

City of Tea
Regular Meeting
May 17, 2021

A regular meeting of the Tea City Council was held at Tea City Hall on May 17, 2021 at 7:00 p.m.

Council President Casey Voelker called the meeting to order at 7:00 pm, with the following members present: Jim Erck, Sidney Munson, Terry Woessner and Joe Weis. Also present: Finance Officer Dawn Murphy, Planning & Zoning Officer Kevin Nissen and City Administrator Dan Zulkosky. Mayor Lawler was absent.

AGENDA. MOTION 21-76. MOTION by Erck, seconded by Woessner to approve the May 17, 2021 agenda with moving the Approval of Gateway Boulevard Pay Application from the consent agenda to the regular meeting. All members voted AYE.

CONSENT AGENDA. MOTION 21-77. MOTION by Weis, seconded by Ortmeier to approve the following consent agenda items:

- 1) Approval of May 3, 2021 Minutes
- 2) Approval of May 17, 2021 Claims (claims will be listed at the end of the minutes)
- 3) Approval of the following 2021 seasonal pool employees
 - Cashiers \$11.00 per hour
 - Summer Ochs
 - Zandra Thaler
 - Jeffrey Worth
 - Zandra Thaler
 - Joey Headrik
 - Miah Weber
 - Head Lifeguards \$15.00 per hour
 - Jaeya Jones
 - Desirae Patzwald
 - WSI Lifeguards \$13.00 per hour
 - Jaeya Jones
 - Emma Kint
 - Jackson Bickett
 - Desirae Patzwald
 - Max Peterson
 - Micah Hansen
 - Lifeguards \$12.25 per hour
 - Peyton Thompson
 - Erika Kint
 - Rylen Lynck
 - Avery Ostrem
 - Tessa Tieman
 - Megan Stadtfeld
 - Brooklyn Willemsson
 - Rylan Konrad
 - Makenna Laleman
- 4) Approval of hiring Mason Weidenbach, Planning & Zoning Assistant, \$15.00 per hour
- 5) Hiring of Hallie Munoz, Office Assistant, \$19.50 per hour
- 6) Approval of Building Permit 21-112, Koch Insurance
- 7) Plat Approval – Tract 1 and Tract 2, MW Properties Addition, Section 31, Lincoln County

All member voted AYE.

PAY APPLICATION. MOTION 21-78. MOTION by Erck, seconded by Weis to approve Gateway Boulevard Pay Application #3, D & G Concrete, \$1,425,092.24. All members voted AYE.

There were no public comments.

7:05 PUBLIC HEARING. At this time President Voelker opened the public hearing for the Proposed Resolution of Necessity #21-04-06 for the Gateway Boulevard Special Assessments. This resolution is for a property that was excluded from Resolution #21-04-04. Property owner Gerry Goldammer was present with several questions regarding the project. There were no other comments.

RESOLUTION 21-05-10. MOTION 21-79. MOTION by Weis, seconded by Woessner to approve Resolution of Necessity 21-05-10 Gateway Boulevard Project for Jongeling Tract 4, NW ¼ 25-100-51 *except Lot H1*. All members voted AYE. The resolution will be published separately.

CUP #21-03 PUBLIC HEARING. President Voelker opened the public hearing for Cassandra Eimers to operate a home daycare at 650 W. High Pointe Street. Kevin received a few phone calls with concerns of the lack of a fenced yard and a cattle yard with a barbwire fence behind the house. President Voelker also did some research and found that an electric fence had recently been installed 1 foot inside the barbed wire fence. A couple of neighbors were also present to express their concerns regarding the fence and ditch behind the property. Cassandra is waiting for the state inspection to determine if they deem the barbwire fence unsafe. If it is, she would be able to apply for a grant to install a fence on her property. **MOTION 21-80. MOTION** by Erck, seconded by Weis to approve the Home Daycare Conditional Use Permit with a review after 6 months. All members voted AYE.

