

City of Tea  
Regular Meeting  
March 20, 2017

A regular meeting of the Tea City Council was held at Tea City Hall on March 20, 2017 at 7:00 p.m.

Mayor John Lawler called the meeting to order at 7:06 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, Planning & Zoning Administrator Kevin Nissen, Police Chief Jessica Quigley, and Administrative Assistant/Economic Development Director Jenni White. City Engineer Ben Scholtz was absent.

**AGENDA. MOTION 17-36. MOTION** by Weis, seconded by Fowlds to approve the March 20, 2017 agenda. All members voted AYE.

**MINUTES. MOTION 17-37. MOTION** by Weis, seconded by Rieck to approve the March 6, 2017 minutes. All members voted AYE.

**WARRANTS. MOTION 17-38. MOTION** by Weis, seconded by Ortmeier to approve the warrants as presented. All members voted AYE. Warrants will be listed at the end of the minutes.

**POLICE DEPARTMENT AWARDS.** Chief Jessica Quigley presented Police Officer Martin Weller with the Police Medal and the Award of Merit. Police Officer Siemonsma was presented with the Distinguished Service Award and Expert Marksman Award.

**SECOND READING OF ORDINANCE 244.** The Council held the second reading of Ordinance 244. **MOTION 17-39.** Motion by Rieck, seconded by Fowlds to approve and adopt Ordinance 244, Tea Zoning Map Revision. All members voted AYE. A separate notice of adoption will be published separately.

**SECOND READING OF ORINANCE 239.** The council held the second reading of Ordinance 239. **MOTION 17-40. MOTION** by Boots, seconded by Rieck to approve and adopt Ordinance 239, 2015 International Building Codes and Amendments. All members voted AYE. A separate notice of adoption will be published separately.

**SECOND READING OF ORINANCE 240.** The council held the second reading of Ordinance 240. **MOTION 17-41. MOTION** by Boots, seconded by Ortmeier to approve and adopt Ordinance 240, 2015 International Residential Codes and Amendments. All members voted AYE. A separate notice of adoption will be published separately.

**SECOND READING OF ORINANCE 241.** The council held the second reading of Ordinance 241. **MOTION 17-42. MOTION** by Boots, seconded by Rieck to approve and adopt Ordinance 241, 2015 International Property Maintenance Codes and Amendments. All members voted AYE. A separate notice of adoption will be published separately.

**SECOND READING OF ORINANCE 242.** The council held the second reading of Ordinance 242. **MOTION 17-43. MOTION** by Boots, seconded by Fowlds to approve and adopt Ordinance 242, 2015 International Existing Building Codes and Amendments. All members voted AYE. A separate notice of adoption will be published separately.

**SECOND READING OF ORINANCE 243.** The council held the second reading of Ordinance 243. **MOTION 17-44. MOTION** by Boots, seconded by Rieck to approve and adopt Ordinance 243, 2015 International Mechanical Codes and Amendments. All members voted AYE. A separate notice of adoption will be published separately.

**ANNEXATION.** Kevin has received a petition from Zabel Enterprises to annex their property to the east of the Sioux Falls Auto Auction. **MOTION 17-45. RESOLUTION 17-03-02. MOTION** by Boots, seconded by Fowlds to approve the following resolution. All members voted AYE. WHEREAS there has been a petition received seeking to include certain real property within the corporate boundaries of the City of Tea; and WHEREAS, the petition has been signed by not less than three-fourths of the registered voters and by the owners of not less than three-fourths of the value of the territory sought to be annexed to the City of Tea; and WHEREAS, said petition complies with all requirements of SDCL 9-4-1; NOW THEREFORE, BE IT RESOLVED BY THE CITY OF TEA, SOUTH DAKOTA that the East 1,479.71' of the North ½, NE ¼ \*ex E. 825' 26-100-51 is hereby included within the corporate limits of the City of Tea, and the boundary of the City is hereby extended to include such territory as allowed by SDCL 9-4-1: Dated this 20<sup>th</sup> day of March, 2017.

John M. Lawler, Mayor

ATEST: Dawn R. Murphy, Finance Officer

**SITE PLAN.** Kevin presented and recommended approval of a site plan for Javers Construction to construct a 12,000 sq. ft. building in the Hagedorn Industrial Park to be used for a body shop. **MOTION 17-46. MOTION** by Weis, seconded by Fowlds to approve the site plan for Javers Construction to construct a 12,000 sq. ft. building Lot 9, Block 5 Hagedorn Industrial Park Addition. All members voted AYE.

**SITE PLAN.** Kevin presented and recommended approval of a site plan for Core Construction to construct a 10,800 sq. ft. building in the Hagedorn Industrial Park to be used as office/contractor shops. **MOTION 17-47. MOTION** by Weis, seconded by Ortmeier to approve the site plan for Core Construction to construct a 10,800 sq. ft. building on Lot 10, Block 5 Hagedorn Industrial Park Addition. All members voted AYE.

**HOWLING RIDGE PHASE 4.** JSA submitted amended Phase 4 Construction Plans for Howling Ridge Addition to include the remaining lots along Quinton St. The Planning and Zoning Board required a statement to be added to the plat that no building permits for these lots will be approved until the street and utilities are constructed. The developer has purchase agreements with the homeowner along Taylor Drive to purchase these lots with the understanding there will be future assessments once Quinton St. is construction. This was an administrative approval of the amended plans and no action is required by the Council.

