

City of Tea  
Regular Meeting  
March 20, 2023,

The regular meeting of the Tea City Council was held at Tea City Hall on March 20, 2023, at 7:00 pm.

Mayor Casey Voelker called the meeting to order at 8:14 pm, following the Local Board of Equalization, with the following members present: Terry Woessner, Joe Weis, Aaron Otten, Ruby Zuraff and Lynn DeYoung. Also present, City Administrator Dan Zulkosky, Finance Officer Dawn Murphy and Planning & Zoning Officer Kevin Nissen. Councilmember Jim Erck was absent.

**AGENDA. MOTION 23-30. MOTION** by Weis seconded by DeYoung to approve the March 20, 2023 Agenda. All members voted AYE.

**CONSENT AGENDA MOTION 23-31** by Weis, seconded by Woessner to approve the following consent agenda items:

1. March 6, 2023 Minutes
2. March 20, 2023 Claims (Claims will be listed at the end of the minutes)
3. Approval of the following plats:
  - a) Plat of Tracts 35, 36, and 37, Landmark Industrial Park Addition, City of Tea.
  - b) Plat of Lot 11, Block 2, Bakker Landing 1<sup>st</sup> Addition, City of Tea.
  - c) Plat of Lots 9-12, Block 1, Lots 1, 2, 13, 14, 15, 16 and 17, Block 2, Lots 1-15, Block 3, Lots 1-6, Block 4, GC Estates Addition, City of Tea.
  - d) Plat of Lots 1A, 2B, 2A, 2B, 3A, 3B, Block 5, Boulder Addition, City of Tea.
  - e) Plat of 4A, 5A, and 6A, Block 4, Nine Mile Lake Addition, City of Tea.
  - f) Plat of Lots 17 & 18, Block 4, and Lot 2, Block 10, Pinnacle Estates Addition, City of Tea.
  - g) Plat of 3A & 3B, Block 8, Bakker Landing 1<sup>st</sup> Addition, City of Tea.

All members voted AYE.

**PUBLIC COMMENTS.** There were no public comments.

**VARIANCE PUBLIC HEARING.** Mayor Voelker opened the public hearing for a building height variance for the Tea Area School District. The maximum height for a building in a Residential District is 35 feet. The proposed height of the new performing arts project is 35 feet. **MOTION 23-32. MOTION** by Zuraff, seconded by DeYoung to approve the building height variance for the Tea Area School District, 500 W. Brian St. All members voted AYE.

**SITE PLAN. MOTION 23-33. MOTION** by Weis, seconded by Woessner to approve the site and building plans for the addition to the Tea Area High School, 500 W. Brian St. All members voted AYE.

**TASD FEES.** There was discussion on the building permit fees for the performing arts project. Superintendent Lowery asked the City to consider that the district will pay for the hard costs (building inspection, hook up fees, meter fees etc.) and the remainder of the fees be considered a donation to the project and the City's name will be listed on the "donation wall". It was the consensus of the Council to go with Superintendent Lowery's proposal.

**SITE PLAN. MOTION 23-34. MOTION** by DeYoung, seconded by Weis to approve the site and building plans for Embrace Church to construct a new church at 400 N. Heritage Parkway, Lot 22, Block 1 Artisan Addition. All members voted AYE.

**BUILDING PLANS. MOTION 23-35. MOTION** by Weis, seconded by Otten to approve the building plans for Thornton Flooring, to construct a new building at 2300 Bakker Landing Ave., Lot 3A, Block 2, Bakker Landing 1<sup>st</sup> Addition. All members voted AYE.

**MOTION 23-36. MOTION** by Weis, seconded by Woessner to adjourn at 8:44 pm. All members voted AYE.

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Casey Voelker, Mayor

ATTEST:

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Dawn R. Murphy, Finance Officer

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**CITY OF TEA  
WARRANTS PAID MARCH 20, 2023**

<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
44i	Web hosting	500.00
A & B Business Solutions	Copy lease	143.03
American Engineering Testing	Lagoon Samples	252.75
Anderson, Darla	Cleaning 3/11	75.00
Applied Concepts	Hand held radar	2,340.00
Auto Dynamics	Oil Change	101.43
Banner	PD mezzanine design	2,841.50
Blue Peak	Phones	1,386.95
CHS	Fuel	1,903.71
City of Tea	Water	426.40
Confluence	Athletic Complex phase 4 design	6,534.40
Dust-Tex	Rug service	67.24
Enviro Master	Towels	217.26
Explorers Federal Credit Union	PD training classes/TV/gun/supplies	1,716.35
Explorers Federal Credit Union	Strobe light/repairs/supplies	2,164.89
Fareway	Supplies	70.82
Fireworkz Store	2023 Fireworks deposit	4,000.00
Hander Inc	FD boiler pump	1,673.73
HDR Engineer	On-call	43,078.00
HDR Engineer	85th St. Urban Improvements	7,555.00
HDR Engineer	Regionalization	12,361.25
Innovative Office	Supplies	28.79
Jack's Uniforms	Pants	152.89
John King Music	Teapot Day 2023	3,500.00
Johnson Feed	Salt sand	6,227.20
Johnson, Crystal	Water refund	18.70
KCL Group Benefits	Insurance	753.47
Keloland Employment	Job listing	309.00
KJ's Electric	Wire recirc pump	119.90
Lennox Independent	Publishing	458.33
Lincoln County Treasurer	Assessments	11,581.14
Mid American Energy	Services	3,020.71
Motorola Solutions	Body camera	6,570.00
Muth Electric	Heritage Stop light fixtures	662.55
Napa Auto Parts	Supplies	95.22
O'Reilly	Parts	197.17
Platinum Properties	Refund	180.50
Runnings	Supplies	311.41
SD 811	Locates	40.32
Secretary of State	Notary	30.00
Sioux Falls Area Humane Society	February services	212.50
Site One Landscape	Pond Fountain	9,685.74
Southeastern Electric	Services	4,554.25
Toshiba Financial Services	Copy lease	66.00
U Drive Technology	Monthly texting	88.76

Workplace IT	IT Services	2,613.98
Xcel Energy	Services	11,850.48
Zuraff, Ruby	Leadership conference	10.00
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		152,748.72

FEBRUARY PAYROLL

DEPARTMENT	GROSS			TOTAL
	PAY	SS/MED	RETIRMENT	
Administrator 4122	9,541.32	729.90	572.48	10,843.70
Finance 4142	7,163.62	548.02	429.82	8,141.46
Public Safety 4210	57,900.07	4,250.14	4,410.84	66,561.05
Highway/Streets 4311	16,779.40	1,268.19	1,006.74	19,054.33
Planning & Zoning 4650	10,636.75	808.89	638.21	12,083.85
Park & Rec 201-4501	4,461.54	475.17	133.85	5,070.56
Water Distribution 4334	8,146.76	620.28	488.79	9,255.83
Sewer Administration 4321	8,149.13	620.50	488.99	9,258.62
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TOTAL FEBRUARY PAYROLL	122,778.59	9,321.09	8,169.72	140,269.40

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