

City of Tea
Regular Meeting
September 22, 2025

The regular meeting of the Tea City Council was held at Tea City Hall on September 22, 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, Lynn DeYoung and Ruby Zuraff. Also present: City Administrator Justin Weiland, Finance Officer Dawn Murphy, City Engineer Ben Scholtz and Community Development Director Albert Schmidt. Absent: Councilmember Josh Champan.

AGENDA. MOTION 25-117. MOTION by Woessner, seconded by Zuraff to approve the September 22, 2025. All members voted AYE.

CONSENT AGENDA. MOTION 25-118. MOTION by Erck, seconded by Zuraff to approve the following consent agenda items:

1. September 8, 2025 Minutes
2. September 22, 2025 Claims (claims will be listed at the end of the minutes)
3. Acceptance of Police Officer Samantha Ariasola, effective 9/9/2025

All members voted AYE.

PUBLIC COMMENTS. There were no public comments

The Council adjourned the City Council Meeting and reconvened as the Board of Adjustments.

VARIANCE. An application has been filed for a front yard setback variance from 25ft. to 15 ft. Canam Investments would like to expand their laydown storage lot to match the existing adjacent laydown yard to the east. Staff recommend approval with the condition that the variance is only for a gravel laydown yard and does not include paved parking, buildings, or other uses not typically allowed within the front yard setback. **MOTION 25-119. MOTION** by Otten, seconded by Woessner to approve the front yard setback, with conditions, from 25 ft. to 15 ft. at 1615 & 1701 E. 1st St, Tracts 1 & 2, Harvard Industrial Park Addition for Canam Investments. All members voted AYE.

The Board of Adjustment adjourned, and the City Council reconvened.

REZONE ORDINANCE 324. The Council held the second reading of Ordinance 324, An Ordinance of the City of Tea, SD Rezoning Property Located East of N. Ginger Ave and Approximately One Hundred- and Forty-Foot South of East Madison Street from the NRC Natural Resource Conservation District to the PD Planned Development District, No 25-01 and Amending the Official Zoning map of the City of Tea. There were several homeowners present to voice their concerns regarding the proposed rezoning. The developer and residents will continue to work together to come to a compromise. **MOTION 25-120. MOTION** by Lynn, seconded by Erck to deny Rezoning Ordinance 324. All members voted AYE.

SPECIAL ASSESSMENT ROLL PUBLIC HEARING. The Council held a public hearing for the 272nd Street Improvement Project Special Assessment Roll. There were no comments. **MOTION 25-121. MOTION** by Otten, seconded by Zuraff to approve Resolution 25-09-09. Resolution approving the 272nd St. Improvement Project Special Assessment Roll. All members voted AYE. The resolution will be published separately.

SPECIAL ASSESSMENT ROLL PUBLIC HEARING. The Council held a public hearing for the Hagedorn Industrial Park Improvement Project Special Assessment Roll. The assessment amount for four properties were changed due to them not receiving a special benefit from the project. They would only be responsible for the utility hookups. There were no comments. **MOTION 25-122. MOTION** by Otten, seconded by Woessner to approve Resolution 25-09-10, Resolution Approving the Hagedorn Industrial Park Project Assessment Roll. All members voted AYE. The resolution will be published separately.

2026 TAX LEVY PUBLIC HEARING. The Council held a public hearing on the 2026 tax levy. **RESOLUTION 25-09-08. MOTION 25-123. MOTION** by DeYoung, seconded by Erck to approve the RESOLUTION 25-09.08. A Resolution Certifying the 2026 Tax Levy. WHEREAS the Lincoln County Auditor has determined that the City of Tea's growth for 2025 to be 6.255%; and WHEREAS the CIP for 2025 Taxes payable in 2026 is 2.90%; AND WHEREAS the City can increase it's tax request by growth and CIP for a total of 9.155%; NOW THEREFORE BE IT RESOLVED by the City of Tea, that Finance Officer Murphy certify the 2026 Property Tax Levy to the Lincoln County Auditor in the amount of \$4,596,218 for general purposed of meeting the lawful expenses and liability of the City of Tea. Dated this 22nd day of September 2025.

Casey Voelker, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

ORDINANCE 326. The Council held the first reading of Ordinance 326, An Ordinance Amending Chapter 11, Sections 1 to 8 of the Zoning Regulations of the City of Tea, Lincoln County, South Dakota. **MOTION 25-124. MOTION** by Otten, seconded by Woessner to schedule the second reading of Ordinance 326 for October 6, 2025. All members voted AYE.

