

City of Tea  
Regular Meeting  
October 21, 2019

A regular meeting of the Tea City Council was held at Tea City Hall on October 21, 2019 at 7:00 pm.

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

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

**AGENDA. MOTION 19-197. MOTION** by Weis seconded by Ortmeier to approve the October 21, 2019 agenda. All members voted AYE.

**MINUTES. MOTION 19-198. MOTION** by Ortmeier, seconded by Munson to approve the October 7, 2019 minutes. All members voted AYE.

**WARRANTS. MOTION 19-199. MOTION** by Weis, seconded by Ortmeier to approve the October warrants as presented. All members voted AYE. Warrants will be listed at the end of the minutes.

**ANNEXATION.** Petitions have been received and verified by Finance Officer Murphy for annexation of portions of the Hagedorn Industrial Park Addition and portions of Landmark Industrial Park Addition. SDCL 9-4-1 requires signatures from 75% of the value of the territory sought to be annexed. Value of the territory is \$32,281,187 and \$26,519,375 or 82.15% of the owners signed petitions. **MOTION 19-200. RESOLUTION 19-10-27. MOTION** by Boots, seconded by Voelker to approve the following resolution. All members voted AYE. WHEREAS there has been a petition received seeking to include certain real property within the corporate boundaries of the City of Tea; and WHEREAS, the petition has been signed by not less than three-fourths of the registered voters and **by the owners of not less than three-fourths of the value of the territory sought** to be annexed to the City of Tea; and WHEREAS, the property is contiguous to the City of Tea on its **Northwest** boundary; and WHEREAS, said petition complies with all requirements of SDCL 9-4-1; **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEA, SOUTH DAKOTA** that the following described property be and the same hereby are included within the corporate limits of the City of Tea and that the boundary of the City is hereby extended to include such territory as allowed by SDCL 9-4-1.

100.50.30.3000	GOVT LOTS 1 & 2	SW1/4 *EX LOT	H-1-BELL ADD-
100.50.65.F517	HAGEDORN IND PARK	ADD - BLK 5 - LOT 17	- SE1/4 25-100-51
100.50.65.F518	HAGEDORN IND PARK	ADD - BLK 5 - LOT 18	- SE1/4 25-100-51
100.50.65.F311	HAGEDORN IND PARK	ADD- LOT 11 BLK 3-	SE1/4 - 25-100-51 -
100.50.65.F312	HAGEDORN IND PARK	ADD- LOT 12 BLK 3-	SE1/4 - 25-100-51 -
100.50.65.F113	HAGEDORN IND PARK	ADD- LOT 13 BLK 1-	SE1/4 - 25-100-51 -
100.50.65.F313	HAGEDORN IND PARK	ADD- LOT 13 BLK 3-	SE1/4 - 25-100-51 -
100.50.65.F314	HAGEDORN IND PARK	ADD- LOT 14 BLK 3-	SE1/4 - 25-100-51 -
100.50.65.F315	HAGEDORN IND PARK	ADD- LOT 15 BLK 3-	SE1/4 - 25-100-51
100.50.65.F316	HAGEDORN IND PARK	ADD- LOT 16 BLK 3-	SE1/4 25-100-51
100.50.65.F406	HAGEDORN IND PARK	ADD- LOT 6 BLK 4-	SE1/4 - 25-100-51 -
100.50.65.F507	HAGEDORN IND PARK	ADD - LOT 7 - BLK 5	- SE1/4 25-100-51 -
100.50.65.F407	HAGEDORN IND PARK	ADD- LOT 7 BLK 4-	SE1/4- 25-100-51 -
100.50.65.F408	HAGEDORN IND PARK	ADD- LOT 8 BLK 4-	SE1/4 - 25-100-51 -
100.50.65.F115	HAGEDORN IND PARK	ADD- LOTS 14 & 15	BLK 1- SE1/4 -
100.50.65.F301	HAGEDORN IND PARK	ADD SE1/4 - LOT 1 -	BLK 3 - 25-100-51
100.50.65.F401	HAGEDORN IND PARK	ADD SE1/4 - LOT 1 -	BLK 4 - 25-100-51
100.50.65.F110	HAGEDORN IND PARK	ADD SE1/4 - LOT 10-	BLK 1 - 25-100-51
100.50.65.F310	HAGEDORN IND PARK	ADD SE1/4 - LOT 10-	BLK 3 - 25-100-51
100.50.65.F210	HAGEDORN IND PARK	ADD SE1/4 - LOT 10 -	BLK 2 - 25-100-51 -

