

City of Tekoa
COUNCIL MEETING MINUTES
Monday – September 9, 2024, 6 P.M.
Tekoa City Hall

- I. CALL TO ORDER:** Mayor Schulz called the meeting to order at 6:04 P.M.
- II. PLEDGE OF ALLEGIENCE:** Mayor Schulz led in the Pledge of Allegiance.
- III. ROLL CALL:**
Mayor Schulz: Present.
CM Prince: Absent.
CM Jaeger: Present.
CM Martin: Martin.
CM Hale: Present.
CM Ausmus: Present.
CM Tysz: Present.
CM Fletcher: Present.
- IV. AGENDA MODIFICATIONS:** Mayor Schulz added the METER INCIDENT REPORT through unanimous vote by the council., An EXECUTIVE SESSION was added through the affirmative vote of CM Tysz, Martin, Ausmus and Jaeger and negative vote of CM Hale and Fletcher.
- V. AUGUST 19, 2024, COUNCIL MEETING MINUTES:** CM Jaeger read a statement about why she would not support the council meeting minutes in section VII, item G, and wants the sentence, “He also clarified the process he has been walking through with Dana Wilkinson.” stricken from the minutes, as she did not feel the mayor had walked through the process with Dana. CM Ausmus objected to the wording of Section IV. She would like to add the word “negatively” to the wording of the statement re: her stance on the minutes. Mayor Schulz responded to these statements by saying they were about semantics. There was discussion re: the minutes. Mayor Schulz clarified that CM Jaeger would like to remove the aforementioned sentence. CM Fletcher and Hale voted No on CM Jaeger’s request. CM Martin, Jaeger, Ausmus and Tysz voted yes to remove the sentence, and the vote passed. The mayor clarified CM Ausmus’ request to add the word, “negatively” to her statement. CM Martin, Ausmus, Jaeger and Tysz voted yes. CM Hale voted no. CM Fletcher abstained. The vote passed. CM Tysz moved to accept the August 19, 2024, minutes as amended. CM Martin seconded the motion, and the motion passed unanimously.
- VI. PUBLIC COMMENTS, PUBLIC HEARINGS AND CORRESPONDENCE:**
- A. PUBLIC COMMENTS FROM THE AUDIENCE:** Steve Haxton, addressing two meetings ago during the discussion re: containers inquired about CM Ausmus’ comments re: containers. There was discussion about Steve enforcing the ordinance re: containers. Steve Haxton defined his duties vs. that of an enforcement officer.
- B. BRAD CHANDLER:** Brad Chandler gathered data re: the economic demographics of Tekoa vs. the rest of the county. Tekoa has had a 0% growth rate since 2021 with a significant poverty rate. He gave many statistics re: the need for Tekoa to grow and urged the council to plan for growth so the city does not decline.

- C. **TODD JENSEN:** Todd Jensen asked about CONEX papers. Clerk Evans-Teague will put the paper in the packets for the next meeting.
- D. **PUBLIC HEARING: WIFIBER FRANCHISE AGREEMENT: ORDINANCE 893:** Shane Monroy asked the city to approve the franchise agreement and answered questions. He explained that Avista will place WiFiber lines with their lines. CM Martin clarified that there is no cost or liability to the city. Shane Monroy clarified the approximate percentage of people in Tekoa using WiFiber. CM Ausmus asked Shane to clarify why WiFiber needs an agreement now. Shane clarified using the utility right-of-ways in the city. Before broadband fiber, everything was wireless. He also explained this agreement would speed up the process of installation for customers. CM Ausmus moved to accept the franchise agreement. CM Hale seconded the motion, and the motion passed unanimously.
- E. **COMMUNITY GROUP UPDATES:** CM Ausmus announced that Sydney Hatch will be the new library manager, and the library needs a permanent substitute on Tuesdays.
- F. **METER INCIDENT REPORT:** Mike Bogenreif, code enforcement officer, reported on the meter ordinance matter. He said it was clear that there was a violation of the ordinance. He also said the employees followed the ordinance. He reported there were two crimes that had been committed. He explained that WA state law trumps city law. He explained the level of crime is decided by the prosecutor. His opinion is that it has taken the city too long to address this issue. He recommended “wiping the slate clean” due to the length of time passed. CM Ausmus asked for all documentation related to the matter to be shown to the council. The mayor explained he got the report today and will share that with the council. There was a discussion.

