

City of Tea
Regular Meeting
December 16, 2024

The regular meeting of the Tea City Council was held at Tea City Hall on December 16, 2024, at 6:00 pm.

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

AGENDA. MOTION 24-190 MOTION by Otten, seconded by Zuraff to approve the December 16, 2024 Agenda. All members voted AYE.

CONSENT AGENDA MOTION 24-191. MOTION by Woessner, seconded by Erck to approve the following consent agenda items:

1. Approval of December 2, 2024 Minutes
2. Approval of December 16, 2024 Bills (bills will be listed at the end of the minutes)
3. Hiring of Keith Bittner, Maintenance Dept. \$33.94 per hour
4. Taco Johns Interior Build – 106 Venture Place, Suite 100
5. Wheel City Building Plan – 2320 N. Enterprise Ave. – BP #20240279 (Foundation permit issued 9/10/24)
6. Nielson Interior Build, Units C & D Beech Ave
7. Medical Cannabis License Renewals
 - a) Pure Bliss Cannabis – 1930 Gateway Blvd, Unit C
 - b) The Tee Tree – 2001 Industrial Ave. Suite 2
8. Plats
 - a) Plat of Tract 2, Evertt's Place Addition, Lincoln County
 - b) Plat of Lots 1-4, Block 3, Lots 30-33, Block 5, Serenity Park Addition

All members voted AYE.

There were no public comments.

PUBLIC HEARING. Mayor Voelker opened the public hearing to revise the preliminary plan for Verhey Addition. The revision includes an addition of 1.5 acres of land adjacent to the current plan. **MOTION 24-192. MOTION** by Erck, seconded by Weis to approve the revised preliminary plan for the Verhey Addition, Lincoln County. All members voted AYE.

SITE PLAN. Kevin presented a site and foundation plan for AutoWerks in the Hagedorn Industrial Park. The 13,375 sq. ft. building will connect the existing buildings at 1715 & 1725 Mindy St. and will be used for vehicle storage. **MOTION 24-193. MOTION** by DeYoung, seconded by Zuraff to approve the site and foundation plan for construction of a 13,275 sq. ft. building at 1715 Mindy St. All members voted AYE.

DEVELOPERS AGREEMENT. The council reviewed the developer and cost share agreement between the City of Tea and Neel Patel, KP Real Estate. The cost share is primarily for oversizing Sundowner

Ave. **MOTION 24-194. MOTION** by Otten, seconded by Erck to approve the developer and cost share agreement between the City of Tea and Neel Patel, KP Real Estate.

TEA FIRE DEPARTMENT. Members of the Tea Fire Department were present to discuss the purchase of a new rescue truck. **MOTION 24-195. MOTION** by DeYoung, seconded by Weis to support the purchase of a new rescue truck and commit to the City's cost share of approximately \$855,000.00 to be spread out between 2026 and 2027 budget years. All members voted AYE.

2025 HDR ON CALL AGREEMENT. MOTION 24-196. MOTION by Otten, seconded by Erck to approve the 2025 On Call Agreement between the City of Tea and HDR Engineering. All members voted AYE.

MEMORANDUM OF AGREEMENT. MOTION 24-197. MOTION by Weis, seconded by Zuraff to approve the Memorandum of Agreement between the City of Tea and Lincoln County for the transfer of approximately 100 acres along Sundowner Ave and agree to a one-time payment of \$150,000 for improvements done to E. 1st St. (272nd St.). All members voted AYE.

PAY APPLICATIONS. MOTION 24-198. MOTION by Otten, seconded by Woessner to approve the following pay applications:

- 85th St. Semi Urban Improvements #6, D & G Concrete Construction, \$282,586.10
- 85th St. Semi Urban Improvements #7, D & G Concrete Construction, \$22,464.54
- 2024 Mill & Overlay #1, Blacktop Paving, \$489,704.84
- 2024 Mill & Overlay #2 Blacktop paving \$54,963.31 and Change Order #1, \$7,452.00

All members voted AYE.

SUPPLEMENTAL APPROPRIATIONS. The council held the second reading of Ordinance 323. **MOTION 24-199. MOTION** by Erck, seconded by Otten to approve Ordinance 323, 2024 Supplemental Appropriations Ordinance. All members voted AYE.