**PLAT.** Kevin presented and recommended approval of a plat for Howling Ridge Addition. **MOTION 17-48. MOTION** by Boots, seconded by Rick 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 knows and described as Lots 2-10, Block 5, Howling Ridge Addition, lying within the corporate 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 March, 2017.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

**2017 PRE-DISASTER MITIGATION PLAN UPDATE.** There was discussion on possible projects to be included in plan.

**TEA COMPREHENSIVE PLAN UPDATE.** There will be a public input meeting at City Hall on April 4 at 5:30 pm and individual landowners meetings and the 1<sup>st</sup> Steering Committee Meeting will be held on April 5.

**EMPLOYEE RESIGNATION. MOTION 17-49. MOTION** by Weis, seconded by Ortmeier to accept Economic Development Director Jenni White's resignation effective April 28<sup>th</sup>. All members voted AYE.

**CITY ADMINISTRATOR.** There was a brief discussion on hiring a City Administrator. It was the consensus of the Council to go forward with the process. A resolution will be approved at the next meeting.

**COMMITTEE REPORTS.** The door on the south side of the police department will be walled off as it does not get used. There was a brief discussion on plans to extend Main Ave. when the school is built and if the city is going to do a joint community center/gym. Dawn distributed the 2014-2015 Audit Report that has been completed. Approval will be at the next meeting.

**MOTION 17-50. MOTION** by Weis, seconded by Fowlds to adjourn at 8:16 pm. All members voted AYE.

---

John M. Lawler, Mayor

ATTEST:

---

Dawn R. Murphy, Finance Officer

**CITY OF TEA  
 WARRANTS PAID MARCH 20, 2017**

**LEGISLATIVE 4111**

Independent Publishing	Publishing	578.89
------------------------	------------	--------

**FINANCE 4142**

Brown and Saenger	Supplies	25.99
KCL Group Benefits	Insurance	295.31

**LIBRARY 4550**

Barnes & Noble	Books	406.85
----------------	-------	--------

**PLANNING & ZONING 4650**

Independent Publishing	Publishing	80.61
------------------------	------------	-------

**GOVERNMENT BUILDINGS 4192**

Ace Hardware	Supplies	198.32
City of Tea	Maintenance building water	54.56
City of Tea	City Hall restrooms	51.34
City of Tea	City Hall High Flow	65.34
City of Tea	Community Hall-200 W. Maple	38.28
Mid American Energy	510 S. Main	286.80
Mid American Energy	600 E. 1st St.	504.89
Mid American Energy	200 W. Maple	209.65
Olson, Joann	Cleaning 2/6	75.00
Team LogicIT	Backup service	40.00
Vast	Maintenance building	112.30
Vast	City Hall	400.20
Verizon	Cell phones	201.60

**PUBLIC SAFETY 4210**

Ace Hardware	Supplies	159.09
City of Tea	Water	34.50
Edmonds, Brenda	Cleaning 2/10, 2/24 3/10	225.00
Get N Go Fleet Program	Gasoline	465.43
Mid American Energy	Services	180.63
Neve's	Clothes	171.89
Quigley, Jessica	Reimburse for supplies	72.43
Vast	Phone	547.54
Verizon	Service and equipment	635.25

**HIGHWAY/STREET 4312**

Casey's	Gasoline	18.25
---------	----------	-------

Get N Go Fleet Program	Gasoline	44.42
	Sidewalk oversizing, L 3 & 4 , B12 Howling Ridge	2,880.00
MV Enterprises	Main St. Lights	316.11
Southeastern Electric	272nd St. lights	96.21
Southeastern Electric	Stop light 271st & 469th	141.24
Southeastern Electric	Ivy Rd & Main Ave lights	140.25
Southeastern Electric	Heritage Blvd	495.29
Southeastern Electric	Highpoint lights	112.25
Southeastern Electric	Howling Ridge lights	236.25
Southeastern Electric	Prairie Trails lights	148.50
Southeastern Electric	Spencer Heights lights	114.75
Southeastern Electric	Gateway Lane lights	22.00
Southeastern Electric	High Point St/Carla Ave. lights	68.00
Southeastern Electric	Coffee & 9 Mile Heights	164.16
Southeastern Electric Coop	Brian St. stop light	37.71
Xcel Energy	Street lights	3,577.04

**WATER 601**

Brown and Saenger	Supplies	26.00
Casey's	Gasoline	18.25
Get N Go Fleet Program	Gasoline	44.42
Lape, Troy & Linda	Deposit refund	44.77
SD One Call	1/2 locates	17.92
Southeastern Electric	Quintin Street Water Tower	49.45
U.S. Postmaster	Stamps1/2 stamps	850.00

**SEWER 604**

Brown and Saenger	Supplies	26.00
Casey's	Gasoline	18.26
Get N Go Fleet Program	Gasoline	44.43
SD One Call	1/2 locates	17.92
Southeastern Electric	High Pointe lift station	96.58
U.S. Postmaster	Stamps1/2 stamps	850.00

**3RD PENNY PARKS/POOL 211**

Independent Publishing	Help wanted ad	85.00
------------------------	----------------	-------

---

**TOTAL APPROVED MARCH 20, 2017**

**16,919.12**