

City of Tea
Regular Meeting
August 1, 2022

The regular meeting of the Tea City Council was held at Tea City Hall on August 1, 2022 at 7:00 pm.

Mayor Casey Voelker called the meeting to order at 7:00 pm with the following members present: Terry Woessner, Ruby Zuraff, Aaron Otten, Lynn DeYoung, James Erck and Joe Weis. Also present: City Administrator Dan Zulkosky, Finance Officer Dawn Murphy and Planning and Zoning Officer Kevin Nissen.

AGENDA. MOTION 22-119. MOTION by Woessner, seconded by Weis to approve the August 1, 2022 Agenda with the addition of Sky Lounge event. All members voted AYE.

CONSENT AGENDA. MOTION 22-120. MOTION by Erck, seconded by Otten to approve the following consent agenda items:

- 1) July 18, 2022 Minutes
- 2) August 1, 2022 Claims (claims will be listed at the end of the minutes)
- 3) Plat: Lots 6A & 6B, Block 5, Boulder Addition

All members voted AYE.

PUBLIC COMMENTS. Beau and JeanAnn Bryan talked to the council about a fund raiser that they would like to have to benefit Duchenne Muscular Dystrophy. Both of their young sons have this fatal muscle wasting disease. They are proposing a 5K Run/Walk on September 24. They have a route planned that would go by all the schools in Tea. It would start and end at the city park. They will check with the police department on the route and it will be on the agenda for official approval at the next meeting.

SKY LOUNGE. Sky Lounge owner Tanya Bakker talked to the council about a fund raiser for Autism that Neighborhood Ride would like to have on August 13 from 11:00-5:00. They would like to block off half of 2nd Street from Main Ave. east to the back of their building. **MOTION 22-121. MOTION** by Otten, seconded by Erck to approve the event and blocking off half of 2nd St. All members voted AYE.

LUXSTOR. Representatives from Luxstor were present to discuss the high-end garage condominiums that they would like to build in Bakker Landing. This is a permitted use within the development area, however the council had previously approved a large storage complex in this area and the developer agreed that they would not allow any additional self-storage buildings in that area. The owners explained each unit will be customized to the purchaser's needs which could include bathrooms, vehicle hoist and mezzanine level. They also plan on having a club house for members. The developer approved the project as they felt it was a "social club" environment and not self-storage. After a very lengthy discussion, **MOTION 22-122. MOTION** by Otten, seconded by DeYoung to deny the Luxstor project.

NINEMILE LAKE DEVELOPER'S AGREEMENT. Keven and Ben reviewed the developer agreement for Ninemile Lake Addition. **MOTION 22-123. MOTION** by Weis, seconded by Woessner to approve the agreement between the City of Tea and Mike Runge, Heritage Development, LLC for the Ninemile Lake Addition. All members voted AYE.

Kevin updated the council on 2022 Building Permit data.

PAY APPLICATIONS. MOTION 22-124. MOTION by Erck, seconded by Otten to approve the following Pay applications:

- Tea Law Enforcement Center Pay Application 13, Vision Construction \$128,512.00
- Tea Law Enforcement Center Pay Application 14, Vision Construction \$88,350.00
- Regionalization Wastewater Pump Station & Force Main #4, Metro Construction, \$798,684.88

- 2022 Tea Mill & Re-Surfacing, Black Top Paving, \$552,949.50

All members voted AYE.

SRF 09 REGIONALIZATION WASTEWATER PUMP STATION AND FORCEMAIN FUNDING. RESOLUTION 22-08-08. MOTION 22-125. MOTION by DeYoung, seconded by Woessner to approve the following resolution: Resolution Giving Approval to Certain Sewer Facilities Improvements; Giving Approval to the Issuance and Sale of a Revenue Bond to Finance, Directly or Indirectly, the Improvements to the Facilities; Approving the Form of the Loan Agreement and the Revenue Bond and Pledging Project Revenues and Collateral to Secure the Payment of the Revenue Bond; and Creating Special Funds and Accounts for the Administration of Funds for Operation of the System and Retirement of the Revenue Bond and Providing for a Segregated Special Charge or Surcharge for the Payment of the Bonds. – Regionalization Wastewater Pump Station and Force Main - \$8,394,000.00. All members voted AYE. The resolution will be published separately.