MOTION 24-200. MOTION by DeYoung, seconded by Weis to go into executive session at 7:20 pm pursuant to SDCL 1-25-3 (1) & (4). All members voted AYE. The council came out of executive session at 7:39 pm.

MOTION 24-201. MOTION by Erck, seconded by Otten to adjourn at 7:49 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 16, 2024**

Vendor	Description	Amount
Ace Hardware	Supplies	774.37
Auto Dynamics	Oil change/rotate tires	74.00
Badger Meter	LTE fees	1,764.86
Boots, Todd	18 P & Z Meetings	1,800.00
Brite Upstate Wholesale	Equipment	394.00
Christensen, Jennifer	PD Cleaning	150.00
City of Sioux Falls	October pumping	48,107.40
City of Tea	Water	747.50
Clark, Riley	Basketball supervisor	93.75
DK Lawn Care	Road salt	2,244.58
Dust-Tex	Rug service	94.40
Eastern Farmers	Fuel	325.66
Fareway	Supplies	227.05
Ferguson	Valve box parts	1,296.02
Frantzen Reporting	Transcription fees	199.50
Grismer, Sherry	Refund concession stand	644.96
HDR	85th St.	11,030.50
HDR Engineering	On-Call - Admin	3,943.75
HDR Engineering	On-Call - Site plan reviews	8,736.25
HDR Engineering	On-Call - Sewer modeling	1,485.00
HDR Engineering	On-Call - Mill & Overlay/Brian St. ext.	4,633.50
HDR Engineering	On-Call - Drainage Master Plan	12,145.00
HDR Engineering	On-Call - TAP	153.75
HDR Engineering	On-Call - Real Estate Serviced 85th St	1,247.50
HDR Engineering	On-Call - Comprehensive plan support	256.25
HDR Engineering	On-Call - GIS Mapping	10,235.00
HDR Engineering	On-Call - Brian St. alignment	7,431.25
HDR Engineering	On-Call - Gateway/Bakker Landing signal	111.25
HDR Engineering	On-Call - Heritage Sewer South	1,452.50
HDR Engineering	On-Call - 468th Ave. Drone Survey	3,075.00
HDR Engineering	Transportation Plan	7,674.43
HDR Engineering	Sundowner Phase 1	16,201.38
Heidinger, Roger	Library Santa	100.00
Innovative Office	Supplies	170.19
Jack's Uniforms	Pants	170.39
Kahler Slater	Sportsplex service	18,375.00

Knife River	Patch Mix	370.76
Lacey Rentals	Park toilets	270.00
Lennox Independent Publishing	Publishing	458.64
Lewis & Clark	11,730,368 Nov usage	29,702.37
Lincoln County Register of Deeds	Plats	62.00
Lookout Plan & Code Consulting	Plan reviews	1,027.50
Maag, Barry	17 P & Z Meetings	1,700.00
Mac's	Sign bolts	162.32
Maximum Promotions	Flag repair	26.55
Metering & Technology	Meter parts	151.65
Mid American Energy	Services	855.78
Mobotrex	LED stop sign	11,146.00
Montileaux, Stan	18 P & Z Meetings	1,800.00
MRG Hauff	Championship banners	150.00
Munson, Joe	10 P & Z Meetings	1,000.00
Napa	Shop supplies	54.71
Old Dominion Brush	Sweeper broom	682.71
Robertson, Steve	November inspections	3,315.00
SD DANR	Stormwater Fees	1,950.00
SD Secretary of State	Notary	30.00
Servpro	Sewer cleaning	2,105.71
Sioux Falls Area Humane Society	November services	223.12
Sioux Falls Electric	Repair outlet & photo eye on poles	841.34
Siteone	Bulbs	311.23
Small Engine Titans LLC	Chop saw parts	233.63
Southeastern Electric	Services	5,153.35
Tea Economic Development	1/2 sign	41,395.00
Tea Veterinary Clinic	K9 services	2,480.54
Toshiba	Copy lease	180.49
U-Drive	Monthly texting	50.12
US Bank	STRB Payments	588,018.13
Venard, Bob	16 P & Z Meetings	1,600.00
Verizon	Phones	1,047.34
White, Taylor	K9 supplies	56.27
Workplace IT	December services	3,194.95
Xcel Energy	Services	3,672.10

873,045.25