



Minutes
1413th Regular Council Meeting
June 14, 2023

6:00 p.m. Regular Council Meeting

Mayor Bob Poch called the 1413th regular meeting of the Coulee Dam Town Council to order at 6:01 p.m.

Roll Call

Council members present: Kevin Black (via teleconference), Merv Schmidt, Dale Rey, Larry Hall and Keith St. Jeor.

Staff Present: Clerk/Treasurer Stefani Bowden, Public Works Superintendent Mike Steffens and Police Chief Paul Bowden.

Pledge of Allegiance

Keith St. Jeor led the Pledge of Allegiance.

Public Input

Danny Wyrick asked to speak in regards to a letter he received from the Town stating he must stop the use of his property at 1016 Central for short-term rentals. He asked the council to direct him to where it is “prohibited”. Clerk stated that it is not prohibited but it is not classified as an allowed use under the Town’s current Unified Development Codes (UDC). Wyrick stated he collects sales tax and lodging tax which is remitted to the town.

Wyrick shared a manual that he provides to his renters with the council, showing all of the rules that must be followed, emergency services information and directory of local businesses. He feels his rental brings business to the town.

Wyrick pointed out that his property has a “5 star” rating. He wanted the council to be aware that there is another short-term rental that is operating in Coulee Dam. He made note that the other property isn’t as nice as his and may only be a 3 star rating.

Jim Erickson spoke up on his son Jason’s behalf admitting that the other property is owned by his son and informed Mr. Wyrick that he didn’t appreciate his comments about his son’s property. Erickson stated that he was unaware of the Town not allowing the use and said he will respect whatever decision the Town makes in regards to short-term rentals.

Wyrick continued to persuade the council as to why short-term rentals are beneficial to the Town. Councilman Rey feels that a public hearing should be held to take citizen comments

before making a decision to allow them.

After a lengthy discussion, Councilman St. Jeor requested that the Mayor end the discussion as it was no longer productive.

Wyrick shifted topics and wanted to re-visit the topic of de-commissioning a sidewalk that he requested in 2020. He stated that nothing has been done.

Updates and Modifications to Agenda

Councilman Dale Rey requested that short-term rentals be added to the Action Agenda.

Consent Agenda

(m/s Schmidt/St. Jeor) to approve the consent agenda. Motion carried.

Minutes Regular Council Meeting – May 24, 2023

Vouchers: Claim Vouchers and Checks:

Claim Voucher No.'s 40928 through 40959 and EFTs dated June 14, 2023 in the total amount of \$ 157,795.84.

Manual Vouchers: Claim Voucher No.'s 40927 dated June 1, 2023 in the total amount of \$300.00 .

Payroll Checks: Payroll Check No.'s 40920 through 40926, EFT's and direct deposits dated May 15 and 30, 2023 in the total amount of \$ 107,331.11.

Action Agenda

a. West Side Lift Station – USDA Funding Offer and Contractor Award

The USDA has awarded the town a 100% grant in the amount of \$669,000 to complete the West Side Lift Station. Now that funding has been secured, contractor award can be made.

(m/s Rey/St. Jeor) to accept the USDA grant funding and authorize the Mayor to issue the construction contract award to the lowest bidder, Strider Construction. Motion carried.

b. Short Term Rental Properties

(m/s Rey/St. Jeor) to authorize a 60 day conditional use to allow the two short-term rentals to continue while the Town goes through the process of changing the codes. The Clerk informed the council that a conditional use is an established process that cannot just be approved without following the process. She suggested that the council wait until legal opinion can be obtained as to how to proceed with this type of authorization before making any decisions. The motion died for lack of a vote.

The Clerk will contact legal as soon as possible. A special meeting can be called if necessary to expedite the issue.

Discussion Agenda

a. TIB 6th Street Project – Steve Marsh, TD&H Engineering

TD&H Engineer Steve Marsh was present to provide the council an update on the 6th Street Project. The contractor, Rudnick and Sons, is finishing up a few punch list items and has hired a project manager from another contractor to look over and inspect some of the issues. The erosion issue behind the casino is being addressed.

Councilman Rey asked what issue was being addressed. Marsh clarified that it is “issues” not “issue”. The biggest issues are related to the concrete work and concrete mix.

Marsh informed the council that the project is coming in under budget. Project close-out is anticipated for next week.

Marsh asked the council if the Town anticipated applying for any Public Works Trust Fund (PWTF) funding. The Clerk stated that there is a sewer lining project that the Town needs funding for. With no objections, Marsh will work on the application for PWTF for sewer lining.

Mayor Poch thanked Mr. Marsh for attending and providing an update.

b. Ferry Ave Sidewalk Project Update

Councilmembers were provided a written update from Varela Engineering on the Ferry Ave Street Project. Mayor stated that there have been a couple of complaints regarding the ADA ramps being installed and some clean-up issues. Mayor also had some concerns over how it looks down at the Grant Ave end. Mayor is hoping to talk with the Engineer but has been unable to touch base with him. Superintendent Mike Steffens clarified some of the concerns and stated that some of the items were not included in the grant funding.

Staff, Council & Committee Report

Committees

Councilmen Schmidt and Black met with the potential lessees of the theater. The potential lessees requested a 10 year lease due to the amount of money they will be investing into the property. There were questions as to what improvements to the property would be included in the dollar amount they are committing to. The Clerk will provide the Superintendent with a copy of the list of items they are proposing.

Clerk

A liquor license renewal has been received for Rio Gande.

Public Input

Jim Erickson thanked the town crew for all of their work and continued to thank the entire council and town staff for everything they do.

Adjournment

(m/s Rey/Hall) to adjourn the meeting at 7:02pm

Mayor



Bob Poch

Clerk



Stefani Bowden