

City of Tea
Regular Meeting
August 19, 2019

A regular meeting of the Tea City Council was held at Tea City Hall on August 19 at 6:00 pm.

Mayor John Lawler called the meeting to order at 6:00 pm with the following members present: Sidney Munson, Jim Erck, Chuck Ortmeier, Joe Weis, Casey Voelker and Todd Boots. Also present: Finance Officer Dawn Murphy, P & Z Administrator Kevin Nissen, Utility Superintendent Thad Konrad, Police Chief Jessica Quigley and City Administrator Dan Zulkosky.

AGENDA. MOTION 19- 151. MOTION by Boots seconded by Weis to approve the August 19, 2019 Agenda. All members voted AYE.

The Council began reviewing the 2020 Budget.

There were no Public Comments.

MINUTES. MOTION 19-152. MOTION by Weis seconded by Ortmeier to approve the August 6, 2019 minutes. All members voted AYE.

WARRANTS. MOTION 19-153. 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.

ISG PRESENTATION. Steve Watson, Development Strategist with ISG gave a presentation on how they could assist the City in creating an enhanced gateway to the city of Tea. With the reconstruction of Highway 106, this would be the time to develop a Corridor Master Plan.

FIRST READING OF ORDINANCE 268 PUBLIC HEARING. Mayor Lawler opened the public hearing for the first reading of Ordinance 268, An Ordinance of the City of Tea, SD Rezoning Serenity Park Addition, Legally Known as the Un-platted Portion of the NW ¼, Section 25, Range 100, Township 51, City of Tea, From AG – Agriculture to PD – Planned Development District and Amending the Official Zoning Map of the City of Tea. Kelly Nielson, developer of Serenity Park went through his vision for the 95.5 acres of land, which is east of Casey’s General Store. He would like a mixed-use development with commercial, multi-family residential, small lot private drive single-family homes, senior living single-family homes and single-family residential with multiple private and public green spaces. There were no public comments. Second reading will be held at the September 3, 2019 meeting.

SQUEALERS SMOKE SHACK SITE PLAN AND BUILDING PERMIT. Keven presented and recommended approval of site plan and building permit #19-138, for the construction of a 5,815 sq. ft. restaurant in Gateway Park Addition. Parking was a concern by the P & Z board; however it does meet minimum zoning requirements. **MOTION 19-154. MOTION** by Boots, seconded by Voelker to approve site plan and building permit #19-138 for Squealers Smoke Shack, 750 E. 1st St. for construction of a 5,815 sq. ft. building to be used as a restaurant. All members voted AYE.

OCTANE INK SITE PLAN AND BUILDING PERMIT. Kevin presented and recommended approval of site plan and building permit #19-137 for the construction of a 9,770 sq. ft. building in Gateway Park Addition. **MOTION 19-155. MOTION** by Voelker, seconded by Boots to approve site plan and building permit #19-137 for Octane Ink, 800 E. Prescott St., Lot 5, Block 2, Gateway Park Addition, for construction of a 9,770 sq. ft. building to be used for a retail and printing business. All members voted AYE.

PLAT. Kevin presented and recommended approval of a plat in Carl W. Soukup Addition. **RESOLUTION 19-08-21. MOTION 19-156. MOTION** by Weis, seconded by Boots 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 Lots 4C & 4D, Block 1, Carl W. Soukup’s 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 August 2019.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

PLAT. Kevin presented and recommended approval of a plat in Evertt's Place Addition. **RESOLUTION 19-08-22. MOTION 19-157. MOTION** by Voelker, seconded by Erck 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 Lots 3 & 4, Block 4, Evertt's Place 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 August 2019.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

PLAT. Kevin presented and recommended approval of a plat in Heritage Addition. **RESOLUTION 19-08-23. MOTION 19-158. MOTION** by Boots, seconded by Weis 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 Lots 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, Block 9 Heritage 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 August 2019.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

S. MAIN AVE. AND 7TH ST. EXTENSION PAY APPLICATIONS. MOTION 19-159. MOTION by Ortmeier, seconded by Weis to approve S. Main Ave & 7th St. Extension Project Pay Applications 1 (\$70,764.95) and 2 (\$278,053.11) to Soukup Construction. All members voted AYE.

PART-TIME POLICE OFFICER. MOTION 19-160. MOTION by Voelker, seconded by Boots to approve the hiring of Parker Christiansen as a Part-Time Police Officer at \$19.00 per hour. All members voted AYE.

