

City of Tea
Regular Meeting
May 20, 2019

A regular meeting of the Tea City Council was held at Tea City Hall on May 20, 2019 at 7:00 p.m.

Mayor John Lawler called the meeting to order at 7:00 p.m. with the following members present: Sidney Munson, Jim Erck, Chuck Ortmeier, Joe Weis, Casey Voelker and Todd Boots. Also present: Finance Officer Dawn Murphy, Utility Superintendent Thad Konrad, Planning & Zoning Administrator Kevin Nissen, and City Administrator Dan Zulkosky.

There were no public comments.

AGENDA. MOTION 19-88. MOTION by Ortmeier, seconded by Erck to approve the May 20, 2019 agenda. All members voted AYE.

MINUTES. MOTION 19-89. MOTION by Weis, seconded by Ortmeier to approve the May 6, 2019 minutes. All members voted AYE.

WARRANTS. MOTION 19-90. MOTION by Weis, seconded by Munson to approve the warrants as presented. All members voted AYE. Warrants will be listed at the end of the minutes.

O'TOOLES TEAPOT DAY DANCE. Jim Ihnen was not present, however, Dawn informed the council that O'Tooles plans on having a dance on June 14, same as they have had in the past.

TAX INCREMENTAL PLAN. Toby Morris was present to review the final Tax Increment Finance District #1 Plan. **RESOLUTION 19-05-12. MOTION 19-91. MOTION** by Voelker, seconded by Boots to approve the Resolution Providing for the Adoption of Tax Increment Plan for Tax Incremental District Number One and Developer's Agreement. All members voted AYE. The resolution will be published separately.

PLAT. Kevin presented and recommended approval of a plat in Gateway Park Addition. **RESOLUTION 19-05-13. MOTION 19-92. MOTION** by Boots, seconded by Ortmeier 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 5, Block 2, Gateway Park 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 20th day of May, 2019.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

PUBLIC HEARING – FIRST READING OF REZONING ORDINANCE 265. Mayor Lawler opened the public hearing for the first reading of Ordinance 265, An Ordinance of the City of Tea, Rezoning Gateway Addition, Legally Known as Lot 5, Block 2, Gateway Addition from Agriculture (AG) to General Business Commercial District (GB) and Amending the Official Zoning Map of the City of Tea. There were no comments for or against the rezoning. Second reading will be held at the next meeting.

PLAT. Kevin presented and recommended approval of a plat in Costello Addition. **RESOLUTION 19-05-14. MOTION 19-93. MOTION** by Boots, seconded by Voelker 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 3B and 3C, Block 1, Costello 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 20 day of May 2019.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

SITE PLAN. Kevin presented and recommended approval of a Concept Site Plan in Costello Addition for construction of a 30 unit multi-family building. **MOTION 19-94. MOTION** by Boots, seconded by Voelker to approve the Concept Site Plan for Prescott Limited Partnership for a proposed 30 unit, 3-story apartment building. All members voted AYE.

PLAT. Kevin presented and recommended approval of a plat in Bakker Landing Addition. **RESOLUTION 19-05-15. MOTION 19-95. MOTION** by Weis, seconded by Ortmeier 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 1, Block 2, Bakker Landing 1st 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 20 day of May, 2019.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

SITE PLAN. Kevin presented and recommended approval of a site plan for a 4,800 sq. ft. building addition located on Mindy St. in the Hagedorn Industrial Park. **MOTION 19-96. MOTION** by Ortmeier, seconded by Boots to recommend to Lincoln County the approval of the site plan for Leon Beckman for construction of a 4,800 sq. ft. building addition on Lot 6A, Block 3, Hagedorn Industrial Park Addition. All members voted AYE.

SITE PLAN. Kevin presented and recommended approval of a site plan for a 3,500 sq. ft. contractor shop located on Monty St. in the Hagedorn Industrial Park. **MOTION 19-97. MOTION** by Ortmeier, seconded by Munson to recommend to Lincoln County the approval of the site plan for James Wipf for construction of a 3,500 sq. ft. building on Lot 6A, Block 3, Hagedorn Industrial Park Addition. All members voted AYE.

