



**CITY COUNCIL REGULAR MEETING & PUBLIC HEARING
TUESDAY, AUGUST 4, 2026
HELD REMOTELY & IN PERSON AT CITY HALL
124 S. LEFEVRE ST.**

- Sign up to provide Public Comment at the meeting via calling in.
- Submit Written Public Comment Before 4 pm on (AUGUST 4, 2026) - *SEE NOTE*

Please note: To better serve our community, we are now offering Live Streaming of our Council Meetings on our YouTube channel (link is provided below). This will enable citizens who wish to just view the meeting and not participate (provide comments) to do so in the comfort of their homes. Those that wish to provide input during the citizen comment periods may join the meeting as usual via the Zoom link.

- **Join the Zoom Meeting –**
<https://us06web.zoom.us/j/84478546206?pwd=PbRn7Sr0DwbKLkz5fsEeTWEOhXF49f.1>

Meeting ID: 844 7854 6206

Passcode: 892172

One tap mobile

+12532050468,,84478546206#,,,,*892172# US

+12532158782,,84478546206#,,,,*892172# US (Tacoma)

Join instructions

<https://us06web.zoom.us/meetings/84478546206/invitations?signature=WHsgg0ufUpAeJKCVdD9merZ9U5kfrHDQ4uwTe9KJwjs>

- **Watch the Live Stream on YouTube -**
<http://www.youtube.com/@CityofMedicalLake>

WRITTEN PUBLIC COMMENTS

If you wish to provide written public comments for the council meeting, please email your comments to sweathers@medical-lake.org by 4:00 p.m. the day of the council meeting and include all the following information with your comments:

1. The Meeting Date
2. Your First and Last Name
3. If you are a Medical Lake resident
4. The Agenda Item(s) which you are speaking about

*Note – If providing written comments, the comments received will be acknowledged during the public meeting, but not read. All written comments received by 4:00 p.m. will be provided to the mayor and city council members in advance of the meeting.

Questions or Need Assistance? Please contact City Hall at 509-565-5000

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 4. ANNOUNCEMENTS / PROCLAMATIONS / SPECIAL PRESENTATIONS**
- 5. REPORTS**
 - A. Committee Reports/Council Comments
 - B. Mayor
 - C. City Administrator & City Staff
 - i. Sonny Weathers, City Administrator
 1. Capital Improvement Project Status
 - ii. Koss Ronholt, Finance Director
 1. Q2 Budget Report (*page 3*)
 2. Grant Application Report – July 2026 (*page 9*)
- 6. WORKSHOP DISCUSSION**
 - A. Periodic Update: MLMC Amendments concerning Subdivision language (*page 11*)
- 7. ACTION ITEMS**
 - A. Consent Agenda
 - i. Approve **July 21, 2026**, minutes. (*page 23*)
 - ii. Approve **August 4, 2026**, Claim Warrants numbered **53947** through **53984** in the amount of **\$105,210.88**. (*page 31*)
- 8. PUBLIC HEARINGS**
 - A. Periodic Update: Adopting the Comprehensive Plan (*page 32*)
- 9. EXECUTIVE SESSION – None.**
- 10. RESOLUTIONS**
 - A. 26-829 Treeline Contracting Service Agreement Amendment (*page 33*)
 - B. 26-830 DOE Groundwater Grant Amendment No. 4 (*page 39*)
- 11. ORDINANCES – None.**
- 12. EMERGENCY ORDINANCES**
- 13. UPCOMING AGENDA ITEMS**
- 14. INTERESTED CITIZENS**
- 15. CONCLUSION**



Quarterly Budget Report

2026 Q2

To: Mayor and Council
From: Koss Ronholt, Finance Director

Budget Benchmark: **50%**

Analysis of 2026 Budget status for current period:

Positive Highlights

- Most operational funds are tracking near the expected budget benchmark.
- Revenue performance for taxes and State shared revenues in the General Fund, Streets Fund, and Tourism Fund are generally strong or on track.
- Revenue performance for Solid Waste and Wastewater utilities are right above budget benchmark.
- Municipal Court expenditures are significantly lower than prior years due to change to Airway Heights Municipal Court.
- Water Fund and Solid Waste Fund expenditures are lower than expected.

Areas Being Monitored

- Legislative and Code Enforcement departments are higher than expected, primarily due to insurance and dues costs early in the year.
- City Hall expenditures higher than budget benchmark, largely due to timing of insurance cost.
- Water sales are below budget benchmark, but exactly in line with yearly trend due to large increase of use in summer months.
- Wastewater Treatment department expenditures higher than budget benchmark.
- ARPA Fund is over-budget due to estimation that funds would be spent by end of 2025. Remaining federal funds are required to be spent by end of 2026. Budget amendment required, but no concerns noted.
- Library fund over-budget due to slight overage on insurance. Budget amendment required, but no concerns noted.