100.50.65.F111	HAGEDORN IND PARK	ADD SE1/4 - LOT 11-	BLK 1 - 25-100-51 -
100.50.65.F211	HAGEDORN IND PARK	ADD SE1/4 - LOT 11 -	BLK 2 - 25-100-51 -
100.50.65.F112	HAGEDORN IND PARK	ADD SE1/4 - LOT 12-	BLK 1 - 25-100-51 -
100.50.65.F102	HAGEDORN IND PARK	ADD SE1/4 - LOT 2 -	BLK 1 - 25-100-51 -
100.50.65.F302	HAGEDORN IND PARK	ADD SE1/4 - LOT 2 -	BLK 3 - 25-100-51
100.50.65.F402	HAGEDORN IND PARK	ADD SE1/4 - LOT 2 -	BLK 4 - 25-100-51
100.50.65.F103	HAGEDORN IND PARK	ADD SE1/4 - LOT 3 -	BLK 1 - 25-100-51
100.50.65.F203	HAGEDORN IND PARK	ADD SE1/4 - LOT 3 -	BLK 2 - 25-100-51 -
100.50.65.F403	HAGEDORN IND PARK	ADD SE1/4 - LOT 3 -	BLK 4 - 25-100-51 -
100.50.65.F303	HAGEDORN IND PARK	ADD SE1/4 - LOT 3 &	LOT 5 BLK 3 -
100.50.65.F404	HAGEDORN IND PARK	ADD SE1/4 - LOT 4-	BLK 4 - 25-100-51 -
100.50.65.F104	HAGEDORN IND PARK	ADD SE1/4 - LOT 4 -	BLK 1 - 25-100-51 -
100.50.65.F204	HAGEDORN IND PARK	ADD SE1/4 - LOT 4 -	BLK 2 - 25-100-51 -
100.50.65.F304	HAGEDORN IND PARK	ADD SE1/4 - LOT 4 -	BLK 3 - 25-100-51 -
100.50.65.F504	HAGEDORN IND PARK	ADD SE1/4 - LOT 4 -	BLK 5 - 25-100-51
100.50.65.F405	HAGEDORN IND PARK	ADD SE1/4 - LOT 5-	BLK 4 - 25-100-51
100.50.65.F105	HAGEDORN IND PARK	ADD SE1/4 - LOT 5 -	BLK 1 - 25-100-51 -
100.50.65.F205	HAGEDORN IND PARK	ADD SE1/4 - LOT 5 -	BLK 2 - 25-100-51 -
100.50.65.F505	HAGEDORN IND PARK	ADD SE1/4 - LOT 5 -	BLK 5 - 25-100-51 -
100.50.65.F106	HAGEDORN IND PARK	ADD SE1/4 - LOT 6 -	BLK 1 - 25-100-51 -
100.50.65.F206	HAGEDORN IND PARK	ADD SE1/4 - LOT 6 -	BLK 2 - 25-100-51
100.50.65.F506	HAGEDORN IND PARK	ADD SE1/4 - LOT 6 -	BLK 5 - 25-100-51
100.50.65.F36A	HAGEDORN IND PARK	ADD SE1/4 - LOT 6A -	BLK 3 - 25-100-51 -
100.50.65.F36B	HAGEDORN IND PARK	ADD SE1/4 - LOT 6B -	BLK 3 - 25-100-51 -
100.50.65.F307	HAGEDORN IND PARK	ADD SE1/4 - LOT 7-	BLK 3 - 25-100-51 -
100.50.65.F107	HAGEDORN IND PARK	ADD SE1/4 - LOT 7 -	BLK 1 - 25-100-51 -
100.50.65.F207	HAGEDORN IND PARK	ADD SE1/4 - LOT 7 -	BLK 2 - 25-100-51 -
100.50.65.F308	HAGEDORN IND PARK	ADD SE1/4 - LOT 8-	BLK 3 - 25-100-51
100.50.65.F108	HAGEDORN IND PARK	ADD SE1/4 - LOT 8 -	BLK 1 - 25-100-51 -
100.50.65.F208	HAGEDORN IND PARK	ADD SE1/4 - LOT 8 -	BLK 2 - 25-100-51 -
100.50.65.F109	HAGEDORN IND PARK	ADD SE1/4 - LOT 9-	BLK 1 - 25-100-51
100.50.65.F309	HAGEDORN IND PARK	ADD SE1/4 - LOT 9-	BLK 3 - 25-100-51 -
100.50.65.F209	HAGEDORN IND PARK	ADD SE1/4 - LOT 9 -	BLK 2 - 25-100-51 -
100.50.30.H011	LANDMARK INDUSTRIAL	PARK ADD - TRACT 11	SW1/4 GOVT LOT 2 -
100.50.30.H012	LANDMARK INDUSTRIAL	PARK ADD - TRACT 12	SW1/4 GOVT LOT 2 -
100.50.30.H013	LANDMARK INDUSTRIAL	PARK ADD - TRACT 13	SW1/4 GOVT LOT 2 -
100.50.30.H014	LANDMARK INDUSTRIAL	PARK ADD - TRACT 14	SW1/4 GOVT LOT 2 -
100.50.30.H015	LANDMARK INDUSTRIAL	PARK ADD - TRACT 15	SW1/4 GOVT LOT 2 -
100.50.30.H009	LANDMARK INDUSTRIAL	PARK ADD - TRACT 9	SW1/4 GOVT LOT 2 -
100.50.65.F601	HAGEDORN INDUSTRIAL	PARK ADD - LOT 1 -	BLK 6 - SE1/4 -
100.50.65.F410	HAGEDORN INDUSTRIAL	PARK ADD - LOT 10 -	BLK 4 - SE1/4 -
100.50.65.F510	HAGEDORN INDUSTRIAL	PARK ADD - LOT 10 -	BLK 5 - SE1/4 -
100.50.65.F411	HAGEDORN INDUSTRIAL	PARK ADD - LOT 11 -	BLK 4 - SE1/4 -
100.50.65.F511	HAGEDORN INDUSTRIAL	PARK ADD - LOT 11 -	BLK 5 - SE1/4 -
100.50.65.F412	HAGEDORN INDUSTRIAL	PARK ADD - LOT 12 -	BLK 4 - SE1/4 -

