

City of Tea
Regular Meeting
December 20, 2021

The regular meeting of the Tea City Council was held at Tea City Hall on December 20, 2021 at 6:00 p.m.

Mayor John Lawler called the meeting to order at 6:00 pm with the following members present: Jim Erck, Terry Woessner, Casey Voelker, Sid Munson and Joe Weis. Also present: Finance Officer Dawn Murphy, HDR Engineer Ben Scholtz, Planning & Zoning Officer Kevin Nissen and City Administrator Dan Zulkosky.

MOTION 21-285. MOTION by Munson, seconded by Weis to go into executive session at 6:00 pm pursuant to SDCL 1-25-2 (1) personnel. All members voted AYE. The council came out of executive session at 7:01 pm.

AGENDA. MOTION 21-186. MOTION by Weis, seconded by Woessner to approve the December 20, 2021 agenda. All members voted AYE.

CONSENT AGENDA. MOTION 21-186. MOTION by Woessner, seconded by Erck to approve the following consent agenda items:

- 1) Approval of December 6, 2021 Minutes
- 2) Approval of December 20, 2021 Claims (claims will be listed at the end of the minutes)
- 3) Plats
 - a) Lots 7A, 7B, 8A, 8B, 9A, 9B, 10A, 11A & 11B, Block 8 Heritage Addition
 - b) Tract 2, Vanningen's Tracts NE ¼, S31-T100N-R50W, Lincoln County
 - c) Lots 1, 8 & 9, Block 3, Bakker Landing 1st Addition
 - d) Lot 7, Block 3, Bakker Landing 1st Addition
 - e) Lots 10 & 11, Block 5, Bakker Landing 1st Addition
 - f) Lot 8, Block 5, Bakker Landing 1st Addition

All members voted AYE.

There were no public comments.

PUBLIC HEARING. An application has been received to transfer the alcohol beverage licenses from Tea Steak House to Boss' Pizzeria. **MOTION 21-187. MOTION** by Munson, seconded by Weis to transfer the following licenses from Tea Steak House Inc., d/b/a/ O'Tooles Bar to BPC Tea, LLC, d/b/a Boss' Pizzeria & Sports Bar:

- 1) Retail (on-sale) Liquor, 215 S. Main, Byron's Addition, Lots 1, 2 & 3, Block 2; & Lots 1 & 2 and Lot 3, & N 22' Lot 4, Block 4, Peters 1st Addition to Byron
- 2) Package (off-sale) Liquor, 215 S. Main Ave., Lots 1, 2, & 3, Block 2

All members voted AYE.

RENEWAL. MOTION 21-188. MOTION by Munson, seconded by Weis to renew the following Alcohol Beverage License for BPC, LLC d/b/a Boss' Pizzeria & Sports Bar:

- 1) Retail (on-sale) Liquor, 215 S. Main, Byron's Addition, Lots 1, 2 & 3, Block 2; & Lots 1 & 2 and Lot 3, & N 22' Lot 4, Block 4, Peters 1st Addition to Byron
- 2) Package (off-sale) Liquor, 215 S. Main Ave., Lots 1, 2, & 3, Block 2

All members voted AYE

JESSE FONKERT President and CEO of Sioux Metro Growth Alliance reported on their first year as an organization and what their plans are for 2022. They would like to appoint a representative from each municipality, county or utility company to joint the membership advisory board.

ANNEXIONS. Petitions have been received and verified by Finance Officer Murphy for annexation of certain areas along E. 1st St. (272nd Ave.) **MOTION 21-189. RESOLUTION 12-12-23. MOTION** by Weis, seconded by Woessner 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, the property is contiguous to the City of Tea on its **South, North and East** boundaries; and WHEREAS, said petition complies with all requirements of SDCL 9-4-1; NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEA, SOUTH DAKOTA that the following described property be and the same hereby are included within the corporate limits of the City of Tea and that the boundary of the City is hereby extended to include such territory as allowed by SDCL 9-4-1.

