

City of Tea
Regular Meeting
November 4, 2024

The regular meeting of the Tea City Council was held at Tea City Hall on November 4, 2024, at 6:00 pm.

Mayor Voelker called the meeting to order at 6:00 pm with the following members present: Joe Weis, Aaron Otten, Ruby Zuraff, Jim Erck, Terry Woessner and Lynn DeYoung. Also present: Finance Officer Dawn Murphy, Planning & Zoning Officer Kevin Nissen, City Administrator Justin Weiland, and City Engineer Ben Scholtz.

AGENDA. MOTION 24-166. MOTION by Otten, seconded by Zuraff to approve the November 4 2024 Agenda. All members voted AYE.

CONSENT AGENDA MOTION 24-167. MOTION by Erck, seconded by Weis to approve the following consent agenda items:

1. Approval of October 21, 2024 Minutes
2. Approval of November 4, 2024 Bills (bills will be listed at the end of the minutes)
3. Resignation of Police Officer Daniel Johnson, effective 11/13/2024
4. Resolution 24-11-13. A Resolution Providing for City Wide Property Drainage Fee. Whereas, the City of Tea has adopted Chapter 12 of the Revised Ordinances of the City of Tea providing for a citywide property drainage fee; and WHEREAS, said Ordinance allows the annual revision of the unit finance charge by the governing body of the City of Tea; NOW, THEREFORE, BE IT RESOLVED by the Governing body of the City of Tea, South Dakota, to establish a unit financial charge of 0.00017333767516399.
5. Resolution 24-11-14. A Resolution Providing for Annual Street Maintenance Assessment. WHEREAS, the City of Tea pursuant to SDCL 9-43 may levy annually for the purpose of maintaining and repairing street surfacing or pavement; and WHEREAS, the City of Tea believes it necessary and appropriate to maintain its streets, NOW, THEREFORE, BE IT RESOLVED by the City Common Council of the City of Tea, as follows: 1. Designation of lots to be assessed. Pursuant to SDCL 9-43, all lots in the City of Tea fronting and abutting a street shall be assessed on the front foot basis. 2. Amount of Assessment. There shall be levied upon all lots fronting and abutting a street \$1.25 per front foot. Front foot means the actual front of the premises as established by the buildings thereon recorded title and use of the property regardless of the original plat. 3. Assessment. The City Finance Officer is directed to add such assessment to the general assessment against the property and certify the assessment together with the regular assessment to the county auditor to be collected as municipal taxes for general purposes. 4. Assessment subject to review. The assessment is subject to review and equalization the same as assessments or taxes for general purposes.
6. Approval of the following 2025 Package (off-sale) Liquor License Renewals
 - a) One Stop Tea, LLC
 - b) Fareway
 - c) Hy-Vee Dollar Fresh
 - d) Casey's General Store #3069
 - e) Casey's General Store #3944
 - f) Titans Tavern
7. Approval of the following 2025 Retail (on-sale) Liquor Licenses
 - a) American Legion Post 266 –
 - b) Squealers Smoke Shack
 - c) Double M LLC d/b/a Prairie View Event Hall
 - d) Titans Tavern
 - e) Pal's Pub
 - f) Sky Lounge

5. Approval of the following 2025 Retail (on-off) Sale Wine & Cider Liquor License
 - a) Dolgen Midwest LLC d/b/a Dollar General Store #19973
 - b) MG Oil Company d/b/a Jokerz 7

6. Plat of Tracts 27A & 27B, Landmark Industrial Park

All members voted AYE.

There were no public comments.

PUBLIC HEARING. Mayor Voelker opened the conditional use permit hearing for a vehicle sales & service business in the Hagedorn Industrial Park. There were no comments for or against the permit.

MOTION 24-168. MOTION by DeYoung, seconded by Erck to approve the Vehicle Sales & Service Conditional Use Permit for Mike & Sarah Schulte, 1715 & 1725 Mindy St, Lots 5 & 6, Block 2, Hagedorn Industrial Park Addition. All members voted AYE.

