

**City of Tekoa**  
**COUNCIL MEETING MINUTES**  
***Monday – August 5, 2024, 6 P.M.***  
**Tekoa City Hall**

**I. CALL TO ORDER & ROLL CALL:** Mayor Schulz called the meeting to order at 6:00 P.M. Councilmembers\* in attendance were Mike Hale, Pete Martin, Dave Tysz, Mandi Prince, Lydia Fletcher, Marge Jaeger and Shelly Ausmus. Also in attendance were Atty. Eric Hanson, Clerk/Treasurer Eliza Evans-Teague, and Public Works Superintendent Steven Thomas.

\*In the following paragraphs, Councilmember(s) will be abbreviated as “C.”

**II. PLEDGE OF ALLEGIENCE:** Mayor Schulz led in the Pledge of Allegiance.

**III. COUNCIL RULES AND PROCEDURES:** Atty. Jennifer Robertson with AWC-RMSA led the council review of the proposed “Council Rules and Procedures.” She will implement the proposed changes for the next council meeting and send an advance copy for review.

**IV. AGENDA:** Mayor Schulz added Executive Session to “Unfit Dwelling Committee.”

**V. JULY 15, 2024, COUNCIL MEETING MINUTES:** C. Hale moved to accept July 15, 2024, council meeting minutes. C. Prince seconded the motion, and it passed unanimously.

**VI. COMMENTS FROM THE AUDIENCE:**

**A.** Brandon Schneider commented on his experience re: the Container Committee and that he had been treated rudely by C. Ausmus, who was acting in an official capacity. C. Ausmus explained the process for holding advisory committee meetings. C. Ausmus apologized that she had been taken negatively.

**B.** Brad Chandler clarified what number of councilmembers constitutes a quorum.

**C. COMMUNITY GROUP UPDATES:** Mayor Schulz mentioned National Night Out at the Gymkanna Grounds at 7 P.M. C. Ausmus reported that there will be a job opening at the library as she is leaving as librarian.

**VII. CORRESPONDENCE:** None.

**VIII. UNFINISHED BUSINESS:**

**A. UNFIT DWELLING COMMITTEE:** Mayor Schulz called Executive Session for 15 minutes at 7:14 P.M. to discuss property acquisition. The mayor adjourned the executive session at 7:29 P.M.

**B. CARGO CONTAINERS:** C. Ausmus presented the proposed Cargo Container Ordinance and the thoughts behind the articles. There was extended discussion. Clerk Evans-Teague suggested the council consider temporary/commercial uses. C. Fletcher expressed that she thinks this proposed ordinance should revisit human/animal shelter and whether painting requirements may stray too far into subjectiveness. C. Prince agreed on those points. C. Ausmus mentioned containers being consistent with the character of the surrounding area. There was discussion. The council will bring back the discussion and updated proposed ordinance next meeting,

**C. TINY HOMES:** Building Inspector Haxton distributed handouts about the tiny home building code. He addressed how inspections are regulated. There was discussion. He is in favor of allowing them as much as possible. C. Ausmus addressed that an ordinance needs to be drafted. There was discussion. C. Ausmus suggested having a public hearing. Clerk Evans-Teague will get a copy of zoning ordinance to the council.

**D. ALLEY IMPROVEMENT:** Alley improvements will be addressed at the next meeting.

**IX. NEW BUSINESS:**

**A. CENTURY WEST ENGINEERING UPDATE: MATT MORKERT:** Matt Morkert reported the scrub seal project is bid and awarded to Arrow Concrete & Asphalt. The work will begin in approximately two weeks. The preconstruction meeting will be tomorrow so the city can let people know when the one-hour to hour-and-a-half when Washington St. above Roosevelt St. will be closed. People will also need to move their vehicles at that time. There was discussion. Century West is submitting an application on behalf of City of Tekoa to TIB for the city for scrub seal maintenance on several streets that now need attention: particularly Park, Henkle and Warren Streets, for next year. Lastly, Century West is still working on the facilities plan for the upcoming wastewater treatment plant. Steven Thomas reported that there are some specialists coming out to the new lift station to get things better regulated.

**B. WATER METERS/WATER RESERVE REQUEST:** Steven Thomas explained the need to purchase more radio read meters. The meters we use are being closed out by H.D. Fowler. There was discussion. C. Ausmus moved to approve the \$15,760 out of water reserves to the water fund. C. Hale seconded the motion. The motion passed unanimously.

**C. RESOLUTION 99-24.2:** Postponed until next meeting.

**D. DANA WILKINSON RE: METER REPAIR/REPLACEMENT BILL:** Dana Wilkinson petitioned the council to waive her charges for damage to her water meter. Clerk Evans-Teague explained the city's perspective. Atty. Hanson explained different options that were available to the city. There was discussion. The attorney noted that is an enforcement issue and the mayor needs to address it with the code enforcement officer.

**E. MONTHLY LEGAL RETAINER:** Mayor Schulz related that we are using our city attorney's time much more than in the past. Atty. Hanson is requesting a \$200/mo. increase in his retainer to \$700/mo. There was discussion. C. Fletcher moved to approve increasing the attorney's stipend effective September 1, 2024. C. Martin seconded the motion. There was discussion. The motion passed unanimously.

**F. JUB ENGINEERING INVOICE APPROVAL:** C. Ausmus moved to accept the invoice. C. Hale seconded the grant. The motion passed unanimously.

**X. REPORTS:**

**A. MAYOR'S REPORT:** The mayor reported that the rest area walkway would be a good place to level the pavers, and this would be a good project to submit for the repairs to AWC RMSA loss mitigation grant.

**B. STAFF REPORT:** None.

**C. COUNCIL REPORTS:** C. Martin reported that the interpretive panel frames have arrived and that he will work with Parks and Rec. to determine placing. After that he will coordinate with public works to get them installed. C. Ausmus has met with the Tekoa Care Center recently. There seem to be fewer issues in general. Madison at the Care Center would like to be informed of issues in the community. C. Ausmus inquired about the PNW building grounds and safety of the building. C. Tysz inquired why the burn pile is closed. Mayor Schulz explained the temporary closing of the pile during the burn ban. Steven Thomas explained there are issues with the wrong things being put in the burn pile, and the city is concerned about combustion with things like hay and grass. C. Ausmus asked about the procedures for reopening. The mayor will re-open the pile as soon as possible. C. Ausmus asked for it to be on the next agenda.

**XI. COMMENTS FROM THE AUDIENCE:** Linda Sundance has concern about alleged posting on city employee's personal Facebook pages. Shelia Chandler stated that the proposed ordinance re: containers not being able to be used for housing purposes should be revisited.

**XII. ADJOURNMENT:** C. Tysz moved to adjourn the meeting. C. Hale seconded the motion. The motion passed unanimously. Mayor Schulz adjourned the meeting at 9:45 P.M.

**APPROVED:**

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Roy Schulz - Mayor

**ATTEST:**

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Eliza M. Evans-Teague– Clerk/Treasurer