Tract

- 1) Tract 1 Mueller's Addition ¼, SW ¼, 25-100-51, (46928 272nd St.)
- 2) Hansons - Lot 2 Sub Div. Hansens Tr 1 Se1/4 - 25-100-51 (46956 272nd St)
- 3) Hansens Tr 1, SE ¼ *EX Lots 1 & 2, Hansen Subdivision & E 300' of Hansen Tract 1* 25-100-51 (46960 272nd St.)
- 4) E. 300' of Hansens Tr 1, *EX Lots 1 & 2, Hansens Subdivision* SE ¼, 25-100-51 (46970 272nd St)
- 5) Lot 2A, Block 6, SE ¼ 25-100-51, (46974 272nd St.)
- 6) Lot 3A, Block 6 SE ¼ 25-100-51
- 7) W. 370.42' OF E 2132.80' OF N 823.17' NE1/4 - 36-100-51 (46963 272nd St)

Dated this 20th day of December 2021.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

SITE PLAN. Kevin presented and recommended approval of McKoy Auto Plaza Site and Building Plans. The plan consists of a 18,720 sq. ft. auto plaza for potentially six new business. Approval from FAA still needs to be obtained. The building will be on the corner of Sundowner Ave and Industrial St. **MOTION 21-190. MOTION** by Voelker, seconded by Erck to approve the site and building plans for Frank McKoy Jr., d/b/a WKH Construction to construct a 18,720 sq. ft. building on Lot 7, Block 5, Bakker Landing Addition. All members voted AYE.

BUILDING PERMIT FEES. The council reviewed the building permit fee schedule which has not been raised since 2012. Kevin will present his recommendations at the next meeting.

BAKKER LANDING PHASE 1 REVISED DEVELOPMENT ENGINEERING PLANS. The council reviewed the revised plans for the Bakker Landing Development. No action was taken.

PAY APPLICATION. MOTION 21-191. MOTION by Weis, seconded by Woessner to approve Gateway Boulevard (CR 106) Pay Application 10, D & G Concrete Constructions, \$565,412.13. All members voted AYE.

PAY APPLICATION. MOTION 21-192. MOTION by Erck, seconded by Voelker to approve East 1st St. Extension Pay Application 6, Hulstein Excavating Inc., \$572,215.14. All members voted AYE.

NEW CINGULAR WIRELESS PCS, LLC CONTRACT. City Administrator Zulkosky presented an amendment to the water tower lease with New Cingular Wireless. They did some minor improvements to their system and will pay an additional \$275.00 per month. **MOTION 21-193. MOTION** by Weis, seconded by Erck to approve the Second Amendment to Water Tower Lease between the City of Tea and New Cingular Wireless, PCS, LLC. All members voted AYE. The contract is on file at City Hall.

SIoux FALLS AREA HUMANE SOCIETY CONTRACT. MOTION 21-194. MOTION by Munson, seconded by Weis to approve the 2022 Animal Control Services and Impoundment Facility Operations Agreement between the City of Tea and the Sioux Falls Area Humane Society. All members voted AYE.

ORDINANCE 291. WARD REDISTRICTING. The council reviewed two options for redistricting the City's voting wards.
Option1:

Ward 1 – South of W. Brian St.; West of N. Main Ave; & South of 1st St.

Ward 2 – South of Gateway Boulevard; 271st; West of Heritage Blvd; North of 1st St.; East of N. Main Ave; and North of W. Brian St.

Ward 3 – North of Gateway Boulevard (271st St./CR 106); East of Heritage Blvd and North of E. 1st St.

OPTION 2

Ward 1 - South of W. Brian St.; West of N. Main Ave; & South of 1st St.

Ward 2 - North of W. Brian St.; West of N. Main Ave.; and North of Gateway Boulevard (271st St/CR 106

Ward 3 - East of N. Main Ave.; North of E. 1st St.; and South of Gateway Boulevard (271st St/CR 106

It was the general consensus to go with Option 2. Second reading will be held at the January 3, 2022 meeting.

SECOND READING OF ORDINANCE 290. The council held the second reading of Ordinance 290, 2021 Supplemental Appropriations Ordinance. **MOTION 21-195. MOTION** by Voelker, seconded by Woessner to approve and adopt Ordinance 290, 2021 Supplemental Appropriations Ordinance. All members voted AYE. The Ordinance will be published separately.