HERITAGE PRELIMINARY DEVELOPMENT PLAN. Kevin received and recommended approval of a revised Heritage Preliminary Development Plan to enlarge the lake/detention area to approximately 5 acres. **MOTION 19-98. MOTION** by Voelker, seconded by Boots to approve the revised Heritage Preliminary Development Plan for Mike Runge. All members voted AYE.

ALCOHOL BEVERAGE RENEWALS. MOTION 19-99. MOTION by Munson, seconded by Erck to approve the following On-Off Sale Malt Beverage & On-Off Sale SD Farm Wine License (RB) renewals. All members voted AYE.

- MG Oil Co. d/b/a Jokerz 7, 615 E. Brian St. (limited to Suite #A)
- MG Oil Co. d/b/a Jokerz 7B, 615 E. Brian St. (limited to Suite #B)
- Olson Oil Co., d/b/a Get N Go # 17, 815 N. Heritage Parkway
- Cubby's Inc., 105 W. 1st St.
- Casey's General Store, 800 E. Brian St.
- Laurie Karlson, d/b/a Laurie Belles Boutique, 820 Gateway Lane
- Tea Hospitality, LLC, d/b/a Grandstay Hotel & Suites 830 Gateway Lane
- Dolgen Midwest, LLC, 940 N. Heritage Parkway

AERATION FACILITY IMPROVEMENT PROJECT. On April 30, 2019 the City of Tea opened bids for the Aeration Facility Improvements Project. The only bid received was from AB Contracting for a total base bid of \$543,320 and \$1,098,995 for base bid and Alternate A, which is for removing the aeration basin solids. It is HDR's recommendation to reject the bid and rebid it as two separate projects. **MOTION 19-100. MOTION** by Weis, seconded by Voelker to reject the bid from AB Contracting for the Aeration Facility Improvement Project. All members voted AYE.

85TH ST. WATER SUPPLY CONNECTION AND METERING STATION PROJECT BIDS. On May 9, 2019 the following bids were opened for the 85th St. Meting Station:

<u>BIDDER</u>	<u>CONTRACT A BID</u>	<u>CONTRACT B</u>
Metro Construction	\$351,072.00	No Bid
Hulstein Excavating, Inc.	\$373,137.20	No Bid
H & W Contracting, Inc.	\$349,027.00	No Bid
AB Contracting LLC	No Bid	\$512,000.00

Contract A is for the watermain utility construction and Contact B is for the metering building construction. **MOTION 19-101. MOTION** by Munson, seconded by Weis to award Contract A to H & W Contracting, \$349,027.00. All members voted AYE. **MOTION 19-102. MOTION** by Munson, seconded by Weis to award Contract B to AB Contracting LLC, \$512,000.00. All members voted AYE.

PAYLOADER PURCHASE. That would like to purchase a new loader using the Sourcewell Bidding service. **MOTION 19-103. MOTION** by Weis, seconded by Ortmeier to approve the purchase of a 624L Wheel Loader from RDO Construction, for \$181,052.66. All members voted AYE.

MOTION 19-104. MOTION by Weis, seconded by Boots to adjourn at 8:35 pm. All members voted AYE.

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

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**CITY OF TEA
 WARRANTS PAID MAY 20, 2019**

FINANCE 4142

Aflac	Insurance	356.46
KCL Group Benefits	June insurance	323.50
Wellmark	Insurance	6,123.81

LIBRARY 4550

Balloon Squad USA	Entertainment	225.00
Great Plains Zoo	Event	183.60

PLANNING & ZONING 4650

Century Business Products	Copy maintenance	255.12
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GOVERNMENT BUILDINGS 4192

City of Tea	Water - Maintenance building	68.86
City of Tea	Water - City Hall High Flow	72.00
City of Tea	Water - Community Hall-200 W. Maple	48.36
City of Tea	Water - City Hall Low Flow	71.16
Fareway	Supplies	216.81
Marco	Copier maintenance	461.16
Midwest Alarm	Monitoring	66.00
Olson, Joann	Cleaning	150.00
Tea Community Building	Reimburse for Community Fund Grant	500.00
Vast	City Hall	368.34
Vast	Maint. Dept. phone	122.82
Verizon	Cell phone	230.50

