

City of Tea
Regular Meeting
August 3, 2020

A regular meeting of the Tea City Council was held at Tea City Hall on August 3, 2020 at 7:00 pm.

Mayor Lawler called the meeting to order at 7:00 with the following members present: Casey Voelker, Joe Weis, Sidney Munson, Chuck Ortmeier, Jim Erck and Todd Boots. Also present: City Administrator Dan Zulkosky, Planning & Zoning Administrator Kevin Nissen and Finance Officer Dawn Murphy.

CONSENT AGENDA. MOTION 20-105. MOTION by Weis, seconded by Ortmeier to move the Approval of the August 3, 2020 Agenda to the regular meeting, remove the Approval of the July 20, 2020 Minutes and approve the remaining August 3, 2020 Consent Agenda items:

- a) Approval of August 3, 2020 Claims (will be listed at the end of the minutes)
- b) Plats
 - Lot 11B, Block 1, Smith's Second Addition, Lincoln County
 - Lots 1-4, Block 10, Heritage Addition, City of Tea

All members voted AYE.

MOTION 20-106. MOTION by Ortmeier, seconded by Erck to approve the August 3 Agenda with the addition of Executive Session – Personnel. All members voted AYE.

There were no public comments.

HAROLD TIMMERMAN, Lincoln County Emergency Manager was present to give his annual update.

CUP #20-06 PUBLIC HEARING. Mayor Lawler opened the public hearing for the revised plans for Bakker Landing Development Phase 2. Tea Zoning Ordinance 182 requires any change in a planned development area to have a public hearing. **MOTION 20-107. MOTION** by Boots, seconded by Weis to approve the Final Plan Amendment for Phase 2 of the Bakker Landing Development. All members voted AYE.

JESSE FONKERT, the new Executive Director of Lincoln County Economic Development visited with the council about what direction the group was taking and offered assistance to the City.

BUILDING PLANS. Kevin presented and recommended approval of the building plans for contractor shops in Landmark Industrial Park. **MOTION 20-108. MOTION** by Ortmeier, seconded by Erck to approve the building plans and permits for Nielson Construction for construction of five (5) 6,000 sq. ft. contractor shops on Lot 11, Landmark Industrial Park. All members voted AYE.

BULDING PLANS. Kevin presented and recommended approval of an office/storage building in Bakker Landing Addition. **MOTION 20-109. MOTION** by Weis, seconded by Ortmeier to approve the building plans and permit for Haug Steel to construct a 14,450 sq. ft. office/storage building at 2101 Industrial St, Lot 6, Block 3 Bakker Landing 1st Addition. All members voted AYE.

SITE/CONSTRUCTION PLANS. Kevin presented and recommended approval of a multi-family complex in Heritage Addition. The 9.2 acre site will have 104 single family attached units in four phases. **MOTION 20-110. MOTION** by Weis, seconded by Boots to approve the site plan and construction plans for Mike Runge to construct a multi-family complex on Block 10, Heritage Addition. Members Munson, Erck, Ortmeier, Weis and Boots voted AYE. Member Voelker voted NO. Motion carried.

SD DOT JOINT POWERS AGREEMENT. This agreement is for the Gateway (Highway 106) Project . DOT will be doing an interchange improvement and traffic signal project and it would make sense to have that improvement done at the same time as the City's project. The State will make payments for the State Project directly to the contractor. **MOTION 20-111. MOTION** by Voelker, seconded by Boots to approve the State of South Dakota Joint Powers Maintenance and Encroachment Agreement Between Department of Transportation and City of Tea and to authorize the Mayor and Finance Officer to execute the agreement. All members Voted AYE.

85TH STREET WATER STORAGE TANK BIDS. On July 30, 2020 the following bids were opened for the 8^{5th} St. Elevated Water Storage Tank Project:

BIDDER	TOTAL GROSS BID
Maguire Iron, Inc.	\$ 1,826,020
Gerard Tank & Steel, Inc.	\$ 1,898,000
CB&I (McDermott)	\$ 1,974,000
Phoenix Fabricators	\$ 2,162,500
Caldwell Tanks, Inc.	\$ 2,583,000

MOTION 20-112. MOTION by Munson, seconded by Voelker to award the 85th St. Water Storage Tank Project to Maguire Iron, Inc. \$1,826,020 and authorize the Mayor and Finance Officer to execute the necessary documents.

EXECUTIVE SESSION. MOTION 20-113. MOTION by Weis, seconded by Ortmeier to go into executive session pursuant to SDCL 1-25-2 (1) personnel. All members voted AYE. The council came out of executive session at 9:10 pm.

MOTION 20-114. MOTION by Boots, seconded by Munson to adjourn at 9:10 pm. All members voted AYE.

