haven Heights Addition. All members voted AYE.

TITAN ADDITION PLAT. Kevin presented and recommended approval of a plat in Titan Addition. **RESOLUTION 17-12-21. MOTION 17-216. MOTION** by Weis, seconded by Fowlds 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 2, Titan Addition, lying within the 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 19th day of December, 2017.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

APPLICATION FOR ABATEMENT OF PROPERTY TAXES. Quoin Financial Bank has submitted an Application for Abatement and/or Refund of Property Tax due to a difference in square footage. Lincoln County has denied the abatement. **MOTION 17-217. MOTION** by Fowlds, seconded by Weis to deny the Application for Abatement and/or Refund of Property Tax for Quoin Financial Bank, 1005 Tanner Ct. All members voted AYE.

2018 ANIMAL CONTROL SERVICES & IMPOUNDMENT FACILITY OPERATIONS AGREEMENT. The City has received the 2018 Animal Control Services Agreement. There were no changes from the 2017 contract. **MOTION 17-218. MOTION** by Fowlds, seconded by Ortmeier to approve the 2018 Animal Control Services & Impoundment Facility Operations Agreement between the City of Tea and the Sioux Falls Area Humane Society. All members voted AYE.

ON-CALL ENGINEERING AGREEMENT. MOTION 17-219. MOTION by Ortmeier, seconded by Boots to approve the 2018 On-Call Municipal Engineering Services Agreement between the City of Tea and HDR Engineering. All members voted AYE.

AMENDMENT TO 271ST ST. IMPROVEMENT ENGINEERING AGREEMENT. MOTION 17-220. MOTION by Fowlds, seconded by Ortmeier to approve the Amendment Agreement for Engineering Services for the 271st St. Arterial Improvements Phase 1 Project for an increase of \$37,350 and new contract total of \$343,932. All members voted AYE.

AUDIT AGREEMENT. MOTION 17-221. MOTION by Fowlds, seconded by Weis to approve the Audit Agreement with Quam, Berglin & Post, P.C. to perform the 2016-2017 audit for a cost not to exceed \$15,600. All members voted AYE.

LIQUOR LICENSE RENEWAL. MOTION 17-222. MOTION by Fowlds, seconded by Ortmeier to approve the Retail (on-off sale) Liquor License, including Sundays and video lottery, for Sky Lounge, LLC, 200 S. Main Ave., W. 32' of Lot 1, Block 2, Fritz Addition. All members voted AYE.

ORDINANCE 249. The Council held the first reading of Ordinance 249, 2017 Supplemental Appropriations Ordinance. The second reading will be held at the next meeting.

LAND PURCHASE. The City has an opportunity to purchase the land on the northeast corner of Heritage Parkway and Highway 106. This could be used for a number of options such as economic development, a park or detention. Much of the land is in a floodplain area or floodway area. **MOTION 17-223. MOTION** by Fowlds, seconded by Boots authorize the Mayor and Finance officer to sign the Real Property Purchase Agreements between the City of Tea and the following: Rebecca J. Pruitt Revocable Trust and Mary Jorgensen Revocable Trust, 18.83 acres, Parcel #3, AKA S. 659.4' S1/2 SW1/4 Lying W. of RY 24-100-51, \$161,584.75; and Rebecca J. Pruitt Revocable Trust, 16.13 acres, Zahn Tr. 3, SW1/4 *Ex W. 1050' of N. 326'* 24-100-51, \$138,415.40. All members voted AYE.

EMPLOYEE RESIGNATION. MOTION 17-224. MOTION by Fowlds, seconded by Voelker to accept the resignation of Park and Recreation Assistant/Office Assistant Jenna Biedenfeld. All members voted AYE.

EXECUTIVE SESSION. MOTION 17-225. MOTION by Voelker, seconded by Ortmeier to go into executive session at 8:46 pm to continue employee reviews. All members voted AYE. Council came out of executive session at 10:25 pm.