85TH ST. SEMI-URBAN IMPROVEMENT PROJECT. Engineer Scholtz reviewed 85th St. Project Change Order 7 and Pay Application 12. The change order is a deduction of \$96,056.25 for failed asphalt density tests. The contractor was given the option to replace the asphalt or to deduct the replacement costs from the contract. The contractor opted to reduce the contract. **MOTION 25-125. MOTION** by Erck, seconded by Zurauff to approve 85th St. Semi-Urban Improvement Project Change Order 7 for a deduction of \$96,056.25 and Pay Application 12, \$90,602.50 to D & G Concrete Construction Inc. All members voted AYE.

RECOGNITION AWARDS. At the South Dakota Water and Wastewater Association conference held September 10-12, Utility Superintendent Thad Konrad was presented the Sieger Bies Award in recognition of 30 years of Service and Assistant Utility Superintendent Lenny Przybys was presented the Price Ress Award in recognition of 25 years of service.

FOOD PANTRY. Gloria Woodring representing the Tea Area Food Pantry was present to inform the Council of changes to the food pantry. They will be moving out of Trinity Lutheran Church into a building on Main St. They asked the Council to consider including a donation in the 2026 budget.

EXECUTIVE SESSION. MOTION 25-126. MOTION by Otten, seconded by Erck to go into executive session at 7:35 pm.in accordance with SDCL 1-25-2 (1) for personnel. All members voted AYE. Council came out of executive session at 8:32 pm.

MOTION 25-127. MOTION by Zurauff, seconded by Woessner to adjourn at 8:32 pm. All members voted AYE.

Casey Voelker, Mayor

ATTEST:

Dawn R. Murphy, Finance Officer

Published once at the approximate cost of _____

**CITY OF TEA
WARRANTS PAID SEPTEMBER 22, 2025**

Vendor	Description	Amount
ABT Credit Card - Amazon, Facebook	TVs, computer, TV mounts, vacuum	3,109.83
ABT Credit Card - Best Buy	Shop computer	1,438.14
ABT Credit Card - Sams, Walmart, HyVee	Pool concession supplies	1,421.43
ABT Credit Card -Sherwin Williams	Cross walk paint	62.88
Applied Concepts	Speed trailer	12,882.00
Auto Dynamics	Oil changes	197.00
Avera Occupational Medicine	Drug test	69.50
Baysore, Stacy	Water refund	5.48
Beacon Athletics	Baseball supplies	1,118.93
Billion Southtown	Rotate tires	74.15
Blue Peak	Phone service	1,242.41
Brown, Carter	Flag football ref	50.00
BSN Sports	Scoreboard	723.95
Casey's	Fuel	714.92
Central Square	eCitations subscription	3,120.00
City of Sioux Falls	Bact samples	210.96
City of Tea	Water	2,050.75
City of Sioux Falls	85th & I29 Interchange Project commitment	1,000,000.00
Clark, Riley	T-ball supervisor	184.00
Crosby, Heather	Patch sewing	15.00
Dowden, Lucas	Water refund	30.94
Dust-tex	Rug service	76.86
Eastern Farmers Elevator	Fuel	689.94
Fortin, Henry	Flag football ref	45.00
Gerdes, Jesse	Water refund	35.24
Get N Go	Fuel	2,085.75
Granados, Denise	Water refund	47.89
Honkamp, Jim	Water refund	47.89
Innovative	Supplies	53.12
KCL Group Life	Insurance	725.78
Keez Property Mgmt.	Water refund	95.78
Konrad, Brenner	Flag football supervisor	150.00
Lacey Rentals	Toilets	140.00
Lowrey, Daschle	Flag football ref	100.00
McIntyre, Vance	Flag football ref	90.00
Menards	Irrigation pump	171.19
MRG Hauf	Baseball socks	3,588.00
Myrl & Roys	Asphalt	943.95
O'Reilly	Parts	98.72
Prairie Sons	PD quarterly maintenance	917.50
Przybys, Lenny	Clothing allowance	125.00
Rader, Evan	Water refund	3.53

Randall, Lucas	Flag football ref	175.00
Schramm, Declan	Flag football ref	105.00
SD One Call	Locates	159.04
Sioux Falls Humane Society	August services	1,625.60
Sorlien Electric	Generator maintenance	193.88
Southeastern Electric	Services	4,983.14
Stansbury, Sam	Flag football ref	60.00
Toshiba	Copy lease	180.49
Verizon	Phones	965.64
Volden, Abbey	Water refund	47.89
Wellmark	Insurance	24,884.30
White, Taylor	K9 supplies	72.99
Wilson, Slater	Flag football ref	160.00
Workplace	IT services	3,573.40
Xcel Energy	Services	3,671.13

1,079,810.91