

City of Tea
Special Meeting
October 23, 2023

A special meeting of the Tea City Council was held at Tea City Hall on October 23, 2023, at 6:00 pm.

Mayor Voelker called the meeting to order at 6:00 pm with the following members present: Joe Weis, Ruby Zuraff, Jim Erck and Terry Woessner. Also present: Finance Officer Dawn Murphy, Planning & Zoning Officer Kevin Nissen, City Administrator Justin Weiland, City Attorney Todd Meierhenry, Colliers Securities Senior Vice President Tom Grimmond and City Engineer Ben Scholtz. Members Lynn DeYoung and Aaron Otten were absent.

AGENDA. MOTION 23-165. MOTION by Erck, seconded by Woessner to approve the October 23, 2023 Agenda. All members voted AYE.

PUBLIC COMMENTS. Harrisburg School District Superintendent and Business Manager Jennifer Conway both spoke in opposition of Resolution 23-10-06 which creates Tax Incremental District Number Three.

RESOLUTION 23-10-06. MOTION 23-166. MOTION by Weis, seconded by Erck to approve the following resolution. All members voted AYE.

**CITY OF TEA
RESOLUTION 23-10-06**

RESOLUTION PROVIDING FOR THE CREATION OF TAX INCREMENTAL DISTRICT NUMBER THREE, CITY OF TEA

WHEREAS, the Planning Commission has Recommended the creation of a Tax Increment District Three and adoption of a project plan for said district.

WHEREAS, the City of Tea has the power, pursuant to SDCL § 11-9-2, to create the Tax Incremental District Number Three, City of Tea and define its boundaries and

THEREFORE, IT IS HEREBY RESOLVED:

1. **Authority and Declaration of Necessity.** The City declares the necessity for the creation of the Tax Incremental District Number Three, City of Tea pursuant to SDCL 11-9. Further, the City finds that the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the District and is necessary for economic development within the City.
2. **Findings of Economic Development.** The City Council makes the following findings:
 - a. not less than fifty percent, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of commercial, development;
 - b. Improvements to the District are likely to add thousands of dollars assessed valuation to the district and will significantly and substantially enhance the value of all property in the district;
 - c. There is a reasonable likelihood that there will be a grants or costs of public works or improvements within a district, plus any incidental costs built in the District.
3. **Findings of Maximum Percentage of Tax Incremental Districts.** The aggregate assessed value of the taxable property in the District, plus all other tax incremental districts, does not exceed ten percent of the total assessed valuation of the City.
4. **Creation of District.** There is hereby created, pursuant to SDCL 11-9, the Tax Incremental District Number Three, City of Tea (the "District"). The District is hereby created on the day this resolution becomes effective which shall be twenty days after publication.
5. **Designation of District Boundaries.** The District shall have boundaries which shall included the following described real property:

Tract 4, Bakker Landing 1st Add, City of Tea 19 - 100-50 Govt Lots 1 & 2 NW1/4 *ex S 10 Rds & Lot H-1 & Tr 1 Sundowner Invest, Tea

Lot 1, Block 8, Bakker Landing 1st Add, City of Tea
Lot 2, Block 8, Bakker Landing 1st Add, City of Tea
Lot 1, Block 7, Bakker Landing 1st Add, City of Tea
Lot 2, Block 7, Bakker Landing 1st Add, City of Tea
Lot 5, Block 8, Bakker Landing 1st Add, City of Tea
Tract 5, Bakker Landing 1st Add, City of Tea
Tract 4, Bakker Landing 1st Add, City of Tea
Lot 4, Block 8, Bakker Landing 1st Add, City of Tea
Lot 3A, Block 8, Bakker Landing 1st Add, City of Tea
Lot 3B, Block 8, Bakker Landing 1st Add, City of Tea
Lot 1, Block 11, Bakker Landing 1st Add, City of Tea
Tract 3A, Bakker Landing 1st Add, Govt Lot 1, NW1/4 19 100 50
Lot 9, Block 1, Bakker Landing 1st Add, City of Tea
Lot 2, Block 11, Bakker Landing 1st Add, City of Tea
Tract 6A, Bakker Landing 1st Add, City of Tea
Lot 2A, Block 11, Bakker Landing 1st Add, City of Tea

Including all right-of-way and public dedications lying adjacent thereto, connecting said properties, which includes the right-of-ways known as Sundowner Avenue east to Interstate 29 Right of Way, Trade Street from Sundowner Avenue east to Enterprise Avenue, and all properties north to 270th Street – Market Street from Enterprise Avenue to Interstate 29 Right of Way and all properties north to 270th Street.

6. **Creation of Tax Incremental Fund.** There is hereby created, pursuant to SDCL § 11-9-31, a City of Tea Tax Incremental District Number Three Fund, a segregated asset account. All tax increments collected pursuant to Tax Incremental District Number Three shall be deposited into the Tax Incremental District Number Three Fund. All funds in the Tax Incremental District Number Three Fund shall be used solely for those purposes expressly stated and reasonably inferred in SDCL 11-9.

Passed and approved this 23rd day of October, 2023.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

PUBLIC HEARING. Mayor Voelker opened the Conditional Use Permit Public Hearing for a Day Care Center at 910 N. Main Ave. There were no comments for or against the permit. **MOTION 23-167.** **MOTION** by Weis, second by Woessner to approve the Conditional Use Permit for Mitchell & Jana Schenk to operate a Day Care Center at 910 N. Main Ave., Lot 3A, Block 7, Spencer Heights Addition. All members voted AYE.

MOTION 23-168. **MOTION** by Weis, seconded by Zuraff to adjourn at 6:51 pm. All members voted AYE.

Casey Voelker, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

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