SEWER SURCHARGE RATE RESOLUTION. RESOLUTION 22-08-09. MOTION 22-126. MOTION by Erck, seconded by Otten to approve the following resolution: Resolution Amending the City’s Rate Structure, Providing for a Surcharge for Improvement to Sewer System, for the Payment of a Revenue Borrower Bond and Yearly Review of Rate. All members voted AYE. The resolution will be published separately.

TAX ABATEMENTS. Lincoln County has asked for the City to abate the special assessments on a property the county has taken by tax deed. **MOTION 22-127. MOTION** by DeYoung, seconded by Erck to abate the Drainage and Road Maintenance Assessment on parcel #240.62.06.001A, Hagemeyers Add, Lot 1A, Block 6. \$670.00. All members voted AYE.

EMPLOYEE COLA INCREASES. MOTION 22-128. MOTION by Weis, seconded by Woessner to approve a 10% Cost of Living Adjustment for all full-time employees retroactive to Pay Period 13. All members voted AYE.

MOTION 22-129. MOTION by Otten, seconded by Woessner to adjourn at 9:24 pm. All members voted AYE.

Casey Voelker, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

Published once at the approximate cost of _____.

**CITY OF TEA
WARRANTS PAID AUGUST 1, 2022**

Vendor	Description	Amount
A & B Business Solutions	Copier usage	144.86
Ace Hardware	Misc. supplies (pool/shop/PD)	1,306.50
Anderson, Darla	Cleaning PD	100.00
Auto Dynamics	Car repairs & oil change	210.71
Badger Meter	Hosting services	2,554.39
Barnes & Noble	Books	295.81
Casey's	Fuel	949.23
Fareway	TPD water/gatorade/ summer rec	714.10
Get N Go	Fuel	2,761.59
Glass Doctor	Repair chip	74.55
Hander Plumbing	Repair FD water heater	267.86
Hawkins	Pool chemicals	1,860.21
Independent Publishing	Publishing	1,319.96
Innovative Office Solutions	Supplies	137.72
KCL Group Benefits	Insurance	486.87
Lacey's Rentals	Toilets	410.00
Leeds Online	Subscription	1,133.00
Lincoln County Register of Deeds	Plats	251.00
McLeod's	Tickets	89.10
Mid American Energy	Services	1,845.86
Midco	Phone	41.13
Myrl & Roys	Asphalt	6,784.80
Odland, Tim	Inspections	6,150.00
Olson, Joann	Cleaning	225.00
Portner, Jeff	Reimburse for supplies & umpires	3,383.44
Riverside Technologies	Computer	1,099.00
Robertson, Steve	Inspections	3,640.00
SD DOT	Sidewalk project	348.64
Sioux Empire Fastpitch Softball Assoc.	Softball fees	7,140.00
Sioux Falls Area Humane Society	June services	180.02
South Dakota 811	Locates	384.16
Southeastern Electric	Locates	422.50
Southeastern Electric	Services	3,995.02
TAHS - Volleyball	Volleyball skill camp	1,000.00
Verizon	Phones	850.15
Wellmark	Insurance	10,468.14
Xcel Energy	Services	2,383.15

65,408.47

JULY PAYROLL

DEPARTMENT	GROSS			TOTAL
	PAY	SS/MED	RETIRMENT	
Legislative 4111	7,500.00	573.75		8,073.75
Executive 4121	6,000.00	459.00		6,459.00
Administrator 4122	8,182.94	626.00	490.98	9,299.92
Finance 4142	6,143.76	470.00	368.62	6,982.38
Public Safety 4210	44,131.54	3,157.84	3,328.48	50,617.86
Highway/Streets 4311	13,140.45	990.22	788.43	14,919.10
Recreation 4501	5,074.58	388.21	103.43	5,566.22
Planning & Zoning 4650	7,606.80	577.09	336.41	8,520.30
Park & Recreation 201-4507	780.25	59.69		839.94
Pool 211-4501	30,065.07	2,299.99		32,365.06
Water Distribution 4334	6,707.54	510.38	402.45	7,620.37
Water Clerk 4335	861.91	65.94	51.71	979.56
Sewer Administration 4321	6,709.51	510.60	402.57	7,622.68
Sewer Sanitary Clerk 4322	861.91	65.92	51.72	979.55
TOTAL JULY PAYROLL	143,766.26	10,754.63	6,324.80	160,845.69