

CITY OF MEDICAL LAKE
City Council Regular Meeting

6:30 PM
April 2, 2024

Council Chambers
124 S. Lefevre Street

MINUTES

NOTE: This is not a verbatim transcript. Minutes contain only a summary of the discussion. A recording of the meeting is on file and available from City Hall.

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Councilmembers

Chad Pritchard
Keli Shaffer
Lance Speirs
Don Kennedy
Bob Maxwell
Ted Olson
Tony Harbolt

Administration/Staff

Terri Cooper, Mayor
Sonny Weathers, City Administrator
Glen Horton, Parks & Recreation Director
Koss Ronholt, Finance Director
Roxanne Wright, Administrative Assistant
Steve Cooper, WWTP Director
Scott Duncan, Public Works Director

REGULAR SESSION – 6:30 PM

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

- A. Mayor Cooper called the meeting to order at 6:30 pm, led the Pledge of Allegiance, and conducted roll call. All council members were present in person.

2. AGENDA APPROVAL

- A. Motion to approve the agenda made by councilmember Kennedy, seconded by councilmember Shaffer, carried 7-0.

3. INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- A. Mayor Cooper acknowledged the receipt of e-mail comments from two citizens. Each council member received them as well. *The full comments are part of the official record on file at City Hall and can be requested from the City Clerk.*

4. ANNOUNCEMENTS / PROCLAMATIONS / SPECIAL PRESENTATIONS - none

5. REPORTS

- A. Council Comments
- i. Councilmember Pritchard – Geo Walk on April 13, 2024. Sampled water from the ongoing debris fire burning. Department of Health directed citizens that if they smelled anything when in the area of the fire, to go inside. Smoke has not been tested. Mayor – Department of Ecology has taken control of that site. Mr. Weathers – there is collaboration between the Department of Ecology, FD3, and DSHS to mitigate the situation.
 - ii. Councilmember Shaffer – Finance Committee reviewed claims. No issues.

- iii. Councilmember Speirs – none
- iv. Councilmember Kennedy – none
- v. Councilmember Maxwell – none
- vi. Councilmember Olson - none
- vii. Councilmember Harbolt – Mr. Weathers gave the Parks and Recreation Committee update in Mr. Horton’s absence. Boulders were placed on the north end of Medical Lake, with more work still to do. Discussed DaySmart agreement which will be presented later in the meeting. The yard waste trailer is open. Anticipating Waterfront Park to open on April 5th and the trail is currently open.

B. Mayor – FEMA update – Applications taken until April 20th. Encouraged citizens affected by the fire to apply. Small businesses that were impacted can also apply for small business loans through the Small Business Association.

C. City Administrator & City Staff

- i. Sonny Weathers, City Administrator – FEMA is still present at City Hall, Tuesday through Saturday. The next Community meeting will be April 17th at 6:30 pm. Planning Commission meeting on April 18th. There will be a Legislative recap town hall on April 23rd at 6:30 pm at City Hall.
- ii. Scott Duncan, Public Works Director – the city received a Complete Streets grant that goes along with the Lefevre Street restriping. Complete Streets must be completed by December 2024. Includes sidewalks and streetlamps, as well as plumbing for planters. Jefferson Street water main replacement has started. Waterfront Park should open this Friday, April 5th. Seedlings are coming in from DNR. Public works will manage crews as needed.

6. WORKSHOPS - none

7. ACTION ITEMS

A. Consent Agenda

- i. Approve **March 19, 2024**, minutes.
 - 1. Motion to approve made by councilmember Olson, seconded by councilmember Harbolt, carried 7-0.
- ii. Approve **April 2, 2024**, Claim Warrants numbered **51147** through **51185** in the amount of **\$124,334.81**.
 - 1. Motion to approve made by councilmember Kennedy, seconded by councilmember Shaffer, carried 7-0.

8. RESOLUTIONS

- A. 24-668 WA Military Department Public Assistance Grant Agreement
 - i. Mr. Weathers reviewed for council. Motion to approve made by councilmember Pritchard, seconded by councilmember Kennedy, carried 7-0.
- B. 24-669 DaySmart Recreation Service Agreement
 - i. Mr. Weathers reviewed for council. Motion to approve made by councilmember Harbolt, seconded by councilmember Maxwell, carried 7-0.
- C. 24-670 TIB Grant Award – Lefevre (SR902) Ped/Bike Improvements
 - i. Reviewed by Mr. Duncan during Staff Reports. Motion to approve made by councilmember Speirs, seconded by councilmember Olson, carried 7-0.

