

**CITY OF MEDICAL LAKE**  
**City Council Regular Meeting**

6:30 PM  
May 5, 2026

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 can be accessed through the city's website [www.medical-lake.org](http://www.medical-lake.org).**

**COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT**

**Councilmembers**

Lance Speirs  
Lorin Ray-Abbott  
Heath Wilbur  
Don Kennedy  
Tony Harbolt

**Administration & Staff**

Terri Cooper, Mayor  
Sonny Weathers, City Administrator  
Thomas Rohrer, Legal Counsel  
Elisa Rodriguez, Senior Planner  
Colton Raczynowski, Administrative Clerk  
Dave Yuhas, Code Enforcement Officer

**REGULAR SESSION – 6:30 PM**

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

- A. Mayor Cooper called the meeting to order at 6:30pm, led the Pledge of Allegiance, and conducted roll call.
  - i. Councilmember Pritchard requested an absence to help organize Stem Night at the Middle School. Motion to approve made by Councilmember Speirs, seconded by Councilmember Wilbur, carried 5-0. Councilmember Olson requested absence. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Speirs, carried 5-0. All other members present in person.

**2. AGENDA APPROVAL**

- A. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Wilbur, carried 5-0.

**3. INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS - none**

**4. ANNOUNCEMENTS / PROCLAMATIONS / SPECIAL PRESENTATIONS - none**

**5. REPORTS**

- A. Committee Reports/Council Comments
  - i. Councilmember Ray-Abbott – none
  - ii. Councilmember Speirs - Reported on discussions regarding the STA surface transportation reauthorization bill and meetings with Senator Murray and Congressman Baumgartner's staff regarding regional transit priorities and the Division Street project. Noted that Congress has set aside funding for the project. Also noted he will be attending a transit convention in Salt Lake City.
  - iii. Councilmember Wilbur – none
  - iv. Councilmember Kennedy – none

- v. Councilmember Harbolt – none
- B. Mayor Cooper – Updated council on meetings with staff and Spokane County regarding ongoing Comprehensive Plan work and upcoming public comment opportunities. Reported that the City has reached out to Spokane Emergency Management regarding pre-fire operations planning and is awaiting response. Announced that Insurance Commission Kuderer will hold a meeting at City Hall on May 20 from 6-8pm to discuss issues facing residents impacted by the Gray Fire, including insurance concerns. Also announced that local pastors will gather on the front steps of City Hall on May 7 from 7-8am for community prayer and invited the public to attend.
- C. City Administrator & City Staff
  - i. Sonny Weathers, City Administrator
    - 1. Reported that Finance Director Koss Ronholt was attending the AWC Labor Relations Conference in Wenatchee. Noted that draft 2025 Annual Report materials were provided to councilmembers for review. Reminded the public of upcoming community events including Shred Day on May 8 from 9am-noon in the City Hall parking lot and the City Cleanup event on May 9 from 8am-noon for Medical Lake residents. Also acknowledged upcoming Mother’s Day.
  - ii. Dave Yuhas, Code Enforcement Officer
    - 1. Q1 Code Enforcement Report reviewed and presented to council.
  - iii. Grant Application Report – April 2026
    - 1. Mr. Weathers reported that the City is still awaiting responses on several grant applications. Noted that the City Hall retrofit project was included on Congressman Baumgartner’s congressional funding priority list.

## 6. WORKSHOP DISCUSSION

- A. Periodic Update: Comprehensive Plan Part Two
  - i. Elisa Rodriguez reviewed the policy document and explained that staff is working to improve readability and usability of the document for the public and council. Council discussion followed.
- B. Periodic Update: MLMC Amendments concerning Specialized Housing Language
  - i. Ms. Rodriguez reviewed. Council in agreement to bring back as a Resolution at the next meeting.
- C. Periodic Update: MLMC Amendments concerning Transportation Introduction
  - i. Ms. Rodriguez reviewed proposed amendments with council.
- D. Commercial Kitchen Construction Update
  - i. Mr. Weathers provided update regarding progress on the commercial kitchen project (see attached).

