

City of Tekoa
COUNCIL MEETING MINUTES
Monday – January 22, 2024

- I. CALL TO ORDER:** Mayor Schulz called the meeting to order at 6:00 P.M. Councilmembers* in attendance were Mike Hale, Dave Tysz, Margie Jaeger, Pete Martin and Lydia Fletcher. Atty. Eric Hanson was in attendance as well as Clerk/Treasurer Eliza Evans-Teague, Reid Smith, and Nancy Thorson.

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

- II. PLEDGE OF ALLEGIANCE:** Mayor Schulz led in the Pledge of Allegiance.
- III. AGENDA:** Mayor Schulz moved the Keegan Bldg. and agenda items that needed the attorney’s opinion up to before “Comments” to accommodate the attorney’s limited time availability.
- IV. DECEMBER 27, 2023, SPECIAL COUNCIL MEETING MINUTES AND JANUARY 8, 2024, COUNCIL MEETING MINUTES:** C. Tysz moved to accept the December 27, 2023, special council meeting minutes and the January 8, 2024, council meeting minutes. C. Hale seconded the motion and the motion passed unanimously.
- V. CONTINUING BUSINESS: KEEGAN BLDG.:** Mayor Schulz asked Atty. Hanson to explain some details of the Unfit Dwelling Ordinance. Atty. Hanson explained that according to our ordinance, he did not see that there was enough to go on to move forward at this time. The mayor explained some history and interest on the part of the Keegans in alleviating or fixing the problem through a variety of means. There was discussion. Atty. Hanson advised that he does not think there is enough evidence to make a determination that it is a clear safety hazard. Karl Webber spoke on behalf of the current process. There was extended discussion. The council would generally like to see a timeline imposed on the process. The mayor was asked to ask Denise Keegan for a timeline and/or plan and come back to the council with that information at the next meeting. Mayor Schulz will do that. Karl Webber asked for the board, if convened, to document in detail.
- VI. NEW BUSINESS: STATEMENT OF QUALIFICATIONS FOR ENGINEERS:** Eliza Evans-Teague explained that the city had received only two sets of SOQs for engineers and asked the city attorney if the city could re-advertise or extend the timeline for SOQs to get more engineering SOQ submittals. Atty. Hanson said it would be acceptable to advertise an extended timeline for accepting SOQs.
- IX. EXECUTIVE SESSION:** The Mayor called Executive Session at 7:28 P.M. for 10 minutes to discuss real estate acquisition. The council returned at 7:38 P.M.
- V. COMMENTS FROM THE AUDIENCE:**

A. **NANCY THORSON:** Nancy Thorson spoke about similar building issues she is working on in Colfax.

B. **MATT MORKERT-CENTURY WEST: INFLUENT LIFT STATION UPDATE:** Matt Morkert spoke to the council about the DW Excavating schedule. He has sent a letter to DW Excavating outlining acceptable timelines. Matt read the letter. He has not had a response yet. He has not seen a concentrated effort to complete the process in the past couple of months. Damages to the city will begin accruing after January 31st. He will let us know the response when he receives it. Matt also reported that the scrub seal project will be going out to bid soon. Matt also spoke about applying for TIB crack seal funding next year. He also mentioned TIB having a chip seal project for gravel roads. Grant applications are due in August.

C. **BENTHIN & ASSOCIATES:** Walt Dale from Benthin & Associates showed a projection of what they have surveyed for 2023 and how to use the information they gave us. They set the survey marker monuments they spoke about last year. There was extensive explanation about the information Benthin & Associates provided to the city.

VI. **CORRESPONDENCE:** Karl Webber sent a letter to the council.

VIII. **NEW BUSINESS:**

A. **ELECT MAYOR PRO TEM:** C. Martin nominated C. Tysz as Mayor Pro-Tem. C. Jaeger seconded the motion. The motion passed unanimously.

B. **2024 BUDGET AMENDMENT: ORDINANCE 891:** Clerk Evans-Teague explained the budget amendment ordinance. C. Tysz moved to accept budget amendment Ordinance 891. C. Hale seconded the motion. The motion passed unanimously.

X. **REPORTS:**

A. **MAYOR'S REPORT:** Mayor Schulz is working on committee assignments. He will get back to the council with them at the next meeting. Snow plowing was a learning curve with the new employees. There was a sewer emergency at the same time snow needed to be plowed, so it slowed down the plowing.

B. **CLERK/TREASURER REPORT:** None.

C. COUNCIL REPORTS: C. Jaeger would like to see the downtown sidewalks cleared entirely by the city. There was discussion about reviewing this ordinance last year and what other municipalities do. There was additional discussion.

XI. COMMENTS FROM THE AUDIENCE: None.

XII. PAY BILLS: C. Hale moved to approve EFT payroll checks 16917-16949 in the amount of \$45,510.98 and EFT payroll and check payments 16950-16988 in the amount of \$75,136.80. C. Martin seconded the motion and the motion passed unanimously.

XIII. ADJOURNMENT: C. Hale moved to adjourn the meeting. C. Martin seconded the motion. The motion passed unanimously. Mayor Schulz adjourned the meeting at 8:20 P.M.

APPROVED:

Roy Schulz - Mayor

ATTEST:

Eliza M. Evans-Teague– Clerk/Treasurer