

City of Tea
Regular Meeting
December 18, 2023

The regular meeting of the Tea City Council was held at Tea City Hall on December 18, 2023, at 7:00 pm.

Mayor Voelker called the meeting to order at 7:00 pm with the following members present: Joe Weis, Aaron Otten, Jim Erck, Terry Woessner and Lynn DeYoung. Also present: Finance Officer Dawn Murphy, City Administrator Justin Weiland, City Engineer Ben Scholtz and Planning & Zoning Officer Kevin Nissen. Councilmember Ruby Zuraff was absent.

AGENDA. MOTION 23-196. MOTION by Erck, seconded by Woessner to approve the December 18, 2023 Agenda. All members voted AYE.

CONSENT AGENDA MOTION 23-197. MOTION by Weis, seconded by Otten to approve the following consent agenda items:

1. December 4, 2023 Minutes
2. December 8, 2023 Bills (bills will be listed at the end of the minutes)
3. 301 & 315 Beech Storage Units Site and Building Plans, Nielson Construction, Landmark Industrial Park
4. Plats
 - a) Plat of Lots 8a, 8b, 9A, 9B, 10A, 11A, 11B, Block 6 and Lots 10A, 10B, 10C, 13A, 13B and 14B, Block 7 Serenity Park Addition, City of Tea
 - b) Plat of Lots 2A, 2B, 3A and 3B, Block 2, Serenity Park Addition, City of Tea

All members voted AYE.

PUBLIC COMMENTS. Tyler Tordsen, the new President and CEO of Sioux Metro Growth Alliance introduced himself to the Council.

PARK AND RECREATION. Park and Recreation Director Jake Kerr gave a recap on the park and recreation activities for 2023.

PUBLIC HEARING. Mayor Voelker opened the conditional use permit public hearing for an on/off sale alcohol beverage establishment at 205 S. Main Ave. (Old Boss' Pizza). There were no comments for or against the permit. **MOTION 23-198. MOTION** by Weis second by Otten to approve the on/off sale alcohol beverage conditional use permit for Jeremy Seefeldt (building owner) and Vania Lopez and Agnel Mendez, d/b/a El Efecto, LLC, 205 S. Main Ave., Byron's Add, Lots 1, 2, & 3, Block 2. All members voted AYE.

HDR ON-CALL AGREEMENT. MOTION 23-199. MOTION by Erck, seconded by Woessner to approve the 2024 On-Call Engineering Agreement between the City and HDR Engineering. All members voted AYE.

AGREEMENT. MOTION 23-200. MOTION by DeYoung, seconded by Otten to approve the agreement with Rise Structural Associates, Inc. to complete a structural assessment at 200 W. Maple St., \$1,800.00. All members voted AYE.

PUBLIC HEARING. The Council reviewed the preliminary engineering plans for storage condos in the Trevan Addition aka Tempo Addition. There were no comments for or against the plan. **MOTION 23-201. MOTION** by Erck, seconded by Otten to recommend Lincoln County Planning & Zoning approve the preliminary engineering plans for Smit Family Farms, Trevan Addition in the N1/2, SW1/4, Section 24-T100N-R51W. All members voted AYE.

2024 COMPREHENSIVE PLAN. MOTION 23-202. MOTION by Erck, second by Woessner to approve the Planning Service Agreement with Confluence to update the comprehensive plan, \$70,000.00. All members voted AYE.

PLAN REVIEW SERVICES. MOTION 23-203. MOTION by Otten, seconded by Erck to approve the 2024 Plan Review Services Agreement with Lookout Plan & Code Consulting. All members voted AYE.

SITE PLAN. Kevin presented a site plan for storage units in the Southwest Industrial Park. **MOTION 23-204. MOTION** by DeYoung, seconded by Otten to approve the site plan for storage units on Tract 12, Southwest Industrial Park. All members voted AYE.

PERSONNEL POLICY AMENDMENT. MOTION 23-205. MOTION by Otten, seconded by Erck to approve the Amendment to the City of Tea Employee Personnel Policy, 3-10 Health Insurance. Eligibility for the health insurance plan is available for the first day of the month following sixty (60) days of employment. The City will pay 100% of the monthly insurance premium for single coverage of all Full-Tim eligible employees. The City will pay 60% of the monthly health insurance premium of family coverage of all Full-Tim eligible employees. All members voted AYE.

RESOLUTION 23-12-10. MOTION 23-206. MOTION by Erck, seconded by Woessner to approve the following resolution. All members voted AYE.

