

The regular meeting of the Tea City Council was held at Tea City Hall on September 23, 2024 at 6:00 pm.

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

AGENDA. MOTION 24-148. MOTION by DeYoung, seconded by Erck to approve the September 23, 2024 Agenda. All members voted AYE.

CONSENT AGENDA. MOTION 24-149. MOTION by Woessner, seconded by Otten to approve the following consent agenda items:

- 1) September 9, 2024 Minutes
- 2) September 23, 2024 Claims (claims will be listed at the end of the minutes)
- 3) Plats
 - a) Lots 34 & 35 Block 5, Serenity Park Addition
 - b) Lots 1A & 1B, Block 3, Gateway Park Addition

All members voted AYE.

There were no public comments.

PUBLIC HEARING. Mayor Voelker opened the public hearing for a conditional use permit for motor vehicle sales in a Light Industrial District. There were no comments for or against the permit. **MOTION 24-150. MOTION** by Otten, seconded by Weis to approve the Motor Vehicle Sales Conditional Use Permit for David Buffington, LLC, 2000 Manville St., Suite 4. All members voted AYE

ORDINANCE 321. The council held the first reading of Ordinance 321. An Ordinance of the City of Tea, SD Rezoning Lot 1B, Tempo Addition in the City of Tea from AG Agriculture to L1 – Light Industrial District and Amending the Official Zoning Map of the City of Tea. The Developer plans on constructing storage condos and contractor shops. The second reading will be held at the October 7, 2024 meeting.

ORDINANCE 320. The council held the second reading of Ordinance 320. **MOTION 24-151. MOTION** by Weis, seconded by Woessner to approve and adopt Ordinance 320. An Ordinance Rezoning Hascall Addition, Legally Known as Tract 1, Hascall Addition in the City of Tea from C-Commercial to R2 – Residential District and Amending the Official Zoning Map of the City of Tea. All members voted AYE. The ordinance will be published separately.

TEA BASEBALL ASSOCIATION (TBA). Rob Schamm with the Tea Baseball Association discussed with the council field improvements the TBA would like the city to make. No decisions were made.

HASCALL ADDITION DEVELOPERS' AGREEMENT. MOTION 24-152. MOTION by DeYoung, seconded by Erck to approve the Developers Assurance Agreement between the City of Tea and Nielson Development, Tract 1, Hascall Addition. All members voted AYE.

HARVARD INDUSTRIAL PARK ADDITION DEVELOPERS AGREEMENT. The council discussed the Developers Assurance Agreement between the City of Tea and Canam Investments (Harvard). No decision was made.

2024 MILL AND OVERLAY PROJECT. On September 19, 2024 the following bids were opened for the 2024 Mill and Overlay Project:

| BIDDER | BID AMOUNT |
|----------------------|---------------|
| Black Top Paving | \$ 498,525.90 |
| ASCO | \$ 543,515.80 |
| Seal Pros, Inc | \$ 554,247.05 |
| Double H Paving Inc. | \$ 640,505.10 |

MOTION 24-153. MOTION by DeYoung, seconded by Otten to award the 2024 Mill and Overlay Project to Black Top Paving, \$498,525.90. All members voted AYE.

POLICE CAR. MOTION 24-154. MOTION by Weis, seconded by Woessner to purchase a 2023 Dodge Charger from Pischke Motors, \$39,240.00. All members voted AYE.

BRIAN ST. ROUNDABOUT. It was the consensus of the Council to go with a roundabout at the future intersection of N. Katie Ave. and E. Brian St.

MOTION 24-155. MOTION by Weis, seconded by DeYoung to adjourn at 7:22 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 SEPTEMBER 23, 2024

| Vendor | Description | Amount |
|-------------------------------|---------------------------------|---------------|
| A & B Business | Copy maintenance | 135.45 |
| Aurora LLC | Water refund | 128.25 |
| Auto Dynamics | Repair/change tires, oil change | 259.00 |
| Averaa | Drug tests | 207.90 |
| Bluepeak | Phones | 1,087.04 |
| Bohnenberger, Caden | Flag football ref | 225.00 |
| Brown, Carter | Flag football ref | 225.00 |
| Bruns, Sarah | Water refund | 14.12 |
| Builders Electric | Repair camera at Sundowner | 4,066.33 |
| Casey's | Fuel | 687.80 |
| City of Tea | Water | 5,540.00 |
| Dust-Tex | Rug service | 37.60 |
| Fareway | Supplies | 103.89 |
| Get N Go | Fuel | 1,972.33 |
| GR Emergency Vehicle | PD equipment | 3,950.00 |
| Graham Tire | Tires | 639.12 |
| Grant, Mitch | Flag football ref | 225.00 |
| Jack's Uniforms | Badge/clothes | 280.83 |
| Kansas City Life | Insurance | 490.56 |
| Lennox Independent | Publishing | 402.16 |
| Lowrey, Dashall | Flag football ref | 360.00 |
| Lual, Thiik | Flag football ref | 100.00 |
| Maag, Quentin | Flag football ref | 225.00 |
| Maier, Kurt | Water refund | 14.12 |
| Matthews, Lillia | Adult volleyball supervisor | 131.25 |
| Midco | Lift station phone | 42.10 |
| MRG Hauff | Flag football shirts | 567.15 |
| Randall, Lucas | Flag football ref | 80.00 |
| Rozeboom, Alexis | Volleyball supervisor | 131.25 |
| SD One Call | Locates | 220.64 |
| SDPAA | Insurance | 122,183.07 |
| Sorlien Electric | Generator repair | 663.33 |
| Southeastern Electric | Services | 4,145.00 |
| Stratmeyer, Jacob | Water refund | 12.02 |
| Svanda, Riley | Flag football ref | 100.00 |
| Tea Volunteer Fire Department | 1/2 inflatables | 53.20 |
| The Tessman | Baseball mound clay | 468.99 |
| Two Way Solutions | Antenna | 59.45 |

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| Xcel Energy | Street lights | 3,630.98 |
|-------------|---------------|----------|

153,864.93