

**City of Tekoa**  
**COUNCIL MEETING MINUTES**  
*Monday – November 4, 2024, 6 P.M.*  
**Tekoa City Hall**

- I. CALL TO ORDER:** Mayor Schulz called the meeting to order at 6:00 P.M.
- II. PLEDGE OF ALLEGIANCE:** Mayor Schulz led in the Pledge of Allegiance.
- III. ROLL CALL:**
- MAYOR SCHULZ:** Present.  
**CM MANDI PRINCE:** Present.  
**CM MARGIE JAEGER:** Present.  
**CM PETE MARTIN:** Present.  
**CM MIKE HALE:** Present.  
**CM SHELLY AUSMUS:** Present.  
**CM DAVE TYSZ:** Present.  
**CM CHERI CURRIER:** Present.  
Also present was Atty. Eric Hanson.
- IV. AGENDA MODIFICATIONS:** CM Ausmus would like to add “agenda modification” under new business.
- V. OCTOBER 21, 2024, COUNCIL MEETING MINUTES:** CM Martin would like to add the mayor’s statement that the council has harassed the staff in the past and that they still are, in the public comment section. CM Martin moved to add the statement: “The mayor said the council had harassed the staff in the past and still were.” CM Jaeger seconded the motion. There was discussion re: inserting that language in the minutes. CM Hale opposed the motion. CM Martin, Ausmus, Jaeger, Tysz, Currier and Prince voted affirmatively. The motion passed. CM Ausmus noted that she wants to see the council go to action minutes. The mayor noted that there seems to be disagreement either way minutes are recorded.
- VI. PUBLIC COMMENTS, PUBLIC HEARINGS AND CORRESPONDENCE:** Clerk Evans-Teague read a letter from Alfred Egizi re: giving notice for leaving the upper unit of the old city hall and requesting to be able to terminate his lease a month early. CM Tysz moved to allow Alfred Egizi to terminate his lease one month early. CM Hale seconded the motion and the motion passed unanimously.
- A. PUBLIC COMMENTS FROM THE AUDIENCE:** Brad Chandler had done some real estate research. He reported there are 15 properties for sale in Tekoa, many very recently. His concern is that this is happening right before an election.
- B. COMMUNITY GROUP UPDATES:** None.
- VII. UNFINISHED BUSINESS:**
- A. WATER METER ORDINANCE CLARIFICATION:** CM Jaeger asked about adding timeframes to the form for water shut offs. There was discussion. CM Jaeger moved to add that the water will be turned on the day of receipt of payment to the water shut-off form. CM Currier seconded it. The motion passed unanimously.

- B. RUHL PARK TRANSFER TO PARKS & REC. DISTRICT:** Clerk Evans-Teague explained where the transfer process stands. Atty. Hanson explained the city's options, including quit-claim options and/or a memorandum of understanding. Connie Marsh spoke about the efforts undertaken to communicate with the heirs, what the Dept. of Commerce needs for the grant for Ruhl Park, and how the Parks and Rec. Dept. would like to improve the park. CM Ausmus moved to proceed with the quit-claim of Ruhl Park to the Parks Board. CM Martin seconded the motion, and the motion passed unanimously.
- C. ETHICS POLICY:** Atty. Hanson reviewed the ethics policy presented by the council. He had suggestions and questions. There was discussion about how to best craft this policy. CM Ausmus suggested taking one more meeting to go over the policy. CM Hale asked for specific corrections. This will be on next meeting's agenda. Atty. Hanson will put together a proposed policy and will distribute it to council for consideration before the next meeting time permitting.
- D. TINY HOMES:** There was discussion re: being able to move ahead and allow tiny homes in Tekoa. The council asked Atty. Hanson to go over the zoning to be able to allow tiny homes. There was discussion about including single-wide mobile or modular homes and what the city wants to permit. Atty. Hanson will go over the zoning code to see what needs to be changed to allow tiny homes.
- E. DOG TAGS:** CM Ausmus gave some examples of lifetime dog tags from various cities. There was discussion. CM Ausmus asked the council to review the suggestions, and she will make a motion at the next meeting. There was discussion about possibly licensing cats.