VII. UNFINISHED BUSINESS:

- A. **CARGO CONTAINER ORDINANCE PROPOSAL:** CM Ausmus directed everyone to the ordinance proposals in the packet. She explained there was one ordinance for each zone type and read through the ordinance. There was discussion about the particulars of the different items in the proposed ordinance. Steve Haxton commented as a citizen on several points of the proposed ordinance. CM Hale asked about grandfathering-in the existing containers in town. Reid Smith commented on how the container issue came into existence, and he mentioned dilapidated sheds around town and how the council is treating them. He also expressed concerns about stacking containers up to 35 feet high. He suggested limiting them to one unit high. There was discussion.
- B. **ALLEY IMPROVEMENT:** None.
- C. **CRISTY MOORE--HANGAR LEASE:** CM Hale explained the changes proposed in the new lease for Cristy Moore. The terms are a 30-year lease with a 30-year extension with 10 -year CPI adjustments. CM Martin moved to accept the new lease terms. CM Hale seconded the motion, and the motion passed unanimously.

VIII. NEW BUSINESS:

- A. **SHANE MONROY: VARIANCE REQUEST:** Shane Monroy requested a variance to build to the property line on the south side of his commercial lot. There was discussion. CM Ausmus clarified there are no utilities within the footprint of the building. CM Ausmus moved to approve the variance for Shane Monroy to build to the property on the south side of his commercial building (Tobra) pending written approval from the neighbor, Joyce Mills, to the south of the commercial lot. CM Hale seconded the motion, and the motion passed unanimously.

- B. **WATER METER ORDINANCE CLARIFICATION:** CM Ausmus would like to add some words to clarify Code 2.22.190 to include written and photo documentation. Steven Thomas spoke to some of the issues that the proposed language could create. There was discussion. This will be revisited at the next meeting. There were questions about water liens and options. There was a question by Todd Jensen re: concrete blocks as part of the lien process and the mayor responded there were no plans for using them. There was discussion about making objective processes going forward.
- C. **EXECUTIVE SESSION:** CM Tysz would like to put on the agenda to refine conflicts of interest in the ethics section of the policies and procedures. The council would like to go to executive session at the next meeting.

IX. ANNOUNCEMENTS AND REPORTS:

- A. **MAYOR'S REPORT:** The mayor is keeping the original findings in the Dana Wilkinson meter tampering case. He will work out a payment plan with her if she will work with him. The mayor presented the particulars of the Dana Wilkinson case. There was disagreement about payment plan terms.
- B. **STAFF REPORT:** None.
- D. **COUNCIL REPORTS:** CM Hale is still waiting for the Dept. of Transportation's decision about whether they will still fund the airport project. CM Martin reported the storybook posts project placement still needs to be worked out with Parks and Rec.; then public works will help install them.

X. MAYOR AND COUNCIL NEW BUSINESS AND NEW INITIATIVES: None.

XI. APPROVAL OF VOUCHERS AND CLAIMS: None.

XII. CONTINUED PUBLIC COMMENTS: Steve Haxton commented on serial shut-off issues and that there can be issues with the meter setter that require a lot of work. Steven Thomas showed the council a model of the meter and the setter assembly. CM Ausmus wants to make sure residents have due process.

XII. ADJOURNMENT: CM Fletcher moved to adjourn the meeting. C. Hale seconded the motion. Mayor Schulz adjourned the meeting at 7:59 P.M.

APPROVED:

Roy Schulz - Mayor

ATTEST:

Eliza M. Evans-Teague– Clerk/Treasurer