

The regular meeting of the Tea City Council was held at Tea City Hall on February 18, 2025 at 6:00 pm.

Mayor Casey Voelker called the meeting to order at 6:04 pm with the following members present: Aaron Otten, Ruby Zuraff, James Erck, Terry Woessner, Joe Weis, and Lynn DeYoung. Also present: City Administrator Justin Weiland, Finance Officer Dawn Murphy and Planning & Zoning Officer Kevin Nissen.

**AGENDA. MOTION 25-15. MOTION** by DeYoung, seconded by Woessner to move item 6(a) from the consent agenda to the regular meeting agenda and approve the February 18, 2025 Agenda as amended. All members voted AYE.

**CONSENT AGENDA. MOTION 25-16. MOTION** by Ruby, seconded by Otten to approve the following consent agenda items:

1. February 3, 2025 Minutes
2. February 18, 2025 Claims (claims will be listed at the end of the minutes)
3. Laundry Mat Interior Build
4. SV Electric Site and Building Plans – 2010 Industrial St.
5. Anniversary Date Sept Pay Increase – Parker Christensen, Police Officer \$36.79
6. Plat
  - a) Lot 5A, Verhey Addition, Lincoln County
  - b) Lot 3, Hansen's Tract 1, Lincoln County
  - c) Tract 1, Hagedon Industrial Park Addition, City of Tea
  - d) Lot 1A, & 4B, Block 2, Serenity Park Addition
  - e) 3A & 3B, Block 3, Bakker Landing Addition
  - f) Tract 1, Lund Addition, Lincoln County
  - g) Lot 4, Quonset Addition, Lincoln County

There were no public comments.

**PUBLIC HEARING.** Mayor Voelker opened the public hearing for the revised Serenity Park Addition Planned Development District. The developer would like to change the minimum lot area from 8,000 sq. ft. to 5,000 sq. ft. There was a lengthy discussion on the maintenance of the large area of green space. No action was taken.

**PLAT.** The council reviewed a plat in High Pointe Estates 3<sup>rd</sup> Addition. There are 3 lots along High Pointe St. that are designated as detention and the developer is requesting the City maintain these lots since developments are required to show an increase from pre to post development flows.

**PLAT. MOTION 25-17. MOTION** by Weis, seconded by DeYoung to approve the Plat of Lot 1, Block 1, High Pointe Estates Addition. All members voted AYE.

**FITCH & ASSOCIATES FIRE SERVICES AND EMS STUDIES.** The City has received a grant from Department of Health to cover the costs of an EMS study. City Administrator Weiland received cost estimates from Fitch and Associates for an EMS study and a Fire Service study. Each study is \$44,995 with the DOH grant covering the EMS study. **MOTION 25-18. MOTION** by Weis, seconded by DeYoung to approve the Fire Services and EMS studies with Fitch and Associates for a cost of \$44,995.00 for each study. All members voted AYE.

**RESOLUTION 25-02-02. MOTION 25-18. MOTION** by DeYoung, seconded by Otten to approve the following resolution. All members voted AYE. **A RESOLUTION AMENDING RESOLUTION 19-06-17 A RESOLUTION AMENDING THE SCHEDULE OF FEES, CHARGES AND EXPENSES PERTAINING TO THE CITY OF TEA ZONING ORDINANCE; SECTION G. SYSTEM DEVELOPMENT CHARGE (SDC).** WHEREAS the City of Tea has contracted with the City of Sioux Falls for the treatment of wastewater; AND WHEREAS the City is required to pay Regional System

Development Charges (SDC) to the City of Sioux Falls; AND WHEREAS the amount of the Regional SDC charge is based on the size of the water meters; AND WHEREAS the City initially elected to reduce the ¾" meter cost for new homes from \$2,391 to \$1,200; AND WHEREAS the City now believes that this fee should be increased to the full cost of the SDC; NOW THEREFORE be it resolved that Resolution 19-06-17, Section G, ¾" meter fee be amended to \$2,391.00. All other fees established by Resolution 19-06-17 shall remain the same. BE IT FUTHER RESOVLED that this fee shall be effective April 1, 2025. Dated this 18<sup>th</sup> day of February, 2025.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy

**MOTION 25-19. MOTION** by DeYoung, seconded by Weis to go into executive session pursuant to SDCL 1-25-2 (1) Personnel & 9-34-19 Economic Development. All members voted AYE. The council came out of executive session at 8:10 pm.

