

The regular meeting of the Tea City Council was held at Tea City Hall on October 20, 2025 at 6:00 pm.

Mayor Casey Voelker called the meeting to order at 6:00 pm with the following members present: Aaron Otten, James Erck, Terry Woessner, Josh Champman and Lynn DeYoung. Also present: City Administrator Justin Weiland, Finance Officer Dawn Murphy, City Engineer Ben Scholtz and Community Development Director Albert Schmidt. Absent: Councilmember Ruby Zuraff.

**AGENDA. MOTION 25-135. MOTION** by DeYoung, seconded by Woessner to approve the October 20, 2025 with the addition of executive session. All members voted AYE.

**CONSENT AGENDA. MOTION 25-136. MOTION** by Woessner, seconded by Zuraff to approve the following consent agenda items:

1. October 6, 2025 Minutes
2. October 20, 2025 Claims (claims will be listed at the end of the minutes)
3. Replat – Lots 5A, 5B, 6A, 6B, 13A, 13B, 14A and 14B, Block 6 and Lots 9A, 9B, 9C, 11A, 11B 12A and 12B, Block 7, Serenity Park Addition
4. Resolution 25-10-13. A Resolution Dissolving Temporary Construction Easements for Gateway Boulevard. WHEREAS, the City of Tea, South Dakota, acting by and through its Council, has heretofore acquired for highway right of way purposes in connection with the construction of Project CR 106/271<sup>st</sup> (Gateway Blvd) Parcel no 29,29A in Lincoln County South Dakota, the following Temporary Easements: Trace 2 of Bakker Landing 1<sup>st</sup> Addition in Government Lots 1 and 2 in the Southwest Quarter of Section 19, Township 100 North, Range 50 West of the 5<sup>th</sup> P.M., to the City of Tea, Lincoln County, South Dakota. (recorded August 3, 2020 in book 30 Misc., page 499) and Government Lots 1 and 2 of the Southwest Quarter of Section 19, Township 100 North, Range 50 West of the 5<sup>th</sup> P.M. to the City of Tea, Lincoln County, South Dakota. (recorded August 3, 2020 in book 30 Misc., page 499). AND WHEREAS, it has been determined by the City of Tea Council that said property described above is no longer needed or deemed necessary for highway purposes. NOW, THEREFORE BE IT RESOLVED, that the City of Tea, acting by and through their Council, that said temporary easements described above located in Lincoln County, South Dakota, are not now or in the future needed or deemed necessary for use in construction or maintenance of highways or for highway purposes, and the same are hereby abandoned. Dated this 20<sup>th</sup> day of October, 2025

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

All members voted AYE.

**PUBLIC COMMENTS.** There were no public comments

**2025 COMPREHENSIVE PLAN ADOPTION.** Chirs Shires from Confluence gave a presentation on the 2025 Comprehensive Plan. **RESOLUTION 25-10-14. MOTION 25-137. MOTION** by Otten, seconded by Chapman to approve the following resolution. All members voted AYE. **RESOLUTION 25-10-14. A RESOLUTION ADOPTING THE TEA 2050 COPREHENSIVE PLAN.** WHEREAS, the Planning Commission has proposed a plan for the physical development of the municipality and including area outside the boundary and withing its planning jurisdiction; AND WHEREAS, the Planning commission held a pubic hearing on September 23, 2025, to gain input from the public; AND WHEREAS, the City Council held a public hearing on October 20, 2025, to gain input from the public; AND WHEREAS, the comprehensive plan shows the Planning Commission's recommendations of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality, which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as wall as efficiency and economy in the process of development; NOW, THEREFORE BE IT RESOLVED BY THE CITY OF TEA, SD that the City of Tea 2050 Comprehensive Plan attached hereto is hereby adopted along with the accompanying maps and descriptive matter, for the City of Tea, with said plant to supersede prior Tea Comprehensive Plan adopted September 7, 2018. Said plan shall be on file and is available for public inspection by any interested person in the office of the Finance Office, the City Planning Office and the City website. Dated this 6<sup>th</sup> day of October 2025.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer.