## 7. ACTION ITEMS

- A. Consent Agenda
  - i. Approve **April 21, 2026**, minutes.
    - 1. Motion to approve made by Councilmember Harbolt, seconded by Councilmember Kennedy, carried 5-0.
  - ii. Approve **May 5, 2026**, Claim Warrants numbered **53668** through **53711** in the amount of \$247,239.66.
    - 1. Motion to approve made by Councilmember Speirs, seconded by Councilmember Kennedy, carried 5-0.

8. PUBLIC HEARING – None.

9. EXECUTIVE SESSION – None.

**10. RESOLUTIONS**

- A. 26-809 Waterfront Park Property Transfer MOU
  - i. Mr. Weathers reviewed. Councilmember Kennedy noted a correction needed on page 54 in the final sentence. Councilmember Speirs requested clarification regarding the trail easement language on page 52 and future acquisition goals for the trail.
  - ii. Motion to approve as corrected made by Councilmember Kennedy, seconded by Councilmember Wilbur, carried 5-0.
- B. 26-810 Service Agreement with E & H Engineering for Water Main Improvements
  - i. Motion to approve made by Councilmember Harbolt, seconded by Councilmember Kennedy, carried 5-0.
- C. 26-811 Printer Lease and Service Agreement with Canon
  - i. Motion to approve made by Councilmember Wilbur, seconded by Councilmember Speirs, carried 5-0.

**11. ORDINANCES**

- A. Second Read Ordinance 1146 Relating to the Sale of Kratom Products
  - i. Legal counsel read into the record.
  - ii. Mayor Cooper requested clarification regarding the ordinance implementation timeline and notice requirements for businesses currently selling kratom products. Legal counsel confirmed the ordinance would take effect after a 30-day period.
  - iii. Councilmember Speirs commented that he had researched the product further and discussed concerns regarding products marketed in ways that may bypass FDA oversight. He expressed support for language intended to prevent circumvention through product renaming or similar methods.
  - iv. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Speirs, carried 5-0.

12. EMERGENCY ORDINANCES – none

13. UPCOMING AGENDA ITEMS – none

14. INTERESTED CITIZENS - none

**15. CONCLUSION**

- A. Motion to conclude at 7:58pm made by Councilmember Speirs, seconded by Councilmember Harbolt, carried 5-0.

  
\_\_\_\_\_  
Terri Cooper, Mayor

  
\_\_\_\_\_  
Koss Ronholt, Finance Director/City Clerk

6/1/26  
Date



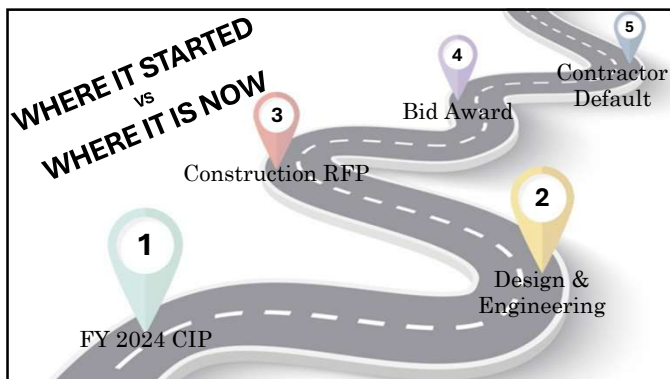
1

### PROJECT PURPOSE & COMMUNITY VALUE

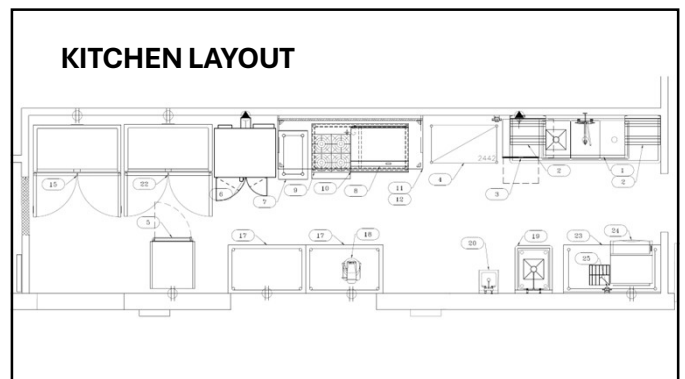
<b>Everyday Community Use</b> <ul style="list-style-type: none"><li>• Supports senior and community meal programs</li><li>• Enables facility rentals and special events</li><li>• Expands cooking classes and recreational programming</li><li>• Creates opportunities for food-business incubation and local economic activity</li></ul>	<b>Disaster Recovery &amp; Community Resilience</b> <ul style="list-style-type: none"><li>• Functions as a temporary community support space during disruptive events</li><li>• Supports disaster recovery and emergency response</li><li>• Provides flexibility for community gathering, coordination, and assistance</li></ul>
---	--