ENGINEERING 4196

HDR Engineering	General	3,001.81
HDR Engineering	P & Z	7,613.11
HDR Engineering	Streets-slurry seal, evaluate roads, N. park parking area	800.00
HDR Engineering	Drainage- master plan updates, Lincoln County Drainage	3,560.00
HDR Engineering	Bike Path	160.00
HDR Engineering	S. Main Ave. - Final Plans	5,445.00
HDR Engineering	468th Ave. Improvements - pipe layout	1,035.00
HDR Engineering	Hagedorn Industrial Park - project costs	240.00
HDR Engineering	GIS mapping - update city maps	2,622.59
HDR Engineering	Gateway Blvd	2,640.00

PUBLIC SAFETY 4210

Anderson, Darla	Cleaning 5/19/19 & 5/5	100.00
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Auto Dynamics, Inc.	Oil change & tires	827.80
Cenex	Gasoline	73.62
City of Tea	Water	48.36
Crosby, Brian	Travel expenses	168.95
Elbo Computing Resources	Computer services	117.30
Frantzen Reporting	Transcription	44.00
Get N Go	Gasoline	1,070.00
Green Eggs & Ram	Backup	15.39
Quigley, Jessica	Travel expenses	72.04
Sioux Falls Humane Society	Services	70.92
Vast	Phone	626.05
Verizon	Phone	372.27
Xcel Energy	Services	200.83

HIGHWAY/STREET 4312

Casey's General Stores Inc.	Gasoline	72.73
Cenex	Gasoline	76.72
Southeastern Electric	Main St. lights	272.35
Southeastern Electric	272nd St. lights	57.08
Southeastern Electric	Heritage Blvd. lights	468.36
Southeastern Electric	Ivy & Main lights	161.38
Southeastern Electric	Nine Mile Heights lights	194.00
Southeastern Electric	Spencer Heights Add. lights	124.00
Southeastern Electric	Howling Ridge lights	243.00
Southeastern Electric	High Pointe Add. lights	131.00
Southeastern Electric	Brian St. stop light	45.21
Southeastern Electric	Gateway Lane lights	33.00
Southeastern Electric	Prairie Trail lights	159.00
Southeastern Electric	High Pointe/Carla St. lights	82.00
Southeastern Electric	271 St. & Main lights	132.39
Southeastern Electric	271st & Heritage	189.11
Xcel Energy	Street lights	3,538.23

WATER 601

Badger Meter	Service	42.72
Andert, Jordan	Water refund	28.34
Casey's General Stores	Gasoline	72.73
Cenex	Gasoline	76.72
Getty Abstract & Title	Land	135,235.50
HDR Engineering	85th St. Meter Building	22,218.69
Houser, Woody	Water refund	7.65
Lester, Erin	Water refund	32.03
Lewis & Clark Regional Water	Meter building	202.73
Roe, John & Cleo	Water refund	6.82
SD One Call	1/2 locates	85.68
Southeastern Electric	Quinton St. tower	56.33

SEWER 604

Casey's General Stores	Gasoline	72.73
Cenex	Gasoline	76.72
HDR Engineering	Aeration plans	10,049.54
HDR Engineering	93rd St. Sewer	13,879.76
Metro	93rd St. Sewer Project Pay App. 2	283,771.32
SD One Call	1/2 locates	85.68
Southeastern Electric	High Pointe lift station	166.06

SPECIAL PARK FUND 201

Crown Awards	Soccer trophies	955.30
Johanneson, Tara	Eggstravaganza expenses	2,043.31
Pitching Machine Sale	Batting cage	4,249.00
Sports Engine	Back ground checks	2,193.00

3RD PENNY/POOL/PARK EXPENSES 211

Vast	Phone	37.56
Verizon	Internet	40.01

2ND PENNY SALES TAX FUND 212

First National Bank	Sales Tax Revenue Bond Series 2013 (PSB)	10,870.00
First National Bank	Sales Tax Revenue Bond Series 2019 (HWY 111 & 271st)	9,978.91

543,282.94

Published once at the approximate cost of \$_____