100.50.65.F513	HAGEDORN INDUSTRIAL	PARK ADD - LOT 13 -	BLK 5 - SE1/4 -
100.50.65.F514	HAGEDORN INDUSTRIAL	PARK ADD - LOT 14 -	BLK 5 - SE1/4 -
100.50.65.F515	HAGEDORN INDUSTRIAL	PARK ADD - LOT 15 -	BLK 5 - SE1/4 -
100.50.65.F516	HAGEDORN IND PARK	ADD - LOT 16 - BLK 5	SE 1/4 25-100-51
100.50.65.F602	HAGEDORN INDUSTRIAL	PARK ADD - LOT 2 -	BLK 6 - SE1/4 -
100.50.65.F603	HAGEDORN INDUSTRIAL	PARK ADD - LOT 3 -	BLK 6 - SE1/4 -
100.50.65.F508	HAGEDORN INDUSTRIAL	PARK ADD - LOT 8 -	BLK 5 - SE1/4 -
100.50.65.F409	HAGEDORN INDUSTRIAL	PARK ADD - LOT 9 -	BLK 4 - SE1/4 -
100.50.65.F59A	HAGEDORN INDUSTRIAL	PARK ADD - LOT 9A -	BLK 5 - SE1/4 -
100.50.65.F59B	HAGEDORN INDUSTRIAL	PARK ADD - LOT 9B -	BLK 5 - SE1/4 -
100.50.30.H03	LOTS H-1 -GOVT LOTS	1 & 2 SW1/4 -	30-100-50 -
100.50.65.H01	LOTS H-1 SE1/4 1.3	AC & HAGEDORN IND	PARK ADD - 25-100-51
100.50.65.4000	SE1/4 *EX HANSEN TR	1 & HAGEDORN IND	PARK & HAGEDORN TR &