9. PUBLIC HEARING – none

10. ORDINANCES

- A. First Read Ordinance 1122 Historic Preservation
 - i. Logan Camporeale with the Spokane Historic Preservation Office gave a presentation (see attached) to address concerns from the previous council meeting.
 - ii. Legal counsel read the ordinance onto the record.
 - iii. Motion to approve first read made by councilmember Kennedy, seconded by councilmember Pritchard, carried 7-0.

- B. First Read Ordinance 1123 Right of Way Permit and Use Requirements Code
 - i. Mr. Weathers reviewed and addressed questions from the last meeting.
 - ii. Legal counsel read the ordinance onto the record.
 - iii. Motion to approve first read made by councilmember Shaffer, seconded by councilmember Speirs, carried 7-0.

11. EXECUTIVE SESSION - none

12. EMERGENCY ORDINANCES - none

13. UPCOMING AGENDA ITEMS

- A. Mr. Weathers addressed the Silver Lake project per question from councilmember Kennedy. The conversation continues with legislators and other agencies. Council discussed.

- B. Councilmember Kennedy asked about the city purchasing Waterfront Park land from DSHS. Mr. Weathers stated that dealing with the Gray Road Fire has taken priority, but the city has reached out to DSHS with proposals and is hoping to hear back soon. The city is applying for a grant to help with the purchase and DSHS wrote a recommendation for it.

- C. Councilmember Harbolt – shared his appreciation for staff and the hard work that is happening with many projects and grants. Mayor Cooper expressed her appreciation as well.

14. INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- A. none

15. CONCLUSION

- A. Motion to conclude at 7:27 pm made by councilmember Pritchard, seconded by councilmember Kennedy, carried 7-0.



Terri Cooper, Mayor



Koss Ronholt, Finance Director/City Clerk

4/16/24
Date

Medical Lake
Historic Preservation ILA
Question & Answer
Spokane City/County Historic Preservation Office

1

Indemnification Clause

- Medical Lake and Spokane County legal teams are working to develop some substitute language for clause 5(C) that will satisfy both Medical Lake and Spokane County. Sonny or I will have an update on that when council circles back to the ILA Resolution.

2

What happens if Population Exceeds 5,000?

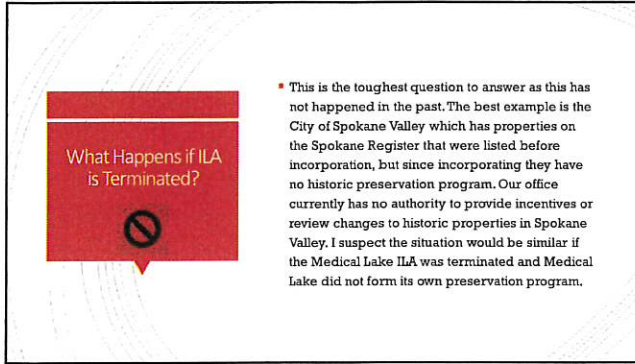
- I have contacted Commissioner French about your concerns with the 5,000 population threshold and I have asked him if we can provide assurance to Medical Lake that the ILA would not be terminated if population exceeded 5,000 in 2030 Census. I will have an update on that when council circles back to the ILA Resolution.

3

Owner Consent & Added Regulation

- Owner consent is required to list any property on the Spokane Register of Historic Places. Section 1.48.130 requires that a nomination "application must bear the signature of the property owner(s)."
- A notice that a property is listed on the Spokane Register is filed with the Spokane County Auditor so prospective property buyers will know that a property they are considering purchasing is on the historic register. No surprises is our goal!
- No historic preservation regulations would extend to any properties that are not listed on the historic register.

