

City of Tekoa
COUNCIL MEETING MINUTES
Monday – July 15, 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 and Lydia Fletcher. Also in attendance were Atty. Eric Hanson and 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:** There were no changes to the agenda.
- IV. JULY 1, 2024, COUNCIL MEETING MINUTES:** There was discussion. C. Fletcher moved to accept the July 1, 2024, minutes. C. Hale seconded the motion. The motion passed unanimously.
- V. COMMENTS FROM THE AUDIENCE:** None.
- A. COMMUNITY GROUP UPDATES:** None.
- VI. CORRESPONDENCE:** All correspondence was related to cargo containers and is represented in the “CARGO CONTAINERS: PUBLIC COMMENT: section below.
- VII. UNFINISHED BUSINESS:**
- A. UNFIT DWELLING COMMITTEE:** The letter to Denise Keegan has not yet been revised to send out to the lawyer.
- B. CARGO CONTAINERS: PUBLIC COMMENT:** Linda Sundance commented she is concerned about property values being affected. She is concerned about random placement of containers and would like to have rules to govern their placement. Steve Haxton commented that containers are very practical as a building method. As the inspector, he thinks that they can be made to look attractive. He noted that the main containers in question are earmarked for building. He also thinks the permitting process should help keep things within the ordinance. Todd Jensen pointed out that there are multiple buildings and uses we do not regulate, He stated this is just coming up because of the Dorsey Lot. Levi Prince pointed out that if there wasn’t an issue re: the former Dorsey lot, there wouldn’t be an issue. He thinks this is too much regulation. He would prefer to simply endorse the ordinances the city currently has. John Jaeger pointed out that the city regulates many aspects of city life that protect neighbors and property values. He expressed that there must be rules so neighbors can get along. He thought conspicuous containers are really the issue vs. those that are not. Brad Chandler commented that containers are a building method that is here to stay. He brought up possible issues. Kathi Houston commented on some of the previous points made and that dimensions of some containers would actually qualify as a tiny home, which ordinances should address. Steven Thomas addressed an issue about the placement of containers and the structural requirements needed to support them, such as foundations, etc. Brando Schneider commented that he is concerned about where the line will be drawn in what the city is going to allow and feels the council is overstepping. Mayor Schulz relayed a comment from David Scott, who is concerned

about the placement of containers residentially for aesthetic reasons. Online comments sent to the city included the following: Christine Sowards was OK with containers and added they should be safe/humane if used for housing animals. Debra Blaszk would like containers to be subject to all building codes using licensed contractors for home and brought up opposing considerations about using them for storage. Diana Lynne noted that the issue seemed to stem from one instance of container usage and expressed that people should be able to use containers for storage or housing on their property as long as it was kept sightly. Amie Czarnota mentioned both pros and cons of using shipping containers for storage. Brenda Adams stated she thought there should be a designated area for container storage, not in residential areas. Josey Pierce thought people should be able to safely place containers on their own property and noted containers can be made into attractive housing and are a lower cost building alternative. Dean Hatch thought if containers were painted, placed within setbacks and obeying building restrictions, they should be allowed. Jequetta Lucki stated that containers used as living quarters should meet the city's zoning requirements. Loretha Clinton would like to see container code require that containers blend into the small-town environment to maintain the city's charm. Pat and Sarah Kane noted all the practical considerations for containers for storage and home use (sturdy, affordable, fireproof from the inside and outside, possible to move as storage containers and require less site work than traditional buildings). Point of Order was called by Brad Chandler for comment from the city attorney. C. Martin stated this is not a proper use of the Point of Order. Mayor Schulz commented that Atty. Hanson could comment IF we had an ordinance that addressed containers, but we don't. There was discussion. Atty. Hanson explained his role in representing the council and the mayor, vs. being an ombudsman. He explained this is a policy decision the council must decide upon. C. Hale asked about the moratorium on containers. Atty. Hanson advised making an ordinance re: having a moratorium until a detailed ordinance could be implemented. There was discussion. John Jaeger asked about permitting. Brandon Schneider asked about business uses for containers. There was discussion. Steve Haxton, as building inspector, said he will approve it if it is set as a pre-built storage shed. There was discussion about the enforceability of the moratorium without an ordinance to back it up. C. Hale proposed forming a committee to write up the ordinance. There was discussion. Sarah Gulliksen commented on the different building zones and their allowances. Mayor Schulz brought up a question about prebuilt vs. stick-built structures. Building Inspector Haxton addressed that issue. C. Martin asked Atty Hansen about enforcing the moratorium. Atty Hanson said it requires an ordinance. C. Hale and C. Tysz volunteered to craft the ordinance. Shelia Chandler pointed out that C. Jaeger and C. Ausmus and C. Fletcher were already on the committee. They will come back with an outline to the next council meeting.