**CITY OF TEA
RESOLUTION NO. 23-12-10**

**RESOLUTION TO URGE THE SOUTH DAKOTA LEGISLATURE TO APPROVE THE
JOINT RESOLUTION PROVIDING LEGISLATIVE APPROVAL FOR A FUTURE USE WATER PERMIT APPLICATION BY
THE LEWIS & CLARK REGIONAL WATER SYSTEM**

WHEREAS, the Lewis & Clark Regional Water System (L&C) currently has a total of 47.7 million gallons a day (MGD) of ground water rights from the Missouri-Elk Point Aquifer (53,442 acre feet/year), and

WHEREAS, in 2022 L&C started construction to expand the System from 44.19 MGD to 60 MGD, which is expected to be completed in 2031, and

WHEREAS, in April 2023 L&C submitted an application to the South Dakota Department of Agriculture & Natural Resources (DANR) for an additional 17.07 MGD (19,121-acre feet/year), which accounting for treatment and line losses is the amount of additional capacity needed in order to deliver 60 MGD of firm capacity, and

WHEREAS, DANR and the South Dakota Geological Survey conducted their analysis, which led to an approval recommendation of L&C's application based on three factors: 1.) there is enough capacity in the Missouri – Elk Point Aquifer, 2.) there is a demonstrated need for the capacity and the need would be a beneficial use of the water, and 3.) existing water rights will not be impaired, and

WHEREAS, there was a public comment period on L&C's application and no comments were submitted, and

WHEREAS, State statute requires legislative approval for any water right application that exceeds 10,000 acre feet before the South Dakota Water Management Board can take final action, which last occurred in 1994 and coincidentally was for L&C, and

WHEREAS, the South Dakota Water Management Board at their July 12, 2023 hearing voted unanimously to present L&C's application to the Legislature with an approval recommendation.

THEREFORE BE IT RESOLVED, the City of Tea respectfully urges the South Dakota Legislature during the 2024 session to approve the Joint Resolution in support of L&C's future use water permit.

Dated this 18th Day of December, 2023

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

MOTION 23-209. MOTION by Woessner, seconded by DeYoung to go into executive session at 8:21 pm pursuant to SDCL1-25-2 (1) Personnel. The council came out of executive session at 9:11 pm.

MOITON 23-210. MOTION by DeYoung, seconded by Woessner to adjourn at 9:11 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 DECEMBER 18, 2023**

Vendor	Description	Amount
A & B Business	Copy lease	55.02
Auto Dynamics	Repair car	69.56
Banyon Data System	Software support	195.00
Barnes & Noble	Books	1,387.31
Blue Peak	Phone Service	1,045.69
Burkholder, David	Water refund	18.29
Chapman, Josh	Water refund	22.34
City of Sioux Falls	Tire disposal	23.03
City of Tea	Water	332.25
Code Works	Plan reviews	761.70
Dave's Service & Repair	Chevy blower motor	452.36
Dunn, Pamela	Water refund	35.05
Dust-Tex	Rug service	33.12
Eastern Farmers	Fuel	873.23
Fareway	Supplies	123.40
Get N Go	Fuel	1,947.32
Guardian Alliance Technologies	Social media screening	52.00
HDR Engineering	85th St. design	44,750.00
HDR Engineering	On-Call - Admin	2,358.75
HDR Engineering	On-Call - Site plan reviews	8,888.75
HDR Engineering	On-Call - Sewer model	2,881.25
HDR Engineering	On-Call - Streets- Mill & Overlay Project	690.00
HDR Engineering	On-Call - FEMA Risk Map Review	911.25
HDR Engineering	On-Call - Maintenance shop site	48.75
HDR Engineering	On-Call - Hagedorn Project	1,121.25
HDR Engineering	On-Call - Gateway Blvd. traffic signal	4,001.38
HDR Engineering	On-Call - James Ave Drainage	97.50
HDR Engineering	On-Call - Brian St. Sewer	2,710.00
HDR Engineering	On-Call - Vermeer	1,338.75
HDR Engineering	On-Call - GIS Mapping	4,448.25
HDR Engineering	Regionalization	6,427.00
Innovative	Supplies	111.76
Kerr, Jake	Mileage	246.15
Lennox Independent	Publishing	232.53
Meierhenry Sargent	Services	480.00
Merryfield, Telia	Water refund	16.89
Mid American Energy	Services	1,379.06
Napa Auto Parts	Brake pads, supplies	217.45
O'Reilly	Oil, filters	776.73

Pheasantland	Envelopes	61.48
Prairie Sons	Quarterly maintenance	917.00
Quigley, Brekkyn	Cleaning	75.00
Robertson, Steve	November Inspections	3,575.00
Sioux Falls Humane Society	November services	295.50
South Dakota One Call	Locates	237.44
Southeastern Electric	Locates	97.50
Southeastern Electric	Services	4,845.62
Streicher's	Ammo	126.19
Toshiba	Copy lease	197.11
Van Overshelde	Water refund	9.59
Workplace IT	December services	2,915.10
Xcel Energy	St. lights	7,314.19
Zoom	Phones	1,641.15

113,867.99