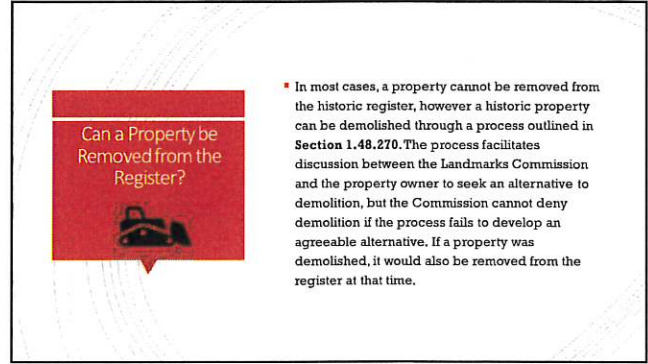
4



What Happens if ILA is Terminated?

- This is the toughest question to answer as this has not happened in the past. The best example is the City of Spokane Valley which has properties on the Spokane Register that were listed before incorporation, but since incorporating they have no historic preservation program. Our office currently has no authority to provide incentives or review changes to historic properties in Spokane Valley. I suspect the situation would be similar if the Medical Lake ILA was terminated and Medical Lake did not form its own preservation program.

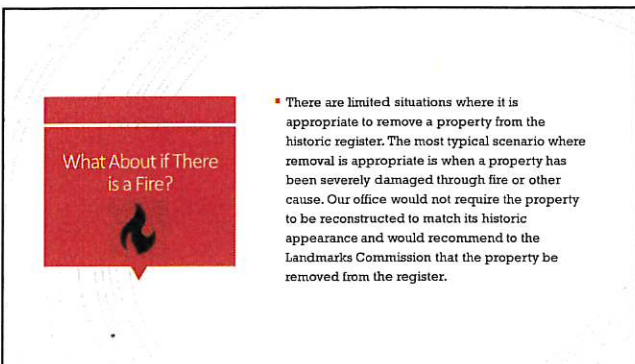
5



Can a Property be Removed from the Register?

- In most cases, a property cannot be removed from the historic register, however a historic property can be demolished through a process outlined in Section 1.48.270. The process facilitates discussion between the Landmarks Commission and the property owner to seek an alternative to demolition, but the Commission cannot deny demolition if the process fails to develop an agreeable alternative. If a property was demolished, it would also be removed from the register at that time.

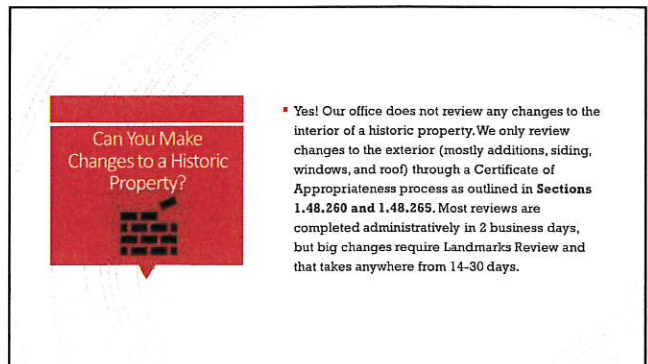
6



What About if There is a Fire?

- There are limited situations where it is appropriate to remove a property from the historic register. The most typical scenario where removal is appropriate is when a property has been severely damaged through fire or other cause. Our office would not require the property to be reconstructed to match its historic appearance and would recommend to the Landmarks Commission that the property be removed from the register.

7





Can You Make Changes to a Historic Property?

- Yes! Our office does not review any changes to the interior of a historic property. We only review changes to the exterior (mostly additions, siding, windows, and roof) through a Certificate of Appropriateness process as outlined in Sections 1.48.260 and 1.48.265. Most reviews are completed administratively in 2 business days, but big changes require Landmarks Review and that takes anywhere from 14-30 days.

8

Who is on the Commission? Why 11 Members?



- 2 architects
- 1 general real estate appraiser
- 1 construction specialist
- 2 historians
- 2 county at-large
- 2 Spokane City at-large
- 1 Archaeologist or Anthropologist



9

How Does the Tax Incentive Work?


- Building Value = \$711,540
- 25% = \$177,885 (minimum)
- Actual amount spent on rehab = \$250,000
- Building reassessed on normal schedule = \$750,000
- Subtract "special valuation" of \$250,000 for 10 years
- Taxed on = \$500,000
- Save ~\$2750/year x 10



10

Any Other Benefits?

- The State of Washington grants annual funds to Historic Preservation Offices around the state for historic preservation projects. If the commission plans to move forward with the LLA, our office would propose submitting an application for this grant cycle to prepare a report on Medical Lake history and to identify existing buildings that help to tell that story.



11