FIRST READING OF ORDINANCE 268. President Voelker opened the public hearing for the first reading of Ordinance 268. An Ordinance of the City of Tea, SD Rezoning Boulder Addition, Legally Known as Tract 4, (Except Titan Addition), Boulder Addition in the City of Tea from AG – Agriculture to R1-Residential District, R2-Residential District and NRC – Natural Resource Conservation District and Amending the Official Zoning Map of the City of Tea. There were no comments for or against the rezoning. Second reading will be held at the June 7th meeting.

GRUEN-WALD BUILDING PLANS AND PERMIT. Kevin presented building plans and permit for a 72' x 60' addition to the open-air storage building for Gruen-Wald Engineering, 1101 N. Heritage Parkway. **MOTION 21-81. MOTION** by Weis, seconded by Woessner to approve the building plans and permit for Gruen-Wald Engineering to construct a 72' x 60' addition at 1101 N. Heritage Parkway. All members voted AYE.

CAR SWAP SITE AND BUILDING PLANS. Kevin presented the site and building plans for a new building at 2400 N. Bakker Landing Ave. The project is a 17,775 sq. ft. auto sales and service business. **MOTION 21-82. MOTION** by Erck, seconded by Weis to approve the site/building plans and building permit #21-110 for Car Swap to construct a 17,775 building at 2400 N. Bakker Landing Ave., Lot 2, Block 2 Bakker Landing Addition. All members voted AYE.

FEMA FLOOD RISK MAP. Kevin and Ben discussed the new FEMA Flood Risk Map. They are questioning whether FEMA used correct data when determining the risk areas. No action was taken.

MOTION 21-83. MOTION by Weis, seconded by Munson to adjourn at 8:18 pm. All members voted AYE.

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

Published once at the approximate cost of _____.

**CITY OF TEA
 WARRANTS PAID MAY 17, 2021**

LEGISLATIVE 4111

Independent Publishing	Publishing	481.11
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FINANCE 4142

Aflac	Insurance	616.96
Explorers Federal Credit Union	Misc	29.96
Explorers Federal Credit Union	Adobe - Acrobat Pro	201.57
Explorers Federal Credit Union	Paddle.net - excel converter	6.39
Explorers Federal Credit Union	Zoom	15.96
Williams & Company	Audit payment	6,850.00

LIBRARY 4550

Great Plains Zoo	Zoo Mobile	151.20
Vast	Internet	40.01

PLANNING & ZONING 4650

Century Business Products	Toner	602.16
Explorers Federal Credit Union	USPS - Postage	9.60
HDR Engineering	Services	2,793.75
Independent Publishing	Publishing	171.48
Robertson, Steve	April inspections	3,120.00

GOVERNMENT BUILDINGS 4192

A & A Tree Service	Trim trees	1,278.00
City of Tea	Water - Maintenance building	82.80
City of Tea	Water - City Hall	155.60
City of Tea	Water - Community Hall-200 W. Maple	58.40
Fareway	Supplies	52.35
Innovative Office Solutions	Supplies	938.43
Innovative Office Solutions	Supplies & desk	874.13
Maximum Promotions	Flags	140.00
Mid American Energy	Maint bldg.	232.39
Mid American Energy	200 W. Maple	170.76
Mid American Energy	600 E. 1st St.	492.39
Midwest Alarm	Monitoring	69.00
Thornton	City Hall carpet	33,118.06
U Drive Technology	Monthly texting	50.16
Vast	City Hall	458.67
Vast	Maint bldg.	119.47
Verizon	Cell phone	262.47