**ZONING ORDINANCE – CHAPTERS 3, 4 AND 12.** Schmidt reviewed the proposed changes for Zoning Ordinance, Chapters 3, 4 and 12.

**CAR WASH ORDINANCE.** Schmidt reviewed an ordinance to regulate car washes.

**TAX INCREMENT FINANCING (TIF).** Weiland presented options for the use of current and future TIF district funds.

**RESOLUTION 25-10-11. MOTION 25-138. MOTION** by Otten, seconded by Woessner to approve and adopt the following resolution. All members voted AYE. **RESOLUTION 25-10-11. A RESOLUTION PROVIDING FOR CITY WIDE PROPERTY DRAINAGE FEE.** Whereas, the City of Tea has adopted Chapter 12 of the Revised Ordinances of the City of Tea providing for a citywide property drainage fee; and WHEREAS, said Ordinance allows the annual revision of the unit finance charge by the governing body of the City of Tea; NOW, THEREFORE, BE IT RESOLVED by the Governing body of the City of Tea, South Dakota, to establish a unit financial charge of 0.00017333767516399. Dated this 20<sup>th</sup> day of October 2025.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

**ROAD MAINTENANCE ASSESSMENT. RESOLUTION 25-10-12. MOTION 25-139. MOTON** by Weis seconded by Otten to approve the following resolution. All members voted AYE. **RESOLUTION 25-10-12. A RESOLUTION PROVIDING FOR ANNUAL STREET MAINTENANE ASSESSMENT.** WHEREAS, the City of Tea pursuant to SDCL 9-43 may levy annually for the purpose of maintaining and repairing street surfacing or pavement; and WHEREAS the City of Tea believes it necessary and appropriate to maintain its streets, NOW, THEREFORE, BE IT RESOLVED by the City Common Council of the City of Tea, as follows: 1. Designation of lots to be assessed. Pursuant to SDCL 9-43, all lots in the City of Tea fronting and abutting a street shall be assessed on the front foot basis. 2. Amount of Assessment. There shall be levied upon all lots fronting and abutting a street one dollar, twenty-five cents (\$1.25) per front foot. Front foot means the actual front of the premises as established by the buildings thereon recorded title and use of the property regardless of the original plat. 3. Assessment. The City Finance Officer is directed to add such assessment to the general assessment against the property and certify the assessment together with the regular assessment to the county auditor to be collected as municipal taxes for general purposes. 4. Assessment subject to review. The assessment is subject to review and equalization, the same as assessments or taxes for general purposes. Dated this 20th day of October 2025.

**2026 BUDGET.** The council reviewed the 2026 Budget. The first reading will be held at the November 3, 2025 meeting.

**EXECUTIVE SESSION. MOTION 25-140. MOTION** by DeYoung, seconded by Erck to go into executive session at 8:55 pm.in accordance with SDCL 1-25-2 (1) for personnel. All members voted AYE. Council came out of executive session at 9:50 PM.

**MOTION 25-140. MOTION** by DeYoung, seconded by Woessner to adjourn at 9:50 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 OCTOBER 20, 2025**