PUBLIC HEARING. Mayor Voelker opened the public hearing for a rear yard setback for Wiley Real Estate, LLC in Landmark Industrial Park. **MOTION 24-169. MOTION** by Erck, seconded by Woessner to approve the Rear Yard Setback Variance for Wiley Real Estate LLC, 2000 E. Mona St., Tract 5A, Landmark Industrial Park Addition. All members voted AYE.

AUTO WERKS BP. MOTION 24-170. MOTION by Otten, seconded by Erck to approve the interior remodel for Auto Werks, 1725 Mindy St. All members voted AYE.

ANNEXATION. A petition has been received from Bart Wiley to annex his property in the Landmark Industrial Park Addition. **RESOLUTION 24-11-15. MOTION 24-171. MOTION** by Weis, seconded by Zuraff approve the Pre-Annexation Agreement between the City of Tea and Bart Wiley, Wiley Real Estates and the following Annexation Resolution 24-11-15. 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 north and east boundaries and WHEREAS, said petition complies with all requirements of SDCL 9-4-1; NOW THEREFORE, BE IT RESOVED 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. **Tract 5A, Landmark Industrial Park Addition, SW ¼ (Ex Lot H-1), 30-100-50.** Dated this 4 day of November, 2024.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

HDR AMENDMENT TO AGREEMENT. City Administrator Weiland presented an Amendment to Agreement for Engineering Services for the 85th St. Project. The administrative costs for the project, specifically the real estate services, were higher than they estimated. **MOTION 24-172. MOTION** by Weis, seconded by Zuraff to approve the Amendment to Agreement for Engineering Services for the 85th St. Semi-Urban Improvements Project between the City of Tea and HDR Engineering, \$187,010.00. Members Weis, Zuraff, Otten, Woessner and Erck voted AYE. Member DeYoung voted NO. Motion carried.

PAY APPLICATION. MOTION 24-173. MOTION by Erck, seconded by Otten to approve 85th St. Semi-Urban Improvements Project Pay Application #5, D & G Concrete Construction, \$541,383.06. All members voted AYE.

ORDINANCE 322. The Council held the first reading of Ordinance 322. 2025 Appropriations Ordinance. The second reading will be held at the November 18th meeting.

MOTION 24-174. MOTION by Weis, seconded by Otten to adjourn at 7:09 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 NOVEMBER 4, 2024**

Vendor	Description	Amount
A & B Business	Copy maint	176.67
Action Electric	Stop light bulbs	688.78
Auto Dynamics	Oil change	99.00
Badger Meter	LTE Fees	1,752.80
Bluepeak	Phones	43.13
Bobcat of Brookings	Plow for mini loader	12,875.00
City of Sioux Falls	Water samples	348.00
Confluence	Comp plan	8,250.00
Dust-tex	Rug service	37.60
Explorers Credit Union (credit card)	Parade candy/conference/supplies	6,155.17
Explorers Credit Union (credit card)	PD charges, travel & supplies	1,132.12
Ferguson	Paint, flags, valve boxes, curb stop supplies	2,140.46
GeoTek	85th St. testing	8,001.00
Innovative Office Solution	Supplies	524.40
Jack's Uniforms	Clothes	315.79
Kahler Slater	Sportsplex	36,750.00
KCL Group Benefits	Insurance	578.55
Lewis & Clark Regional Water	Lobby fees	4,324.00
Lincoln County Register of Deeds	Plats	217.00
Lindberg, Kolby	Volleyball supervisor	41.25
Matthews, Lila	Volleyball supervisor	82.50
Mid American Energy	Services	281.22
Midco	Lift station phone	42.13
Motorola Solutions	Body cameras	13,990.58
MRG	Basketball shirts	1,216.50
Napa Auto Parts	Shop supplies	42.19
Olson, Joann	Cleaning	225.00
Rozeboom, Alexis	Volleyball supervisor	247.50
Runnings	Shop supplies	332.94
SD Public Health Laboratory	Water samples	781.00
Sioux Falls Electric	Street light repairs	5,073.60
Southeastern Electric	Locates	184.50
Southeastern Electric	85th St. relocate power	459,016.80
Toshiba	Copy lease	335.43
US Bank	Agent fees	1,980.00
Wellmark	Insurance	21,778.80
Xcel Energy	Services	9,110.11
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