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

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CITY OF TEA
WARRANTS PAID AUGUST 3, 2020

FINANCE 4142

KCL	Insurance	411.46
Wellmark	Insurance	6,565.57

PLANNING & ZONING/ECONOMIC DEVELOPMENT 4650

American Planning Assoc.	Membership	95.00
Odland, Tim	Inspections	4,150.00

GOVERNMENT BUILDINGS 4192

Olson, Joann	Cleaning	150.00
Xcel Energy	600 E. 1st St.	1,001.35
Xcel Energy	200 W. Maple	89.52
Xcel Energy	Maint Bldg	149.04

PUBLIC SAFETY 4210

Anderson, Darla	Cleaning 7/12	50.00
Auto Dynamics	Oil changes	205.56
Cenex	Gasoline	10.56
Xcel Energy	Services	271.71
Xcel Energy	Warning siren	19.51

HIGHWAY/STREET 4312

Cenex Credit Card	Gasoline	63.88
Hydraulic World	Rebuild back hoe cylinder	321.27
Myrl & Roy's Paving	Asphalt	714.35
Southeastern Electric	St. light repair	27.50
Xcel Energy	7th St. lights	17.91

PARKS/RECREATION 4501

Lacey Rentals	Toilet rental	330.00
Pride Neon	Update scoreboard sign	1,150.00
Ralph's Repair	Repaid tire	28.17
SiteOne Landscape Supply	Irrigation parts	6.62
Xcel Energy	Ball fields	1,752.87

WATER 601

Cenex Credit Card	Gasoline	63.88
Xcel Energy	2nd St. Tower	15.86
Xcel Energy	Rural Water	16.50
Xcel Energy	Brian St. Tower	64.93

SEWER 604

Cenex Credit Card	Gasoline	63.87
Sorlien Electric	Rewire generator	490.48
Sorlien Electric	Voltage regulator	942.23
Xcel Energy	5th St. lift station	99.21
Xcel Energy	Lagoon building	3,439.77
Xcel Energy	S. lift station	486.51

SPECIAL PARK FUND 201

Babb, Nathan	Umpire	45.00
Bialas, Gavin	Umpire	180.00
Ganschow, Sydney	Umpire	160.00
Gors, Cassidy	Umpire	210.00
Groenveld, Paul	Soccer refund	75.00
Hansen, Addisyn	Umpire	85.00
Hansen, Matt	Umpire	30.00
Hanssen, Kjerstin	Umpire	200.00
Jensen, Cameron	Umpire	150.00
Jibben, Lindsey	Umpire	115.00
Ljunggren, Troy	Umpire	60.00
McGregor, Carter	Umpire	60.00
Portner, Dawson	Umpire	240.00
Portner, Jeff	Umpire	65.00
Schupner, Bryn	Umpire	50.00
Welch, Trevor	Umpire	150.00

3RD PENNEY POOL 211

The Tessman Company	Chalk	39.95
Xcel	Pool	146.45

GATEWAY BLVD CAPITAL PROJECT 515

A Lane LLC	Easement & ROW	2,705.00
Alcoba, LLC	Easement & ROW	8,460.00
East River Electric Power Coop.	Easement	7,460.00
G & P Enterprises	Easement & ROW	127,000.00
Heirigs Properties	Easement	1,545.00
JB IV LLC	Easement	3,175.00
Juhl, Eric	Easement	5,460.00
Kuzeppa, Judith	Easement & ROW	9,100.00
Larson Tea Properties	Easement	3,605.00
Lincoln County Auditor	Easement	1.00
Lincoln County Clerk of Courts	Putnam condemnation VOID	(13,485.00)
Lincoln County Clerk of Courts	Putnam condemnation	9,200.00
Lincoln County Clerk of Courts	Mueller condemnation VOID	(19,000.00)
Lincoln County Clerk of Courts	Muller condemnation	15,000.00
Lincoln County Clerk of Courts	Hanna condemnation VOID	(23,355.00)
Lincoln County Clerk of Courts	Hanna condemnation	50,200.00
	Goldammer condemnation	
Lincoln County Clerk of Courts	VOID	(3,515.00)
Lincoln County Clerk of Courts	Goldammer condemnation	12,100.00
Lund, Ennis	Easement	2,500.00
Maloney, Inc.	Easement	21,000.00
Margeson, Janice L	Easements	2,340.00
Mueller, Ronald	Easement & ROW	11,900.00
Nielson Development	Easement	985.00
OCH Leasing LLC	Easement & ROW	33,000.00
Olsen Commercial Holdings	Easement & ROW	16,215.00
Pearl Creek Investments LLC	Easement	2,510.00
Peters, Richard	Easement	3,160.00
SD Environment & Natural Resources	Discharge permit	250.00
Sundowner Investments	Easement & ROW	78,000.00
Sweetman, Patrick	Easement	8,825.00

Tea Hospitality LLC	Easement & ROW	18,455.00
Welch, David	Easement	3,110.00

423,232.49

JULY PAYROLL

DEPARTMENT	PAY	SS/MED	RETIRMENT	TOTAL
Legislative	5,610.00	429.17		6,039.17
Executive 4121	3,000.00	229.50		3,229.50
City Administrator 4122	7,422.84	567.86	445.38	8,436.08
Finance 4142	5,573.08	426.32	334.38	6,333.78
Public Safety 4210	34,893.45	2,570.91	2,772.33	40,236.69
Highway/Streets 4311	11,327.14	845.07	553.45	12,725.66
Recreation 4501	5,222.04	387.10	221.91	5,831.05
Planning & Zoning 4650	5,109.38	386.05	306.57	5,802.00
Water Distribution 4334	6,193.24	469.64	369.61	7,032.49
Water Clerk 4335	1,622.25	124.10	97.34	1,843.69
Sewer Administration 4321	6,195.05	469.83	369.67	7,034.55
Sewer Sanitary Clerk 4322	1,622.25	124.10	97.33	1,843.68
TOTAL JULY PAYROLL	85,180.72	6,370.98	5,567.97	106,388.34

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