Metric	Status
Operational Revenue	53% of budget
Operational Expenditures	48% of budget
Funds or Departments Being Monitored	8
Funds or Departments Over-Budget	2



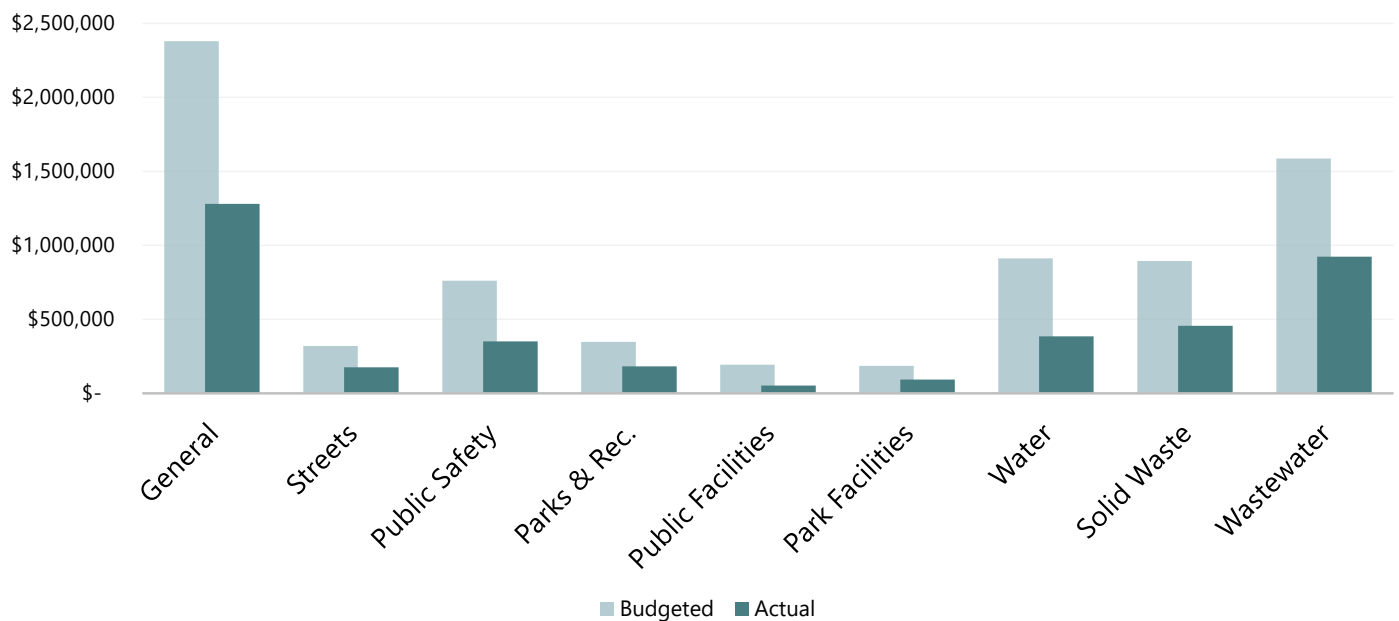
Quarterly Budget Report

2026 Q2

Revenue - Operational Funds

Expected Use: 50%

Fund	Fund Name	Budgeted	Actual	% Used	Notes
001	General	\$ 2,380,552	\$ 1,279,882	54%	
101	Streets	\$ 320,640	\$ 176,586	55%	
110	Public Safety	\$ 761,675	\$ 351,747	46%	
112	Parks & Rec.	\$ 348,000	\$ 182,658	52%	
126	Tourism	\$ 121,600	\$ 85,162	70%	
131	Public Facilities	\$ 194,500	\$ 52,500	27%	
132	Park Facilities	\$ 186,050	\$ 92,606	50%	
133	Train Depot	\$ 12,000	\$ 9,000	75%	
134	Kitchen	\$ 41,250	\$ -	0%	
135	Library Facilities	\$ 8,200	\$ 4,000	49%	
401	Water	\$ 912,100	\$ 384,608	42%	
407	Solid Waste	\$ 893,750	\$ 455,886	51%	
408	Wastewater	\$ 1,587,000	\$ 923,824	58%	
410	Broadband	\$ 500	\$ 3,109	622%	



