

City of Tea
Regular Meeting
July 24, 2017

A regular meeting of the Tea City Council was held at Tea City Hall on July 24, 2017 at 7:00 p.m.

Mayor John Lawler called the meeting to order at 7:00 p.m. with the following members present: 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. Councilmember Sidney Munson was absent.

AGENDA. MOTION 17-130. MOTION by Ortmeier, seconded by Weis to approve the July 24, 2017 agenda. All members voted AYE.

MINUTES. MOTION 17-131. MOTION by Fowlds, seconded by Ortmeier to approve the July 10, 2017 minutes. All members voted AYE.

WARRANTS. MOTION 17-132. MOTION by Weis, seconded by Voelker to approve the warrants as presented. All members voted AYE. Warrants will be listed at the end of the minutes.

IMED BUILDING PLAN. Kevin has been communicating with Bob Lundin about building a 12,000 sq. ft. building on the property he owns just to the south of the police department. It would be used as a recreation center primarily for basketball. Parking is the main concern at this time. Lundin questioned if the city would consider him doing a mutual parking agreement with some of the adjacent business that have off street parking and/or would the city consider the athletic park complex parking as a location for parking during special events. With an occupancy load of 300 they would need 75 off street parking spots. Kevin will have Mr. Lundin continue to look for other parking options as it is his responsibility to provide the parking.

VARIANCE PUBLIC HEARING. Mayor Lawler opened the public hearing for a zoning variance. Chad Hartman is asking for a variance on shed he built at 825 Fox Court. The shed, built 1 foot above grade, was constructed within a drainage easement and without a building permit. The zoning board offered no opinion for or against the variance. **MOTION 17-133. MOTION** by Ortmeier, seconded by Weis to deny the variance application for Chad Hartman. All members voted AYE.

1st READING OF ORDINANCE 246 RE-ZONE PUBLIC HEARING. Mayor Lawler opened the public hearing for the 1st Reading of Ordinance 246, An Ordinance of the City of Tea, SD Re-Zoning Lot 7, Block 4, Coffee's Addition from General Business Commercial (GB) to Multi Family Residential (R2). Currently the lot, owned by Emery Schmitt, is a non-conforming use due to him adding an addition to the garage without a permit. Mr. Schmitt would like to build a twin home on the property. The council asked to see a site plan to see the building layout and where the flood plain is. Second Reading will be held at the August 7, 2017 meeting.

TIGER GRANT CONTRACT. Ben presented cost estimates for HDR to assist in submitting the next Tiger Grant Application. There were 5 different scenarios ranging from \$2,500 to \$70,000. It is still unknown whether the TIGER Grant Funding is going to be cut from the federal budget. **MOTION 17-134. MOTION** by Boots, seconded by Fowlds to approve Scenario 2, which would involve helping to write a portion of the narrative regarding how the project meets the evaluation criteria, review other portions of the applications narrative and make suggestions for improvements and do a high-level review of the benefit cost analysis. Fee not to exceed \$15,000.00 and contingent upon confirmation of the grant program being funded. All members voted AYE.

CITY ADMINISTRATOR JOB DESCRIPTION. MOTION 17-135. MOTION by Voelker, seconded by Weis to approve the City Administrator Job Description and Duties. All members voted AYE. The document is on file at city hall and open to public inspection.

PART-TIME POLICE OFFICER. MOTION 17-136. MOTION by Voelker, seconded by Fowlds to hire Steve Lowry as a part-time police officer at \$19.00 per hour. All members voted AYE.

2018 BUDGET PROJECTS. There was a brief discussion on projects for the 2018 budget year. Projects discussed were the 468th drainage issue, 272nd St. water and sewer lines, Highway 106 and 7th St. construction. The budget meeting will be August 21st at 6:00 pm.

MOTION 17-137. MOTION by Fowlds, seconded by Ortmeier to adjourn at 8:02 pm.

ATTEST:

John M. Lawler, Mayor

Dawn R. Murphy, Finance Officer

**CITY OF TEA
 WARRANTS PAID JULY 24, 2017**

FINANCE 4142

Aflac	Insurance	353.82
KCL Group Benefits	Insurance	284.99
Riteway Business Forms	Checks	52.85
Wellmark Blue Cross/Blue Shield	August Insurance	6,383.88

PLANNING & ZONING/ECONOMIC DEVELOPMENT 4650

International Code Council	Membership	135.00
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LIBRARY 4550

Barnes & Nobel	Books	673.89
Tea Area School District	Library expenses 1/1/17-6/30/17	5,993.85

GOVERNMENT BUILDINGS 4192

City of Tea	Maintenance building water	92.80
City of Tea	City Hall High Flow	467.14
City of Tea	City Hall Low Flow	192.28
City of Tea	Community Hall-200 W. Maple	45.84
Vast	City Hall Phone	112.36

PUBLIC SAFETY 4210

Cenex Credit Card	Gasoline	23.44
City of Tea	Water	38.28
Edmonds, Brenda	Cleaning 7/16/17	50.00
Elbo Computing	Services	283.72
Galls	Patches	6.58
Get N Go	Gasoline	581.78
Sioux Falls Area Human Society	June services	40.99
Vast	Phone	590.15

HIGHWAY/STREET 4312

Casey's General Stores Inc.	Gasoline	100.40
Cenex Credit Card	Gasoline	22.69
City of Tea	Heritage pkwy south water	156.08
City of Tea	Heritage Pkwy north water	99.38
Get N Go	Gasoline	37.82
Xcel Energy	Street lights	3,512.69

PARKS/RECREATION 4501

City of Tea	Baseball fields	687.72
City of Tea	Restroom	62.96

WATER 601

Becker, Anthony	Water refund	24.65
Casey's General Store	Gasoline	100.40
Cenex Credit Card	Gasoline	22.69
Erenberg, Brian & Lindsey	Water refund	17.75
Get N Go	Gasoline	37.82
Gladush, Yuri	Water refund	15.50
Lamb, Grace	Water refund	3.95
Remmers, Todd	Water refund	16.61
Riteway Business Forms	Checks	52.85
SD One Call	1/2 locates	97.44
Taylor, Sharon	Water refund	20.87
Thompson, Sylvia	Water refund	28.10

SEWER 604

Riteway Business Forms	Checks	52.86
Casey's General Stores	Gasoline	100.42
Cenex Credit Card	Gasoline	22.71
Get N Go	Gasoline	37.82
SD One Call	1/2 locates	97.44

SPECIAL PARK FUND 201

Bialas, Gavin	Umpire	210.00
Dakota Alliance	Spring soccer fees	8,316.00
Hauff Mid-America Sports	Baseballs	149.85
Jensen, Cameron	Umpire	120.00
Johnson, Dawson	Umpire	160.00
Johnson, Everett	Umpire	160.00
Portner, Dawson	Umpire	60.00
Ritter, Charles	Umpire	80.00
Scheiner, Riley	Umpire	80.00
SD State Soccer Association	Spring soccer fees	3,025.00
Smith, Tom	Umpire	40.00
Smith, Troy	Umpire	255.00
Welch, Trevor	Umpire	120.00

SPECIALL ASSESSMENT BONDS

First National Bank - Brookings	S. Brian St. Prinicipal & Interest	11,464.00
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3RD PENNY/POOL/PARK EXPENSES 211

City of Tea	Water	525.52
State of SD	May/June Sales TAX	2,418.33

Total 49,016.96