SURPLUS PROPERTY. MOTION 19-161. MOTION by Ortmeier, seconded by Boots to declare the 2009 Volvo loader surplus property. All members voted AYE.

The council continued to review the 2020 Budget. The first reading will be held at the September 3, 2019 meeting.

MOTION 19-162. MOTION by Weis, seconded by Ortmeier to adjourn at 8:33 pm. All members voted AYE.

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

Published once at the approximate cost of \$_____

**CITY OF TEA
 WARRANTS PAID AUGUST 19, 2019**

GOVERNMENT BUILDINGS 4192

AVI Systems, Inc.	Video system	6,501.69
Best Buy	Computer	1,599.99
City of Tea	Maintenance building water	68.86
City of Tea	City Hall High Flow	607.70
City of Tea	City Hall Low Flow	273.52
City of Tea	Community Hall-200 W. Maple	52.22
City of Tea	Maint. Dept. phone	68.86
Dakota Garage Doors	Repair fire dept door	240.00
Innovative Office Solutions	Supplies	230.28
Mid American Energy	600 E. 1st	87.70
Mid American Energy	Maint Bldg	8.00
Mid American Energy	200 W. Maple	8.00
Midwest Alarm	Alarm monitoring and testing	498.00
Team Logic IT	Backup	40.00
Vast	City Hall phone	472.23
Vast	Maintenance building	123.54
Zulkosky, Dan	Meeting	34.70

LIBRARY 4550

Best Buy	Computer	434.14
Tea Area School District	Jan-Jun salaries	5,023.26

PUBLIC SAFETY 4210

City of Tea	Water	48.36
Get N Go	Gasoline	1,137.39
Mid American Energy	Services	11.44
Napa	Headlights	30.89
Nartec, Inc.	Drug tests	180.88
Sioux Falls Area Humane Society	July services	598.86
Vast	Phone	587.74
Xcel Energy	Services	265.22

HIGHWAY/STREET 4312

City of Tea	Heritage Pkwy south water	359.96
City of Tea	Heritage Pkwy north water	224.86
Eastern Farmers	Fuel	612.48
Get N Go	Gasoline	26.13
Myrl & Roy's	Hot mix	592.15
Permier Lawn Care	Mowing	52.25
RDO Equipment	Loader	181,052.66
Southeastern Electric	Main St. lights	253.21
Southeastern Electric	Prairie Trails	159.00

Southeastern Electric	272nd St. lights	82.93
Southeastern Electric	Stop light	44.86
Southeastern Electric	Heritage Blvd. lights	401.02
Southeastern Electric	Ivy & Main lights	136.69
Southeastern Electric	Spencer Heights Add. lights	124.00
Southeastern Electric	Howling Ridge lights	245.22
Southeastern Electric	High Pointe Add. lights	131.00
Southeastern Electric	Gateway Lane lights	33.00
Southeastern Electric	High Pointe/Carla St. lights	82.00
Southeastern Electric	Locates	55.00
Southeastern Electric	271st & Heritage	174.80
Xcel Energy	Street lights	3,514.10

PARKS/RECREATION 4501

City of Tea	Baseball fields	794.56
City of Tea	Park restroom	258.80

WATER 601

Badger Meter	1/2 Cell LTE	22.25
Biehler, Samantha	Water refund	5.50
Cherrill, Christina	Water refund	53.36
Get N Go	Gasoline	26.13
Heins, Tim	Water refund	5.92
Iverson, Gerald	Water refund	1.17
McGraw, Steve	Water refund	50.00
Rauch, Travis & Jennifer	Water refund	3.71
Southeastern Electric	Quitin St. watertower	56.33

SEWER 604

Get N Go	Gasoline	26.12
Badger Meter	1/2 Cell LTE	22.25
Hydro Klean	Clean drop boxes	4,186.39
Hydro Klean	Televise 93rd sewer	1,240.00
Southeastern Electric	High Pointe lift station	164.38

SPECIAL PARK FUND 201

The Tessman Co.	Chalk	7.49
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3RD PENNY/POOL/PARK EXPENSES 211

Benco	Vacuum parts	6.34
City of Tea	Water	388.14
Hawkins	Chemicals	666.25
Mid American Energy	Service	129.04
Verizon	Internet	38.96

TOTAL 215,743.88