ENGINEERING 4196

HDR Engineering	General	2,052.50
HDR Engineering	GIS Mapping	52.50

PUBLIC SAFETY 4210

Auto Dynamics, Inc.	Repair tire	29.50
Banner	Services	7,878.50
Black Hills Ammunition	Ammo	1,355.80
City of Tea	Water	62.30
ELBO Computing Resources, Inc.	Computer service	652.41
Explorers Federal Credit Union	USPS - Postage	71.40
Explorers Federal Credit Union	Cenex - supplies	19.14
Explorers Federal Credit Union	Hy-Vee - retirement cake	39.39
Explorers Federal Credit Union	Lincoln County - mail plates	10.50
Explorers Federal Credit Union	Amazon - supplies	263.65
Explorers Federal Credit Union	HP Store	132.04
Explorers Federal Credit Union	Casey's - supplies	14.16
Explorers Federal Credit Union	Apple	1.05
Independent Publishing	Bid advertising	44.85
Innovative Office Solutions	Name plates	64.30
Jack's Uniforms	Clothes	1,307.50
Mid American Energy	Services	89.86
Tri-State Garage Door, Inc.	Repair garage door	250.00
Two Way Solutions, Inc.	Program radios	635.00
Vast	Phone	572.96
Verizon	Phone	440.59

HIGHWAY/STREET 4312

Biersbach	Saw parts	126.50
Eastern Farmers	Fuel	292.23
Frantzen Reporting	Transcription fee	88.00
HDR Engineering	Slurry seal	206.25
HDR Engineering	James Ave. Drainage	41.25
Runnings	Wrenches	82.74
Southeastern Electric	Street lights	2,931.00
Southeastern Electric	Locates & repairs	3,529.69
Xcel Energy	Street lights	3,519.51

PARKS/RECREATION 4501

City of Tea	Concession building	82.80
City of Tea	Flex fields	104.30
City of Tea	Baseball fields	45.80
Dakota Game Fish, Inc.	Stock kids pond	970.00
Explorers Federal Credit Union	Kay Park - Picnic table frames	2,051.61
Lacey Rentals, Inc.	Toilets	345.00
The Tessman Company	Spray & fertilizer	431.66
Verizon	Park camera	40.01

WATER 601

Waldner, Jeffrey	Water refund	53.95
Balster, Troy	Water refund	50.00
Deckert, Beth	Water refund	137.64

HDR Engineering	85th St. tower	2,290.00
Independent Publishing	SRF publishing	209.16
Lewis & Clark Regional Water	10,100,516 April usage	20,694.51
SD One Call	1/2 locates	191.52
Southeastern Electric	Quinton St. tower & meter building	244.58
Underwood, Josh	Water refund	16.99

SEWER 604

HDR Engineering	Sewer regionalization	15,403.00
Independent Publishing	SRF publishing	212.15
SD One Call	1/2 locates	191.52
Southeastern Electric	High Pointe lift station	218.54
Verizon	Lift station phone	24.76

PARK AND RECREATION FUND 201

Explorers Federal Credit Union	Epic Sports - softballs	69.86
Explorers Federal Credit Union	Baseball Savings - batting tee	252.76
Froent, Emily	Umpire	80.00
Ganschow, Sydney	Umpire	80.00
Hauff Mid America Sports	Softball equipment & uniforms	3,253.04
Hauff Mid America Sports	Baseball caps & jerseys	2,922.55

3RD PENNY/POOL/PARK EXPENSES 211

City of Tea	Water	83.90
Hawkins	Pool tests	198.00
Independent Publishing	Publishing	144.50
Mac's	Pool patch	44.95
Menards	Pool supplies	353.61
Mid American Energy	Services	15.00
Vast	Phone	39.21
Verizon	Internet	40.01

2ND PENNY SALES TAX FUND 212

US Bank	Sales Tax Revenue Bond Series 2013 (PSB)	8,560.00
US Bank	Sales Tax Revenue Bond Series 2019 (HWY 111 & 271st)	23,610.00
US Bank	Sales Tax Revenue Bond Series 2019A (93rd St. Sewer)	26,841.88

GATEWAY BLVD CAPITAL PROJECT 515

HDR Engineering	Services	38,972.14
Independent Publishing	Publish resolution	199.87

272ND ST. CAPITAL PROJECT FUND 516

HDR Engineering	Services	5,831.75
Independent Publishing	Publish resolution	34.20

HAGEDORN CAPITAL PROJECT FUND 518

HDR Engineering	Services	4,461.25
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TEAPOT DAY