*City Beautification, Broadband, Train Depot, Kitchen, and Library Facilities revenues too small to represent on graph



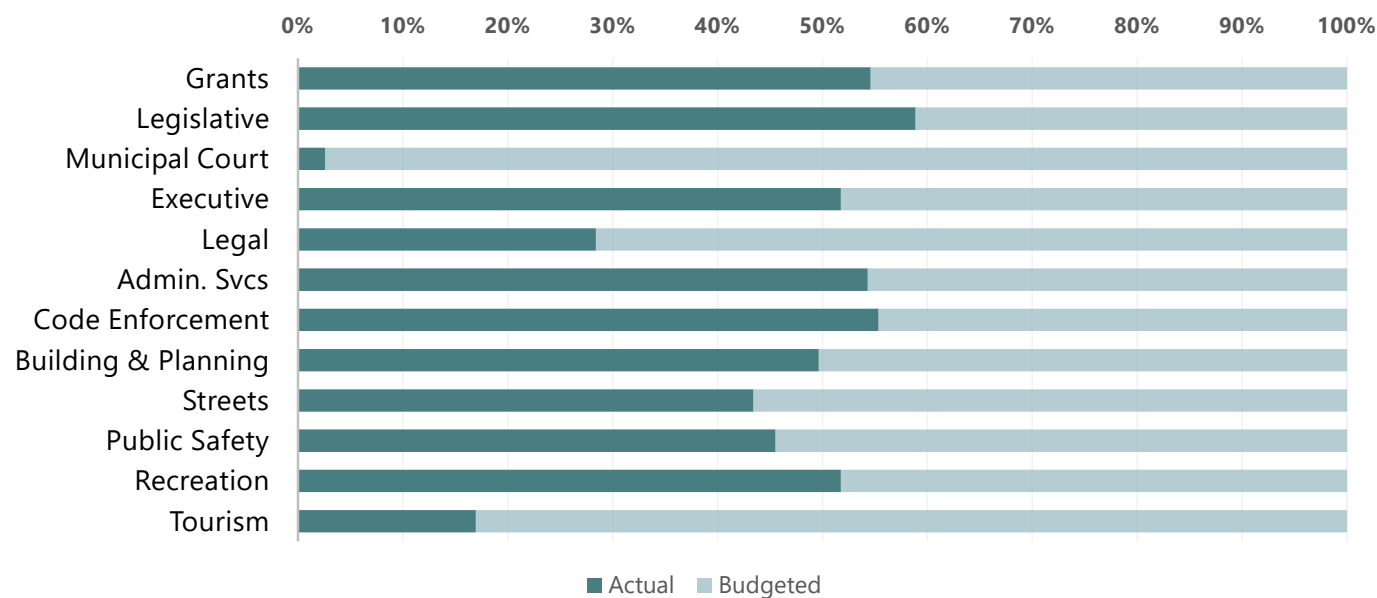
Quarterly Budget Report

2026 Q2

Expenditure - Operational Funds (pg. 1)

Expected Use: 50%

Fund	Fund Name	Budgeted	Actual	% Used	Notes
001	General (Depts)				
001	Grants	\$ 90,500	\$ 49,405	55%	
001	Legislative	\$ 88,553	\$ 52,139	59%	
001	Municipal Court	\$ 61,000	\$ 1,592	3%	
001	Executive	\$ 296,725	\$ 153,534	52%	
001	Legal	\$ 100,000	\$ 28,396	28%	
001	Admin. Svcs	\$ 608,841	\$ 330,663	54%	
001	Code Enforcement	\$ 83,299	\$ 46,100	55%	
001	Building & Planning	\$ 268,975	\$ 133,537	50%	
101	Streets	\$ 322,578	\$ 140,065	43%	
110	Public Safety	\$ 761,675	\$ 346,746	46%	
112	Recreation	\$ 370,500	\$ 184,622	50%	
126	Tourism	\$ 121,000	\$ 20,506	17%	