**BE IT FURTHER RESOLVED that the follow parcels are classified as a Rural Service District as provided for in City of Tea Ordinance 218:**

100.50.65.4000	SE1/4 *EX HANSEN TR	1 & HAGEDORN IND	PARK & HAGEDORN TR &
100.50.65.F517	HAGEDORN IND PARK	ADD - BLK 5 - LOT 17	- SE1/4 25-100-51

Dated this 21<sup>st</sup> day of October 2019.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

**SITE PLAN.** Kevin presented and recommended approval of a revised site plan for Wheel City. **MOTION 19-201. MOTION** by Weis, seconded by Erck to approve the revised site plan for Wheel City to add additional parking and drainage on Lots 1, 2, 3 & 5, Block 1, Bakker Landing 1<sup>st</sup> Addition. All members voted AYE.

**468<sup>th</sup> AVE. DRAINAGE PROJECT.** On September 26, 2019 the following bids were opened for the 468<sup>th</sup> Ave. Drainage Project:

Metro Construction	\$218,480.45
H & W Contracting	\$222,222.22
First Rate Excavating	\$245,915.50

**MOTION 19-202. MOTION** by Ortmeier, seconded by Erck to award the 468<sup>th</sup> Ave. Drainage Project to Metro Construction, \$218,480.45. All members voted AYE.

**MOTION 19-203. MOTION** by Weis, seconded by Munson to adjourn at 7:35 pm. All members voted AYE.

\_\_\_\_\_  
 John M. Lawler

ATTEST:

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 Dawn R. Murphy, Finance Officer

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

**CITY OF TEA  
 WARRANTS PAID OCTOBER 21, 2019**

**FINANCE 4142**

Innovative Office Solutions	Supplies	41.50
KCL Group Benefits	Insurance	409.55
Marco	Copy lease	110.56
Marco	Fix scan to email	35.94
Murphy, Dawn	Mileage	245.92
USPS	Stamps	550.00

**ENGINEERING 4196**

HDR Engineering	General	1,805.32
HDR Engineering	P & Z	3,344.50
HDR Engineering	Drainage	2,090.00
HDR Engineering	Streets	1,053.67
HDR Engineering	Hagedorn Industrial Park	40.00
HDR Engineering	S. Main Ave. construction admin	5,085.83
HDR Engineering	468th Ave. Improvements	4,515.47
HDR Engineering	Land development	683.29
HDR Engineering	GIS	263.78
HDR Engineering	Gateway Blvd Phase 2	45,024.32

**GOVERNMENT BUILDINGS 4192**

Campbell's Supply	Coats	929.94
City of Tea	City Hall High Flow	170.62
City of Tea	City Hall Low Flow	279.60
City of Tea	Community Hall-200 W. Maple	52.22
City of Tea	Maint bldg.	72.72
Fareway	Supplies	47.03
RBS Sanitation	Garbage 10/1-12/31	609.46
Service First Fire Sprinkler	Annual inspection	314.18
Team Logic IT	Backup service	40.00
U Drive Technology	Monthly texting	100.00
Vast	City Hall Phone	410.81
Vast	Maint bldg.	123.45

**PUBLIC SAFETY 4210**

Anderson, Darla	Cleaning 10/6	50.00
Arrowhead Scientific Inc.	Supplies	79.30
Auto Dynamics	Battery & tires	639.41
City of Tea	Water	48.36
Dash	Gloves	71.90
Frantzen Reporting	Transcription	88.00
Get N Go	Gasoline	1,080.53
Getty Abstract & Title	Land escrow	5,000.00
Getty Abstract & Title	Land purchase	245,172.13