CONTINGENCY TRANSFERS. MOTION 21-196. MOTION from Erck, seconded by Voelker to approve the following transfers from Contingency Account #4115:

- 4311 Highway Street Administration \$5,000
- 4312 Highway Street - \$65,000
- 4316 Street Lighting \$15,000
- 4326 Weed Control \$6,500.

MOTION 21-197. by Weis, seconded by Woessner to go into executive session at 8:48 pm pursuant to SDCL 1-25-2 (1) personnel. All members voted AYE. The council came out of executive session at 9:32 pm.

MOTION 21-198. MOTION by Erck, seconded by Weis to adjourn t 9:32 pm. All members voted AYE.

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

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**CITY OF TEA
 WARRANTS PAID DECEMBER 20, 2021**

Vendor	Description	Amount
A & B Business Solutions	Toner	288.30
Banner Associates	LEC November services	3,801.50
Barnes & Nobel	Books	1,307.19
Benco	Parts	320.00
Boots, Todd	18 zoning meetings	1,350.00
Casey's General Store	Fuel	645.74
City of Tea	Water	351.65
Colliers Securities LLC	TIF #2 services	18,500.00
Concrete Materials	Asphalt	109.15
Daktoa Riggers	Cables	199.67
Diesel Machinery Inc.	Edges	2,309.84
Douth Dakota 811	Locates	316.96
Eastern Farmers Elevator	Fuel	779.74
Elbo Computing Resources	Repair Computer	180.60
Explorers Credit union	Postage, adobe, misc supplies	329.26
Ferguson	Parts	825.08
Get N Go	Fuel	1,612.65
HDR Engineering	85th St. Tower	1,920.00
HDR Engineering	Gateway Boulevard	40,300.20
HDR Engineering	Regionalization	81,594.07
HDR Engineering	On Call	29,823.51
Innovative Office Solutions	Misc. supplies	170.76
J & R Mechanical	Repair community hall furnace	133.00
Kibble Equipment	Repair loader	431.50
Maag, Barry	14 zoning meetings	1,050.00
Marco	Copy lease	342.23
Meierhenry Sargent	Services	120.00
Metering & Technology Solutions	Communication for meter installation	140.06
Mid American Energy	Services	2,746.95
Montileaux, Stan	18 zoning meetings	1,350.00
Munson, Joe	11 zoning meetings	825.00
Murphy, Dawn	Mileage	260.96
Nursery Wholesalers	Trees	1,399.23
Olson, Joann	Cleaning	165.00
Sioux Falls Area Humane Society	Nov. services	119.29
Southeastern Electric	Services	4,165.37

Southeastern Electric	Locates	292.50
US Bank	Pool bonds	102,300.00
US Bank	Agent paying fees	1,800.00
Vast Broadband	Services	1,229.68
Venard, Bob	18 zoning meetings	1,350.00
Xcel Energy	Services	3,737.25
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		310,993.89

NOVEMBER PAYROLL

DEPARTMENT	GROSS PAY	SS/MED	RETIRMENT	TOTAL
Administrator 4122	11,579.64	885.84	694.77	13,160.25
Finance 4142	8,694.00	665.10	521.64	9,880.74
Public Safety 4210	52,697.57	3,807.20	3,963.42	60,468.19
Highway/Streets 4311	15,984.56	1,185.07	959.07	18,128.70
Recreation 4501	1,559.85	113.50	93.60	1,766.95
Economic Development	4,621.51	353.54	277.29	5,252.34
Planning & Zoning 4650	7,873.13	595.05	472.39	8,940.57
Water Distribution 4334	11,108.16	837.99	666.48	12,612.63
Water Clerk 4335	1,976.67	143.87	118.61	2,239.15
Sewer Administration 4321	11,111.42	838.21	666.72	12,616.35
Sewer Sanitary Clerk 4322	1,977.11	143.87	118.61	2,239.59
TOTAL NOVEMBER PAYROLL	129,183.62	9,569.24	8,552.60	147,305.46

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