PAY INCREASES. MOTION 17-226. MOTION by Voelker, seconded by Weis to approve the following pay increases effective 1/1/18: All members voted AYE. Dawn Murphy, Finance Officer from \$28.15 per hour to \$65,000 annual salary; Thad Konrad, Utility Superintendent, from \$28.42 per hour to \$67,000 annual salary; Kevin Nissen, Planning & Zoning Officer, from \$26.83 to \$27.90 per hour; Leonard Przybys, maintenance/utilities, from to \$24.31 to \$25.28 per hour; Steve Oberle, maintenance/utilities, from \$19.25 to \$19.83 per hour; Sean Glasgow, maintenance/utilities, from \$18.96 to \$19.78 per hour; Kelly Keehn, maintenance/utilities from \$16.50 to \$18.00 per hour; Brian Tvedt, Assistant Police Chief, from \$23.29 to \$23.90 per hour; Andrew Steinberg, Police Officer, from \$17.00 to \$19.00 per hour; Martin Waller, Police Officer, from \$19.28 to \$21.50 per hour; Vance Siemonsma, Police Officer, from \$19.28 to \$21.50 per hour; Adrian Hoesli \$17.50 to \$19.00 per hour; Jessica Quigley, Police Chief, from \$60,320 to \$64,000 annual salary; and Dan Zulkosky, from \$85,000 to \$86,700 annual salary.

MOTION 17-227. MOTION by Fowlds, seconded by Voelker to adjourn at 10:27 pm. All members voted AYE.

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

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**CITY OF TEA
 WARRANTS PAID DECEMBER 2017**

	LEGISLATIVE 4111	
Independent Publishing	Publishing	214.29
	FINANCE 4142	
Aflac	Insurance	396.90
Brown & Saenger	Supplies	56.25
Century Business Products	1/3 copier maint.	50.60
KCL Group Life	Insurance	331.09
	LIBRARY 4550	
Barnes & Noble	Books	279.63
	PLANNING & ZONING/ECONOMIC DEVELOPMENT 4650	
Brown & Saenger	Name tags	6.10
Baker, Rick	15 meetings	1,125.00
Independent Publishing	Publishing	45.48
Jibben, Dave	13 meetings	975.00
Lincoln County Register of Deeds	File plats	124.00
Montileaux, Stan	15 meetings	1,125.00
Munson, Joe	10 meetings	750.00
Odland, Tim	Nov. inspections	2,000.00
Title Services Inc.	Title search	159.75
Venard, Bob	15 meetings	1,125.00
Woods, Fuller, Shultz & Smith	Services - Jongeling annexation	947.85
	GOVERNMENT BUILDINGS 4192	
Ace Hardware	Supplies	196.36
City of Tea	City Hall High Flow	61.56
City of Tea	City Hall Low Flow	55.12
City of Tea	Community Hall-200 W. Maple	38.28
City of Tea	Maint bldg.	75.46
Mid American Energy	510 S Main	205.18
Mid American Energy	600 E. 1st St.	471.69
Mid American Energy	200 W. Maple	191.20
U Drive Technology	November texting	50.00
Vast	Maint. Bldg	112.74
Verizon	Phones	201.60
Xcel Energy	City Hall	901.64
Xcel Energy	200 W. Maple	131.24
Xcel Energy	Maint Bldg	188.06
	PUBLIC SAFETY 4210	
Ace Hardware	Supplies	113.96
Arrowhead Forensics	Supplies	418.45
Brown & Saenger	Supplies	196.13
Casey's	Gasoline	71.40

Cenex Credit Card	Gasoline	30.05
City of Tea	Water	38.28
Get N Go Fleet Card	Gasoline	784.27
Independent Publishing	Officer ad	34.00
Mid American Energy	Services	112.13
NJ Criminalinterdiction LLC	Smart Cop Training	150.00
Olson, Joann	Cleaning 11/6 & 11/20	150.00
Ralphs Repair	Tires	604.54
Sioux Falls Area Humane Society	Nov. services	143.50
Tvedt, Brenda	Cleaning PD	100.00
Verizon	Phones	371.46
Xcel Energy	Poplar siren	18.25
Xcel Energy	Services	158.59