Quarterly Budget Report

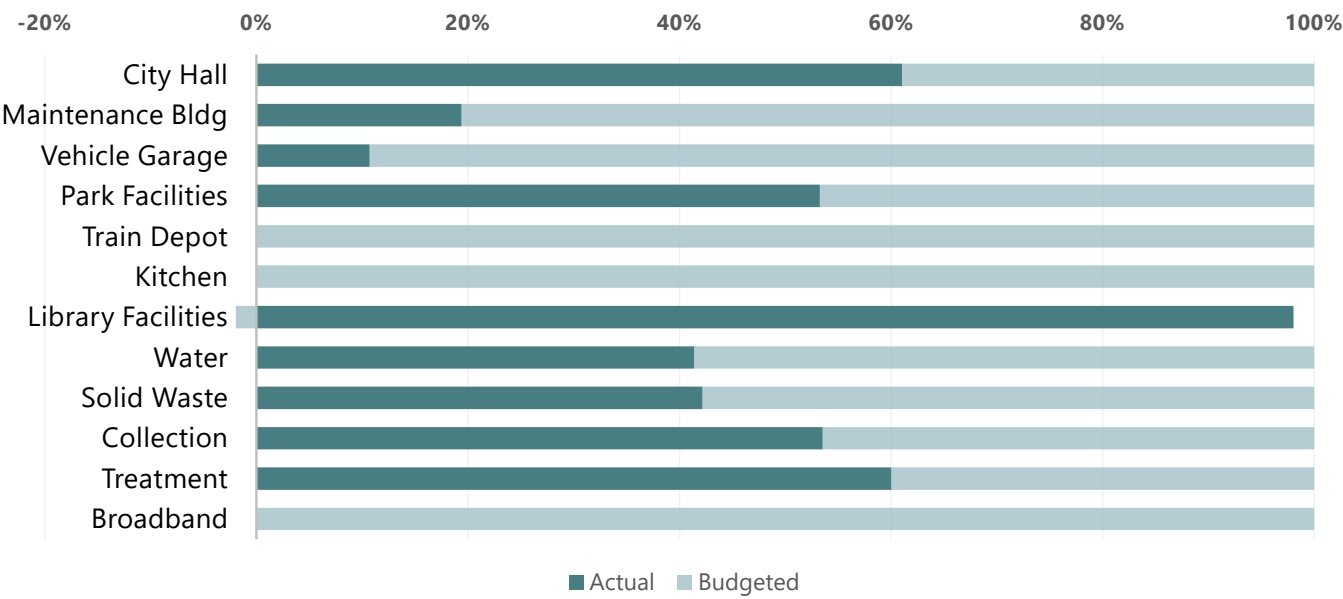
2026 Q2

Expenditure - Operational Funds (pg. 2)



Expected Use: 50%

Fund	Fund Name	Budgeted		Actual		% Used	Notes
131	Public Facilities (Depts)						
131	City Hall	\$	99,093	\$	60,480	61%	
131	Maintenance Bldg	\$	49,812	\$	9,661	19%	
131	Vehicle Garage	\$	39,000	\$	4,175	11%	
132	Park Facilities	\$	185,412	\$	98,748	53%	
133	Train Depot	\$	9,250	\$	-	0%	
134	Kitchen	\$	41,250	\$	-	0%	
135	Library Facilities	\$	3,353	\$	3,421	102%	Insurance
401	Water	\$	876,300	\$	362,725	41%	
407	Solid Waste	\$	883,520	\$	372,757	42%	
408	Wastewater (Depts)						
408	Collection	\$	401,816	\$	215,091	54%	
408	Treatment	\$	1,281,162	\$	768,960	60%	
410	Broadband	\$	-	\$	540	0%	





Quarterly Budget Report

2026 Q2

Project-Based Funds

Fund	Fund Name	Beginning Bal.		Revenue		Expenditure		Current Bal.	Within Budget?
104	Streets - Restricted	\$	(118,818)	\$	458,119	\$	92,122	\$ 247,179	Yes
105	Leave & Severance	\$	119,566	\$	9,837	\$	2,278	\$ 127,125	Yes
106	Contingency	\$	(302,835)	\$	-	\$	267,394	\$ (570,229)	Yes
107	ARPA	\$	85,023	\$	1,394	\$	14,590	\$ 71,827	No
111	Criminal Justice	\$	40,365	\$	4,169	\$	32,714	\$ 11,819	Yes
113	Emergency Response	\$	197,675	\$	3,638	\$	-	\$ 201,313	Yes
125	City Beautification	\$	11,024	\$	10,002	\$	2,064	\$ 18,961	Yes
301	Capital Improvement	\$	147,185	\$	46,667	\$	33,541	\$ 160,312	Yes
302	Parks Improvement	\$	387,872	\$	13,585	\$	4,412	\$ 397,045	Yes
402	Water - Restricted	\$	336,828	\$	223,821	\$	24,770	\$ 535,880	Yes
409	Wastewater - Restricted	\$	622,251	\$	96,404	\$	42,262	\$ 676,393	Yes
501	Unemployment Comp.	\$	26,471	\$	141	\$	689	\$ 25,923	Yes