| <b>Vendor</b>                        | <b>Description</b>                      | <b>Amount</b> |
|--------------------------------------|-----------------------------------------|---------------|
| American Bank & Trust (credit card)  | Supplies, conference                    | 1,672.74      |
| Asphalt Sealcoating & Repair         | Asphalt patch                           | 6,244.91      |
| Auto Dynamics                        | Car repairs                             | 395.88        |
| Billion                              | Parts                                   | 74.15         |
| Bluepeak                             | Phones                                  | 1,244.16      |
| Brown, Carter                        | Flag football ref                       | 100.00        |
| CHS                                  | Fuel                                    | 1,323.06      |
| City of Sioux Falls                  | Testing                                 | 210.96        |
| City of Tea                          | Water                                   | 3,223.85      |
| Cole Papers                          | Supplies                                | 268.82        |
| Explorers Credit Union (credit card) | Postage, supplies                       | 1,752.68      |
| Fiedler, Katherine                   | Water refund                            | 43.67         |
| Get N Go                             | Fuel                                    | 1,864.74      |
| Grant, Mitch                         | Flag football ref                       | 200.00        |
| Hall, Nathan                         | Flag football ref                       | 100.00        |
| Hanson, Jason                        | Water refund                            | 47.89         |
| Haug Construction                    | Maintenance building                    | 38,877.30     |
| HDR                                  | 85th St.                                | 7,421.36      |
| HDR                                  | Sundowner                               | 18,923.75     |
| HDR Engineering                      | On-Call - Admin                         | 4,450.00      |
| HDR Engineering                      | On-Call - Site plan reviews             | 8,112.50      |
| HDR Engineering                      | On-Call - Sewer modeling/mapping        | 4,603.75      |
| HDR Engineering                      | On-Call - Heritage Parkway              | 19,850.00     |
|                                      | On-Call - Embrace crosswalk, N.         |               |
| HDR Engineering                      | Main/Quinton/Madison Intersection       | 6,841.61      |
| HDR Engineering                      | On-Call - Drainage Master Plan          | 1,942.50      |
| HDR Engineering                      | On-Call - TAP sidewalks                 | 618.75        |
| HDR Engineering                      | On-Call - Land Development              | 500.00        |
|                                      | On-Call - Real Estate Services - Haugen |               |
| HDR Engineering                      | agreement                               | 1,412.50      |
| HDR Engineering                      | On-Call - Heritage Sewer South          | 281.25        |
| HDR Engineering                      | On-Call - GIS Mapping                   | 56.25         |
| HDR Engineering                      | On-Call - Brian St.                     | 1,037.50      |
| Henke Tractor                        | Toto parts                              | 62.76         |
| Howe Plumbing                        | Pressure switch repair                  | 408.65        |
| Innovative Office Solutions          | Supplies                                | 50.43         |
| Kinzer, Matt                         | Water refund                            | 41.57         |
| Konrad, Brenner                      | Flag football ref                       | 300.00        |
| Leisinger Construction               | Repair curb & gutter                    | 6,655.00      |
| Lowrey, Daschle                      | Flag football ref                       | 75.00         |
| Maag, Quentin                        | Flag football ref                       | 90.00         |
| Martin, Sara                         | Water refund                            | 35.24         |
| McIntyre, Vance                      | Flag football ref                       | 60.00         |
| Mikuska, Karen                       | Water refund                            | 16.02         |
| Napa Auto Parts                      | Antifreeze                              | 10.69         |
| O'Reilly                             | Supplies                                | 39.96         |

|                       |                                |            |
|-----------------------|--------------------------------|------------|
| Precision Irrigation  | Irrigation repair - ballfields | 418.03     |
| Ramkota               | Conference                     | 375.00     |
| Randall, Lucas        | Flag football ref              | 100.00     |
| Schramm, Declan       | Flag football ref              | 100.00     |
| SD One Call           | Locates                        | 145.60     |
| SDPAA                 | Insurance                      | 147,418.38 |
| Siteone Landscaping   | Irrigation heads               | 537.83     |
| Southeastern Electric | Services                       | 5,251.23   |
| Staples, Molli        | Water refund                   | 50.00      |
| Thiesen, Travis       | Water refund                   | 102.32     |
| Thorstenson, Tate     | Flag football ref              | 160.00     |
| Toshiba               | Copy lease                     | 180.49     |
| Wellmark              | Insurance                      | 24,884.30  |
| West, Val             | Water refund                   | 20.32      |
| White, Taylor         | K9 supplies                    | 173.23     |
| Williams & Company    | 2024 Audit                     | 13,961.20  |
| Wilson, Slater        | Flag football ref              | 100.00     |
| Xcel Energy           | Services                       | 3,611.55   |

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339,131.33