Hoesli, Adrian	Reimburse for car rental and zipper replacement	206.56
Innovative Office Solutions	Supplies	306.55
Midwest Alarm	Alarm monitoring	84.00
Napa Auto Parts	Wipers	28.94
OMG National	Stickers	150.77
Quigley, Jessica	Reimburse for supplies	83.50
RBS Sanitation	Garbage	192.33
Route 1	Computer	3,315.63
Sioux Falls Area Humane Society	September services	114.46
Vast	Phone	588.34

**HIGHWAY/STREET 4312**

AMG Avera Occupational Medicine	Drug tests	26.25
Casey's General Store	Gasoline	134.57
Dakota Traffic Services LLC	Paint Heritage Pkwy	16,195.85
Eastern Farmers Elevator	Fuel	561.21
Southeastern Electric	Main St. lights	287.05
Southeastern Electric	Prairie Trails	159.00
Southeastern Electric	272nd St. lights	94.09
Southeastern Electric	Stop light	43.33
Southeastern Electric	Heritage Blvd. lights	451.35
Southeastern Electric	Ivy & Main lights	184.77
Southeastern Electric	Nine Mile Heights lights	194.00
Southeastern Electric	Spencer Heights Add. lights	124.00
Southeastern Electric	Howling Ridge lights	243.00
Southeastern Electric	High Pointe Add. lights	131.00
Southeastern Electric	Gateway Lane lights	33.00
Southeastern Electric	High Pointe/Carla St. lights	82.00
Southeastern Electric	271st St & Main Ave.	122.06
Southeastern Electric	271st St. & Heritage Ave	172.68
Southeastern Electric	Locates	137.50
Verley, Michael	Oversizing sidewalk	1,470.00
Xcel Energy	Street lights	3,537.97

**PARKS/RECREATION 4501**

City of Tea	Baseball fields	1,095.64
City of Tea	Restroom	74.52
Fastenal	Socket	14.87
Lacey Rentals	Toilets	315.00
Menards	Shelter supplies	29.56
Myrl & Roy's	Gravel for shelter	612.85
United Concrete Inc.	Concrete for batting cage	480.32

**WATER 601**

Bartels, Conni	Water deposit refund	6.82
Casey's General Store	Gasoline	134.57
City of Sioux Falls	Bact. Samples	246.50
Dakota Supply Group	Locator	620.00
HDR Engineering	Meter building	2,883.62

Innovative Office Solutions	Supplies	41.50
Lewis & Clark Regional Water	1/2 FY 2020 dues	2,012.50
Marco	Copy lease	110.56
Metering & Technology Solutions	Meter	2,426.64
SD Once Call	1/2 locates	94.64
Southeastern Electric	New service at meter building	408.16
Southeastern Electric	Quinton St. tower	55.03
USPS	Stamps	875.00
Weller, George Ann	Water deposit refund	5.50
Zink, Jessica	Water deposit refund	8.16

**SEWER 604**

Casey's General Store	Gasoline	134.56
HDR Engineering	Aeration facility, sewer regionalization	9,949.67
Hydro Klean	Clean lift station	1,240.00
Innovative Office Solutions	Supplies	41.51
Marco	Copy lease	110.55
SD One Call	1/2 Locates	94.64
Southeastern Electric	High Pointe lift station	152.38
USPS	Stamps	875.00

**SPECIAL PARK FUND 201**

DeJean, Hayden	Flag football ref	200.00
DeJean, Hudson	Flag football ref	200.00
DeYoung, Keegan	Flag football ref	60.00
Headrick, Brian	Flag football field manager	150.00
Headrick, Joey	Flag football field manager	150.00
Lacey's	Toilets	210.00
Schnider, Griffen	Flag football ref	120.00
Slykhuis, Maddox	Flag football ref	100.00
Thompson, Blake	Flag football ref	200.00
Tuerk, Carter	Flag football ref	120.00

**3RD PENNY/POOL/PARK EXPENSES 211**

Kint, Kim	Reimburse for lifeguard training	185.00
Vast	Pool	38.26

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TOTAL 377,018.60