*The commercial kitchen remodel expands the auditorium's role as a hub for community programming, economic opportunity, and disaster recovery – supporting meals, events, education, and resilience when it matters most.*

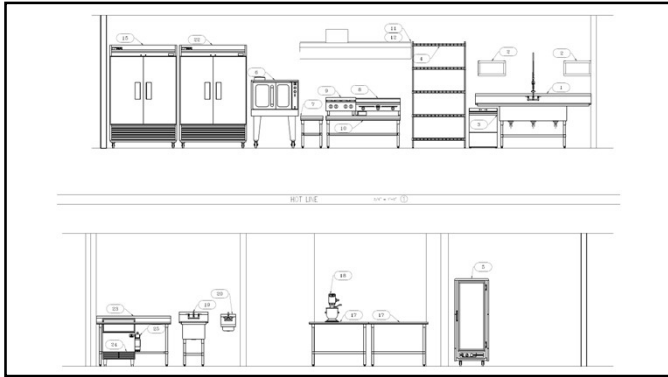
2



3



4



5

### CURRENT PROJECT STATUS

Pre-Construction & Readiness	Demolition & Site Preparation	Construction & Build-Out	Equipment Installation & Commissioning	Inspections, Closeout, & Turnover
<ul style="list-style-type: none"> <li>✓ Architectural design &amp; engineering</li> <li>✓ Final design &amp; equipment selections</li> <li>✓ Permitting</li> </ul>	<ul style="list-style-type: none"> <li>✓ Removal of existing kitchen equipment</li> <li>✓ Demolition of walls, doors, ceilings</li> <li>✓ Electrical safe-off</li> <li>✓ Plumbing safe-off</li> <li>✓ Flooring removal</li> </ul>	<ul style="list-style-type: none"> <li>✓ Under slab and structural modifications</li> <li>⦿ Rough in construction                             <ul style="list-style-type: none"> <li>✓ Plumbing</li> <li>⦿ Electrical</li> <li>⦿ HVAC</li> <li>⦿ Gas</li> <li>• Insulation</li> <li>• Drywall</li> </ul> </li> <li>• Finish construction</li> </ul>	<ul style="list-style-type: none"> <li>⦿ Commercial kitchen equipment installation</li> <li>• Connections                             <ul style="list-style-type: none"> <li>• Gas</li> <li>• Power</li> <li>• Water</li> <li>• Venting</li> </ul> </li> <li>• Equipment testing and startup</li> </ul>	<ul style="list-style-type: none"> <li>• Final building inspections</li> <li>• Health Department approval</li> <li>• Fire/life safety sign offs</li> <li>• Punch list resolution</li> <li>• Final walkthrough</li> </ul>

6

### BUDGET REALITY CHECK

Budget Breakdown	
Design, Engineering, & Permitting	\$22,965.90
Demolition & Site Prep	\$42,206.37
Construction & Build-Out	\$37,478.19
Equipment Installation	\$118,917.49
<b>Total Expenses to Date</b>	<b>\$221,567.95</b>
<b>Remaining ARPA Funds Available</b>	<b>\$82,994.73</b>
<b>Total Budget</b>	<b>\$304,562.68</b>

7

### WHAT SUCCESS LOOKS LIKE

Deliver a kitchen that is code compliant, functional, and ready for immediate use.

A facility that can be activated quickly for planned programming and emergency response.

*The commercial kitchen remodel operates as a hub for community programming, economic opportunity, and disaster recovery – supporting meals, events, education, and resilience when it matters most.*

8