

**City of Tekoa**  
**COUNCIL MEETING MINUTES**  
***Monday – August 19, 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. AGENDA:** C. Jaeger would like to add Dana Wilkinson meter repair charges to the agenda. All council members were in favor of adding them except C. Fletcher, who arrived at that time and did not vote.
- IV. AUGUST 5, 2024, COUNCIL MEETING MINUTES:** C. Hale moved to accept the August 5, 2024, council meeting minutes and C. Fletcher seconded the motion. C. Ausmus opposed due to the comment from the audience and believes she is pointed out negatively more than other members of this group. C. Hale, Tysz, Martin, Prince, Jaeger and Fletcher voted affirmatively. The motion passed.
- V. COMMENTS FROM THE AUDIENCE:**

**A.** Shane Monroy commented on behalf of WiFiber and Tobra Coffee: WiFiber would like to introduce a franchise agreement between the city and WiFiber to use the city’s utility right-of-way. WiFiber would have to design the fiber-builds and come to the city for approval. Shane will come to the next meeting for a public hearing, Sept. 9, 2024. Shane also spoke about getting a variance to build out their business, Tobra Coffee, to the south of the business up to the property line. He will be on the agenda for the Sept. 9, 2024, meeting.

**B.** Grayson Cross introduced himself as the new owner of the hardware building. He spoke about his intentions in the city. He plans to invest heavily over the next three to five years. He welcomes input from the community. There was discussion.

- VI. CORRESPONDENCE:** None.

- VII. UNFINISHED BUSINESS:**

**A. RESOLUTION 24-04: COUNCIL RULES & PROCEDURES:** There was discussion. C. Ausmus moved to pass Resolution 24-04. C. Fletcher seconded the motion. The motion passed unanimously.

**B. UNFIT DWELLING COMMITTEE:** C. Tysz updated the council re: the Keegan Bldg. He noted the Haxton email that says the building is structurally sound except for a back corner. There was discussion. C. Tysz recommended the city be finished with the Keegan building. He will take it to the unfit dwelling committee. C. Tysz mentioned that Otto Tanner has passed and that when the estate settles, they would like to sell the properties, so he would like to not pursue those buildings while in probate. There was discussion.

**C. CARGO CONTAINER ORDINANCE PROPOSAL:** C. Ausmus reported she gave the ordinance to the attorney. It is not back yet but likely will be finished for the next meeting.

**D. TINY HOMES:** The council will revisit tiny homes at the next meeting.

**E. ALLEY IMPROVEMENT:** C. Ausmus noted alley improvement is about gravelling the alley. She reiterated the proposal of the mayor that the city would spread gravel to some degree if the citizen paid for the gravel. She would like to see the city maintain the high-use alleys and that it is the citizens' responsibility to clear brush, etc. in the alley for emergency vehicles. C. Martin asked the volume of gravel needed. There was discussion re: cost and priority. There was discussion about the nature of alleys. Grayson Cross asked questions about contributing to alley maintenance. C. Ausmus suggested asking the opinion of the citizens. There was discussion. The council will revisit the discussion next meeting.

**F. RESOLUTION 99-24.2:** C. Hale moved to approve Res. 99-24.2. C. Martin seconded the motion. The motion passed unanimously.

**G. WATER METER REPAIR BILL:** C. Jaeger spoke about her concerns re: Dana Wilkinson's water meter repair bill. C. Jaeger moved that the mayor should further investigate the matter and report back to the council. C. Martin seconded the motion. C. Ausmus brought up the last meeting. She iterated some views of the community. She brought up fair and consistent treatment and city liability. There was discussion about what the city has to do in such situations. C. Martin clarified that it is an enforcement issue. The mayor clarified the shut-off process over time. He mostly monitors irregular circumstances. The mayor spoke with the attorney on this matter today, and Atty. Hanson suggested having Mike Bogenreif look into it. There was discussion. The motion passed unanimously. C. Ausmus would like to clarify the wording of the ordinance to improve documentation of such issues re: meter tampering. This will be on the next agenda for the council to consider re: the ordinance.

## **VIII. NEW BUSINESS:**

### **A. CRISTY MOORE/MARK LANGE HANGAR SALE & LEASE TERMS:**

Cristy Moore explained the terms of most of the leases of hangers she has owned. Her prospective buyer, Mark Lange, would like a long-term lease of 60 years for stable use and value. C. Hale spoke about potential improvements coming to the airport. Mark Lange and C. Hale will negotiate a lease to bring back to the council.

**B. NEW COPIER LEASE:** Clerk Evans-Teague asked the council to approve a new black and white and color copier lease to replace the current black and white copier lease and a separate color copier. The cost will remain stable. C. Tysz moved to approve the new copier lease. C. Hale seconded the motion. The motion passed unanimously.

**C. BURN PILE:** C. Ausmus asked when the burn pile will re-open. Dept. of Ecology says the city cannot burn until there is significant rain. Superintendent Thomas has tidied up the pile. C. Ausmus noted that the council was asked last year to vote on keeping the pile open year-round. She mentioned accumulating debris that needs to be addressed. The mayor will get this done as soon as possible. There was discussion. The mayor will have it put on the sign when the pile is open.

## **IX. REPORTS:**

**A. MAYOR'S REPORT:** Tomorrow Washington and Ramsey will be scrub-sealed; it should be two to three days until the project is finished. Volunteers from Upper Columbia Academy will be coming Sept. 15, 2024. The city is lining up projects. Please let the mayor know what needs to happen. He would like to see Tekoa youth pair up with the UCC kids. Ideas need to be in around Sept. 1, 2024, or ASAP, so

preparations can be made. Mayor Schulz reported the Port of Whitman is looking to install a well at the new industrial park outside of town. The Port will come to Tekoa and talk to the council about it next year. Jeff Latkowski has been working for the city this summer. The mayor would like him to be able to be involved in the Sienknecht easement work. C. Tysz would like to be able to keep Jeff on for specific needs, like the burn pile. There was discussion.

**B. STAFF REPORT:** None.

**D. COUNCIL REPORTS:** C. Ausmus had some financial questions and noted that the town is looking good. She thanked the public works. C. Martin reported that the cemetery budget will be balanced at the end of the year. C. Tysz would like to see the city have a planning commission. C. Tysz will help recruit and the mayor will put it in the newsletter. C. Martin noted that public works will help install the interpretive panels in Memorial Park.

**X. COMMENTS FROM THE AUDIENCE:** Allan VanVoorhis spoke about the progress with the containers on his lot. He is working on the layout of his storage building plan. He offered drawings for the council to look at re: his use of the lot on the corner of Warren and Crosby St. He is hoping to have the containers on their footings this fall. C. Ausmus clarified that these are for storage. Allan VanVoorhis agreed. Todd Jensen noted the issues he perceived with the Dana Wilkinson meter repair issue.

**XI. PAY THE BILLS:** C. Tysz moved to approve the payroll EFT and check payments #17296-17324 totaling \$88,646.95 and the payroll EFT and check payments #17340-17373 totaling \$64,952.47. C. Fletcher seconded the motion. The motion passed unanimously.

**XII. ADJOURNMENT:** C. Ausmus moved to adjourn the meeting. C. Martin seconded the motion. Mayor Schulz adjourned the meeting at 8:14 P.M.

**APPROVED:**

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Roy Schulz - Mayor

**ATTEST:**

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Eliza M. Evans-Teague– Clerk/Treasurer