

City of Tea
Regular Meeting
September 19, 2022

The regular meeting of the Tea City Council was held at Tea City Hall on September 19, 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 22-142. MOTION by Otten, seconded by Weis to approve the September 19, 2022 Agenda. All members voted AYE.

CONSENT AGENDA. MOTION 22-143. MOTION by DeYoung, seconded by Zuraff to approve the following consent agenda items:

- 1) September 12, 2022 Minutes
- 2) September 19, 2022 Claims (claims will be listed at the end of the minutes)
- 3) Plats:
 - Revised Plat Lot 1 & 2, Block 7, Bakker Landing Addition
 - Revised Plat Lot 1, Block 9, Lots 1 & 2 Block 11 & Tract 3A, Bakker Landing Addition

All members voted AYE.

There were no public comments.

ANNEXATION. The City received an annexation petition from Jerry Myott, owner of Jeren Properties LLC asking for annexation of his property in Landmark Industrial Park Addition. **RESOLUTION 22-09-10. MOTION 21-144. MOTION** by Erck, seconded by Otten to approve the Annexation Agreement and 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 the property is contiguous to the City of Tea on its south and east boundaries 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 following described properties be and the same hereby are 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. **Landmark Industrial Park Add., Tract 10, SW ¼ Govt Lot 2, S30-R100-T50 (Parcel # 100-50.30-H010).**

Dated this 19th day of September, 2022

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

BUILDING PERMIT 22-347. MOTION 22-145 MOTION by Weis, seconded by Otten to approve Jeren Properties Building Permit 22-347 to construct a 9,500 sq. ft contractor shop building on Tract 10, Landmark Industrial Park. All members voted AYE.

FOUNDATION PERMIT 22-339. MOTON 22-146. MOTION by Otten, seconded by Weis to approve Marken Properties Phase 2 Foundation Permit 22-339 for future construction of a 3,500 sq. ft. building on Lot 3, Block 3 Carl W. Soukup's Addition. All members voted AYE

FOUNDATION PERMIT #22-345. MOTON 22-147. MOTION by Otten, seconded by Woessner to approve Empire Company Foundation Permit 22-345 for future construction of a 16,012 sq. ft. building at 2035 Merchant St., Lot 5, Block 5 Bakker Landing 1st Addition. All members voted AYE

VARIANCE PUBLIC HEARING. Mayor Voelker opened the public hearing for a building height variance on Lot 21, Block 1 Artisan Addition. A 3-foot building height variance had been granted to SoDak Construction on April 18, 2022. Their plan/design has since changed and now they would like to build 2 mixed use buildings with pitched roofs versus one large building with a flat roof. This would require a 12-foot height variance. Two citizens voiced concerns over the height of the building and how drainage would be affected. If the variance is not granted, they could still build the higher density, less attractive building. **MOTION 22-148. MOTION** by Weis, seconded by Woessner to approve the 12-foot building height variance for SoDak Construction, Lot 21, Block 1 Artisan Addition. Members DeYoung, Weis and Woessner voted AYE. Members Erck, Otten and Zuraff voted NO. Mayor Voelker broke the tie with a AYE. Motion carried and the variance granted.

BUILDING PERMIT 22-206. MOTION 22-149 MOTION by DeYoung, seconded by Otten to approve Ruff Land Kennels Building Permit 22-206 to construct a 11,600 sq. ft. office, breakroom and warehouse addition to their property at 1800 E. Mindy St, Hagedorn Industrial Park Addition. All members voted AYE.

BUILDING PERMIT 22-207. MOTION 22-150. MOTION by Erck, seconded by Woessner to approve Ultimate Property Solution Building Permit 22-207 for construction of a 13,500 contractor shop building at 310 N. Linda Ave., Hagedorn Industrial Park. All members voted AYE.

BUILDING PERMIT 22-346. MOTION 22-151. MOTION by DeYoung, seconded by Erck to approve Pinnacle Productions Building Permit 22-346 for restrooms, studio, offices and storage interior buildout at 2300 N. Enterprise Ave., Bakker Landing Addition.

GRANT APPLICATION. MOTION 22-252. MOTION by Otten, seconded by Woessner to authorize submitting a SD Department of Agriculture and Natural Resources Forestry Grant Application for planting trees. All members voted AYE.

PAY APPLICATONS. MOTION 22-153. MOTION by Erck, seconded by Otten to approve the following pay applications:

- Tea Law Enforcement Center #15, Visions Construction Group, \$345,202.0
- Regionalization Wastewater Pump Station & Force Main #6, Metro Construction \$466,400.34

All members voted AYE.

ORDINANCE 295. The council held the 2nd reading of Ordinance 295. **MOTION 22-154. MOTION** by Woessner, seconded by Wies to approve and adopt Ordinance 295 – 2023 Appropriation Ordinance. All members voted AYE.

MOTION 22-155. MOTION by Otten, seconded by Weis to adjourn at 8:20 pm. All members voted AYE.

Casey Voelker, Mayor

ATTEST

Dawn R. Murphy, Finance Officer

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**CITY OF TEA
 WARRANTS PAID SEPTEMBER 19, 2022**

Vendor	Description	Amount
Anderson, Darla	Cleaning	50.00
American Solutions for Business	Supplies	226.38
Asmum, Daniel	Water refund	28.91
Barnes & Noble	Books	203.32
Bartels, Connie	Water refund	4.50
Brigitte Group	Water refund	48.19
Blue Peak	Phones	1,256.02
City of Tea	Water bills	5,004.50
Code Works	Site plans	6,242.90
DLH Communications	Fiber work	3,066.33
Eastern Farmers Coop	Fuel/propane tank leases	700.49
Explorers Credit Union	Trophies, software, pd supplies	2,232.69
Hander Inc.	Hot water heater	13,895.00
Lennox Independent	Publishing	437.76
Hauff Mid American Sports	Soccer shirts	5,039.60
Ixom	Aerator Lift #4	3,360.00
Justin Lynde Const	Approach 7th & Byron	605.88
Jack's Uniforms	Clothes	560.53
Innovative	Office supplies	65.55
Lopez, Maria & Pedro	Water refund	50.00
Pick, Vicki	Reimburse for supplies	49.97
Roto Rooter	Camera Hagedorn old system	2,510.00
SiteOne Landscape	Irrigation parts	275.54
SDML	Conference	100.00
SDPAA	Insurance	82,750.06
SD One Call	Locates	431.20
U Drive Technology	Monthly texting	50.20
Williams & Company	Audit	32,800.00
Xcel Energy	St. lights	3,576.46
US Bank	CW SRF 8 Interest	193,248.99
		358,870.97

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