C. TINY HOMES: No comment was made.

D. CEMETERY PLOT ACCOMODATIONS: Clerk Evans-Teague explained the cemetery ordinance allows for the burial of a single person per grave vs. the tradition for two persons to be buried in a grave, and the need to decide on the niche wall opening and closing fees. C. Hale moved to open and close the niche wall at \$35.00 each. C. Martin seconded the motion and it passed unanimously. C. Martin made a motion to change the number of persons allowed to be buried in each plot to two, with a full burial and one set of cremains in a full plot and two sets of cremains in a half-plot. C. Fletcher seconded the motion. The motion passed unanimously. There was discussion.

VIII. NEW BUSINESS:

A. ALLEY IMPROVEMENT: No discussion at this time.

B. RESOLUTION 24-04: YARD ABATEMENT: Clerk/Treasurer Evans-Teague explained the additions to the Resolution 24-04 and showed the council pictures. There was discussion. C.

Fletcher moved to approve Resolution 24-04. C. Prince seconded the motion. C. Martin abstained from voting. C. Tysz, Hale, Prince and Fletcher voted yes.

C. SIENKNECHT-TRIPLE D EASEMENT: Steven Thomas presented the sewer situation by Bridge St. Doug and Dale Sienknecht spoke as the representatives of Triple D Farms. They are willing to work with the council on the easement issue and have a number of requirements for the project to move forward. The easement will cost \$5000. C. Martin moved to establish the agreement with Triple D Centennial Farms; including the \$5000 purchase price and requirements. C. Hale seconded the motion and the motion passed unanimously. Mayor Schulz explained the process the city will have to go through.

IX. REPORTS:

A. MAYOR'S REPORT: M. Schulz reported on the Economic Development Meeting at the Port of Whitman last week.

B. STAFF REPORT: None.

C. COUNCIL REPORTS: C. Martin reported on the storybook pedestals at Memorial Park. They will be paid for and materials shipped shortly. C. Hale reported the American Racing Classic, all-female pilots on an air-racing course, will make their first stop at Willard Field next June. He suggested Tekoa make a day of it. C. Hale reported the Chamber of Commerce netted over \$2,000 at the Slippery Gulch Breakfast. In addition, C. Hale mentioned the "American Graffiti" movie and car show is coming up Saturday and that there may be a couple of hangar openings at the airport, soon. C. Hale reported the city is well under 50% of projected expenditures (~41%) for the year as of June 30, 2024, and at over 80% of projected income.

X. COMMENTS FROM THE AUDIENCE: Linda Sundance asked about gravelling north Lake St. Steven Thomas spoke to the issues particular to north Lake St. He will address the potholes. Sarah Fletcher would like to contact Parks and Rec. Mayor Schulz mentioned the car show and movie coming up on Saturday.

XI. PAY THE BILLS: C. Martin moved to approve paying EFT payroll and checks 17238-17253 in the amount of \$38,366.67 and EFT payroll and checks 17254-17295 in the amount of \$65,155.60. C. Hale seconded the motion. The motion passed unanimously.

XII. ADJOURNMENT: C. Hale moved to adjourn the meeting. C. Fletcher seconded the motion. The motion passed unanimously. Mayor Schulz adjourned the meeting at 7:27 P.M.

APPROVED:

Roy Schulz - Mayor

ATTEST:

Eliza M. Evans-Teague– Clerk/Treasurer