**MOTION 25-20. MOTION** by Otten, seconded by DeYoung to adjourn at 8:10 pm. All members voted AYE.

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Casey Voelker , Mayor

ATTEST:

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Dawn R. Murphy, Finance Officer

Published once at the approximate cost of \_\_\_\_\_.

**CITY OF TEA  
WARRANTS PAID FEBRUARY 18, 2025**

| <b>Vendor</b>                | <b>Description</b>                     | <b>Amount</b> |
|------------------------------|--|---------------|
| American Engineering Testing | Lagoon discharge testing               | 513.25        |
| Applied Concepts Inc.        | Repair radio                           | 57.50         |
| A & B Business Solutions     | Copy lease                             | 51.37         |
| Biersbach                    | Impact wrench                          | 399.00        |
| Benco                        | Parts                                  | 49.00         |
| Blue Peak                    | Phones                                 | 200.86        |
| Burton, Trevor               | Water refund                           | 24.62         |
| Clark, Riley                 | Soccer supervisor                      | 315.00        |
| City of Tea                  | Water                                  | 424.95        |
| Diesel Machinery             | Grader blades                          | 3,821.40      |
| Dakota Riggers               | Parts                                  | 31.03         |
| DK Lawn Care                 | Salt                                   | 3,704.43      |
| Dust -Tex                    | Rug service                            | 47.20         |
| Equipment Blades             | Plow Blades                            | 7,156.30      |
| Ferguson                     | Curb stop wrench                       | 272.94        |
| Frantzen Reporting           | Transcription fees                     | 162.00        |
| SW Prairie Holdings          | Water refund                           | 50.00         |
| Florikota                    | Water refund                           | 50.00         |
| Graybar                      | Electrical fittings                    | 817.73        |
| Goeden Properties            | Wetland credits                        | 36,800.00     |
| Hawkins Inc.                 | Lagoon chemicals                       | 11,125.20     |
| HDR Engineering              | On-Call - Admin                        | 3,725.00      |
| HDR Engineering              | On-Call - Site plan reviews            | 7,985.00      |
| HDR Engineering              | ON-Call - Evaluate water system needs  | 603.75        |
| HDR Engineering              | On-Call - Sewer modeling               | 1,985.00      |
| HDR Engineering              | On-Call - 2025 Overlay                 | 3,531.50      |
| HDR Engineering              | On-Call - Drainage Master Plan         | 17,210.00     |
| HDR Engineering              | On-Call - Real Estate Serviced 85th St | 262.50        |
| HDR Engineering              | On-Call - Comprehensive plan support   | 220.00        |
| HDR Engineering              | On-Call - GIS Mapping                  | 587.92        |
| HDR Engineering              | On-Call - Brian St. alignment          | 262.50        |
| HDR Engineering              | On-Call - EDS Updates                  | 3,315.00      |
| HDR Engineering              | On-Call - Heritage Sewer South         | 700.00        |
| HDR Engineering              | On-Call - 468th Utility Coordination   | 2,975.00      |
| HDR Engineering              | Transportation Plan                    | 13,462.67     |
| HDR Engineering              | Sundowner Phase 1                      | 35,176.25     |
| Innovative Office Solutions  | Office Supplies                        | 219.16        |
| Jibben, Dave                 | Water refund                           | 5.48          |
| Johnson, Justin              | Water refund                           | 7.80          |
| Jack's Uniforms              | Patches, vest carrier, shirts          | 896.17        |
| J & R Mechanical             | Repair City Hall furnace               | 574.56        |
| Keehn, Kelly                 | Clothing allowance                     | 125.00        |

|                                  |                      |          |
|----------------------------------|----------------------|----------|
| Lincoln County Register of Deeds | Annexation           | 30.00    |
| Independent Publishing           | Publishing           | 347.98   |
| Lookout Plan & Code Consulting   | Plan review          | 1,331.90 |
| Menards                          | Electrical conduit   | 290.38   |
| Minogue, Stephen                 | Water refund         | 28.92    |
| Mid American Energy              | Services             | 2,523.88 |
| Midwest Alarm                    | Alarm monitoring     | 87.33    |
| Ramkota                          | Government day       | 244.00   |
| Robertson, Steve                 | January inspections  | 3,770.00 |
| South Dakota 811                 | Locates              | 32.48    |
| Traffic Control Corp             | Stop light batteries | 3,377.00 |
| Toshiba                          | Copy lease           | 218.65   |
| U Drove                          | January texting      | 50.04    |
| Workplace IT                     | Services             | 3,185.36 |
| Zuraff, Ruby                     | Mileage              | 337.40   |
| Xcel Energy                      | Street lights        | 7,310.37 |

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183,069.73