HIGHWAY/STREET 4312

Benco Products	Tank parts	156.47
Bierschbach	Air hoses, drain gates	423.78
Casey's	Gasoline	59.64
Cenex Credit Card	Gasoline	21.56
Dakota Riggers & Tool Supply	Sander lift chain	462.53
Eastern Farmers Elevator	Fuel	1,730.49
Equipment Blades inc.	Plow blades	1,604.64
Get N Go Fleet Card	Gasoline	59.65
Gumblebee-Gibson	Liquid deicer	2,556.35
Johnson Feed Inc.	Salt	2,040.50
Myrl & Roy's	Asphalt	255.00
Northern Truck	Sander	23,317.00
Ralph's Repair	Batteries for school zone lights	498.00
Southeastern Electric	Main St. Lights	314.30
Southeastern Electric	High Pointe lights	126.00
Southeastern Electric	272nd St. lights	87.68
Southeastern Electric	Stop light	141.58
Southeastern Electric	Heritage Pkwy	555.76
Southeastern Electric	High Point/Carla lights	77.00
Southeastern Electric	Ivy & Main lights	143.05
Southeastern Electric	Spencer Heights	119.00
Southeastern Electric	Gateway	28.00
Southeastern Electric	Howling Ridge lights	245.00
Southeastern Electric	Prairie Trails	154.00
Southeastern Electric	Locates	27.50
Southeastern Electric	Brian St. stop light	38.68
Xcel Energy	St. lights	3,567.62

PARKS/RECREATION 4501

Xcel Energy	Ball field lights	605.57
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WATER 601

Brown & Saenger	Supplies	56.25
Casey's	Gasoline	59.64
Cenex Credit Card	Gasoline	21.56
Century Business Products	1/3 copier maint.	50.60

Core & Main	Curb stop repairs	251.91
County Acres Tree Farm	Move trees	650.00
Dakota Supply Group	Valve gaskets	93.20
Get N Go Fleet Card	Gasoline	59.65
Humpal, Holly & Wade	Water refund	4.43
Lewis & Clark Regional Water	7,508,083 Nov. Usage	17,010.45
Real Property Management	Refund on overpayment	1,268.60
Southeastern Electric	Quintin St. tower	52.24
Xcel Energy	2nd St. tower	12.26
Xcel Energy	Lincoln County Rural Water	9.00
Xcel Energy	Brian St. tower	27.18

SEWER 604

American Engineering Testing	Lagoon testing	238.50
Brown & Saenger	Supplies	56.31
Casey's	Gasoline	59.65
Cenex Credit Card	Gasoline	21.56
Century Vusiness Products	1/3 copier maint.	50.61
Fastenal	Valve bolts	23.55
Get N Go Fleet Card	Gasoline	59.66
Southeastern Electric	High Pointe lift station	130.46
US Bank	SRF #5	8,638.24
Xcel Energy	5th St. lift station	76.96
Xcel Energy	S. lift stations	467.63
Xcel Energy	Lagoon building	1,793.82

201 Park & Recreation

Sport Ngin	2018 Website fee	595.00
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3RD PENNEY 211

Xcel Energy	Pool	309.81
Mid American Energy	Serivces	15.00

2ND PENNEY 212

US Bank	SRF #3	4,169.37
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POOL BONDS SERIES 2002 FUND 305

First National Bank	Principal/Interest	90,681.25
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TOTAL 182,517.78

NOVEMBER PAYROLL

DEPARTMENT	GROSS			TOTAL
	PAY	SS/MED	RETIRMENT	
4122 Administrator	7,891.01	404.54	392.31	8,687.86
Finance 4142	5,074.04	388.16	304.44	5,766.64
Public Safety 4210	23,489.28	1,688.04	1,824.41	27,001.73
Highway/Streets 4311	6,218.78	445.28	373.13	7,037.19
Recreation 4501	2,720.00	195.30	163.20	3,078.50
Planning & Zoning 4650	4,494.02	336.99	269.64	5,100.65
Water Distribution 4334	6,218.78	445.28	373.13	7,037.19
Sewer Administration 4321	6,220.60	445.41	373.23	7,039.24
TOTAL NOVEMBER PAYROLL	62,326.51	4,349.00	3,681.18	70,749.00

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