Outsound Productions	Deposit on sound	1,224.22
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241,822.50

**CITY OF TEA
RESOLUTION 21-05-10
RESOLUTION OF NECESSITY**

WHEREAS, The City of Tea has proposed Resolution of Necessity #21-04-06 for improvements to Lincoln County Highway 106 aka Gateway Boulevard and Katie Rd; and

WHEREAS, the City of Tea has published and mailed said notices as required by South Dakota Codified Laws; and

WHEREAS, the City has considered the character of the improvements, the situation, the surrounding conditions, and whether the substantial benefits to be derived from the improvements are local or general in their nature; and

WHEREAS, the City has calculated the portion of the improvements which confers a local special benefit and the general benefit and advantage on the property of the whole community.

NOW THEREFORE BE IT RESOLVED that the City finds the following:

- The project will make the property abutting the project a better place in which to conduct business.
- The property will only be assessed the costs for the special benefit of the improvements.
- The adjacent property will receive a special benefit by changing the properties highest and best use from rural in character to urban.
- The improvement will provide easier access to the abutting properties.
- The improvements will provide a special benefit to the assessed properties by improving and enhancing the aesthetics and safety, thus enhancing the value, use, and enjoyment of the property.
- The improvements will enhance the market value of the properties abutting the improvement.
- The property abutting the improvements receive a special benefit above and beyond that benefit enjoyed by the general public.
- That the value of the special benefit equals or exceeds the special assessment
- Failure to assess property abutting the improvements would result in a windfall to the property owners.

AND WHEREAS, the City of Tea is ready to proceed with the project and again declare the necessity to make the improvements;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Tea, South Dakota, at a regular meeting thereof held in the meeting room of the City Council in the City of Tea that the convenience and necessity has risen to for the complete reconstruction of Lincoln County Highway 106 (CR106) aka Gateway Boulevard/271st Street beginning approximately 130 feet east of Heritage Parkway and continuing approximately 7,385 feet (1.4 miles) to the intersection with the Exit 73 interchange at Interstate 29 and utility improvements on 191.90 ft of Katie Rd by the following:

- Asphalt surfacing removals, widening the existing roadway to provide additional lanes, installation of utilities (water main, sanitary sewer, sanitary sewer force main casing pipe, and storm sewer), installation of curb & gutter, sidewalks & shared-use path, gravel roadway base, concrete and asphalt surfacing, traffic signals, street lighting, landscaping, and irrigation systems.

BE IT FURTHER RESOLVED that the material to be used in the project shall be according to plans and specifications prepared by engineers for the City of Tea, and on file in the office of the Municipal Finance Officer and open to public inspection and incorporated hereby.

BE IT FURTHER RESOLVED that:

- the cost of \$91.00 (Street \$77.00 and Water \$14.00) per foot shall be assessed against all assessable lots and tracts of land fronting or abutting thereon to each of such lots or tracts listed on Exhibit A;

The total estimated cost of the Project is \$16,000,000.00 and that part thereof will be financed by special assessments. The City of Tea will pay the "over size" costs of \$14,945,000.00. The total cost shall include the contract price and all engineering, inspection, publication, fiscal, legal and all other expenses incidental thereto.

BE IT FURTHER RESOVLED that the assessments for the property marked as Exhibit A shall be delayed, without interest, and to be paid in full at such time the property is annexed into the city limits and a development plan is filed.

BE IT FURTHER RESOLVED that the contractors who undertake to perform the work of construction herein provided for shall be paid in cash from City surplus, the sale of Special Assessment Bonds, Sales Tax Revenue Bonds and a Federal Highway Administration Build Grant.

Dated this 17th day of May, 2021

John M. Lawler, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

EXHIBIT A (NOT ANNEXED, STREET & WATER, DELAYED \$91.00 PER FOOT)	
Gerry Goldammer	Jongeling Tract 4, NW ¼ of Section 25, Township 100 North, Range 51 West of the 5 th Principal Meridian, Lincoln County, South Dakota *except Lot H1