## **VIII. NEW BUSINESS:**

- A. TIB PAY ESTIMATE, SCRUB SEAL CHANGE ORDER AND WATER/SEWER RATE DISCUSSION WITH MATT MORKERT, CENTURY WEST:** Matt Morkert explained where things are in the new wastewater facilities plan process in order for the council to have some understanding what direction they may want to go with sewer rates. He gave a possible cost range based on several scenarios and emphasized that there are still many factors that are still in flux. Matt also explained that Tekoa should qualify for larger grant-to-loan percentages based on the recent income survey. He recommended looking at the mid-range construction cost rates and suggested aiming to accommodate those by 2028. There was discussion. The council will revisit rate increases at the next meeting. Matt introduced the change order for the TIB Pavement Preservation Project (no out-of-pocket for the city). There was discussion. CM Tysz moved to accept the payment request for the Pavement Preservation Project. CM Martin seconded the motion, and the motion passed unanimously. CM Tysz moved to accept the TIB Pavement Preservation change order. CM Martin seconded the motion. The motion passed unanimously.
- B. TAX LEVY HEARING: RESOLUTION 24-04:** CM Ausmus moved to approve the 1% increase in the tax levy to keep it consistent with past years' tax levy amounts. CM Jaeger seconded the motion. CM Tysz opposed the motion. CM Martin, Hale, Currier, Prince, Ausmus and Jaeger approved the motion, and the motion passed.
- C. HARASSMENT POLICY:** CM Martin said that it would be helpful to define harassment in a policy. Atty. Hanson narrowed the definition specifically to workplace harassment. Atty. Hanson gave some examples of harassment and referenced the law, regardless of policy. There were discussions and questions. CM Martin asked about adding some items to the personnel policy.

Atty. Hanson said harassment could be defined more broadly if it didn't contravene state law. There was discussion. CM Martin asked Atty. Hanson to bring forward policy additions re: this matter. There was discussion.

- D. AGENDA MODIFICATIONS:** CM Ausmus would like to change "Council Reports" to "Council Reports & Comments." There was discussion. CM Ausmus moved to add "& Comments" to the "Council Reports" section of the agenda.

**IX. ANNOUNCEMENTS AND REPORTS:**

- A. MAYOR'S REPORT:** The mayor reported that Carleen Sams will be the new deputy clerk. She will start December 2, 2024. She is hired at \$23.50/hr. The mayor asked about the property comps and made sure the entire council received them for consideration. There was discussion. The council will discuss possible property sales at a future meeting. The mayor let the council know that the staff are looking into electronic billing. There was discussion about billing. The mayor let the council know that the white service truck has been having issues. Public Works are trying to make a final fix to keep the truck going, but it will likely have to be replaced in the not-too-far future.

- B. STAFF REPORT:** None.

- C. COUNCIL REPORTS & COMMENTS:** CM Hale reported that the Tekoa Chamber of Commerce food drive netted \$140. The businesses are thinking their margins are down significantly. The turkey-trot will start at 9:30 A.M. on Thanksgiving Day at the trestle trailhead. The chamber is also looking at how to fund, or not fund, the fireworks for Slippery Gulch. The Fireman's Auction is Nov. 15<sup>th</sup>. There was discussion. CM Martin reported that the Tekoa Golf Course is having a meeting tonight and they will come to talk with the council in the next month. He also let the council know that there are some sites identified for the interpretive panels, but they are still somewhat up-in-the-air. He will get back to the council when those sites are established. There was discussion.

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

- XI. APPROVAL OF VOUCHERS AND CLAIMS:** None.

- XII. EXECUTIVE SESSION:** None.

- XIII. CONTINUED PUBLIC COMMENTS:** None.

- XIV. ADJOURNMENT:** CM Ausmus moved to adjourn the meeting. CM Tysz seconded the motion. The motion passed unanimously. Mayor Schulz adjourned the meeting at 8:28 P.M.

**APPROVED:**

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Roy Schulz - Mayor

**ATTEST:**

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Eliza M. Evans-Teague - Clerk/Treasurer  
Tekoa Council Meeting Minutes

November 4, 2024