Notes

User Guide

Definitions

Expected Use	The portion (%) of budget the City expects to have spent / earned by this time of the year.
Funds	A pool of resources designated for specific activities (Fund Accounting)
Operational Funds	Funds where revenues and expenditures are continuous or recurring.
Project-Based Funds	Funds where revenues and expenditures are irregular or based on projects
Monitoring	Highlighted percentages indicate that revenues are below Expected Use or expenditures are above Expected Use by a noteable amount
Better than Expected	Highlighted percentages indicate that revenues are above Expected Use or expenditures are below Expected Use by a noteable amount

Funds Guide	Category	Description
General	Operational	General City administration and City Hall operations
Streets	Operational	Repair, maintenance, and snow removal of City streets and sidewalks
Streets - Restricted	Project-Based	Streets, sidewalks, and transportation infrastructure projects
Leave & Severance	Project-Based	Reserve fund for post-employment payments (leave or severance)
Contingency	Project-Based	Reserve fund for unforeseen or unbudgeted expenditures
ARPA	Project-Based	American Rescue Plan Act grant funded projects
Public Safety	Operational	Police, environmental preservation, and animal control services
Criminal Justice	Project-Based	Innovative law enforcement projects
Parks & Recreation	Operational	Recreation programming and parks facilities maintenance
Emergency Response	Project-Based	Reserve fund for emergency response and recovery
City Beautification	Project-Based	Projects that improve the appearance of the City
Tourism	Operational	Community events and economic development
Facilities funds	Operational	Funds 131-135 for Public, Parks, Train Depot, Kitche, and Library facilities
Capital Improvement	Project-Based	Projects adopted in the City's Capital Improvement Plan (CIP)
Parks Improvement	Project-Based	Parks projects adopted in the City's Capital Improvement Plan (CIP)
Water	Operational	Water distribution system operations and maintenance
Water - Restricted	Project-Based	Water system infrastructure projects
Solid Waste	Operational	Garbage and recycling removal and disposal services
Wastewater	Operational	Sewer collection system and treatment plant operations and maintenance
Wastewater - Restricted	Project-Based	Sewer system and treatment plant infrastructure projects
Broadband	Operational	Internet system operations and projects
Unemployment Comp	Project-Based	Unemployment Compensation reserve fund



GRANTS UPDATE

Period: July 2026



Opportunity
Reviewed



Applications



Awarded

Period

2

2

0

Year-to-Date

16

8

1

Grant Applications

Application	Amount	Awarding Agency	Match	Federal or State	Status
Disaster Grant	\$7.4m	Economic Development Administration		Federal	Applying
Fox Hollow Trail Project	\$15,000	WA Cities Insurance Authority	0%	State	Awarded
Coney Island Dock	\$50,000	T-Mobile	0%	Private	Applied
Fox Hollow Trail Resurfacing	\$131,000	WA Recreation & Conservation Office	30%	State	Applied
Waterfront Master Plan	\$75,000	Recreation & Conservation Office	30%	State	Applied
City Hall Public Safety Infrastructure Modernization	\$1.4m	Congressionally Directed Spending (USDA-RD/HUD-EDI)	25%	Federal	Short List
	\$9,071,000				

Definitions

Reviewed – Grant opportunities found for City by Grant Writer

Application – Grant Writer authorized to write application for grant opportunity.

Awarded – Application was approved by awarding agency

Grant	Awarded	Awarding Agency	Match	Federal or State	Progress
SLFRF (ARPA)	\$1.3m	US Dept of the Treasury	0%	Federal	99%
Lefevre St Restriping	\$639,400	Transportation Improvement Board	8%	State	62%
Groundwater Study	\$450,000	Dept of Ecology	0%	State	99%
Wastewater Improv. Engineering	\$291,000	Dept of Commerce	\$9000	State	15%
Periodic Update	\$40,625	Dept of Commerce	0%	State	100%
Backup Generators	\$798,741	FEMA	12.5%	Federal	80%
Stormwater Mitigation	\$1m	Dept of Commerce	25%	State	6%
Road Maintenance 2025	\$160,337	Transportation Improvement Board	5%	State	90%
	\$4,679,103				

Active Grants

Notes:



City of Medical Lake
124 S. Lefevre St.
P.O. Box 369
Medical Lake, WA 99022-0369

8/4/2026 City Council Meeting

To: City Council
From: Elisa Rodriguez, Senior Planner
TOPIC: Periodic Update: MLMC amendments regarding Subdivisions

Requested Action:

Provide feedback and guidance on potential amendment language regarding subdivisions to the Medical Lake Municipal Code (MLMC).

Key Points:

It is proposed to:

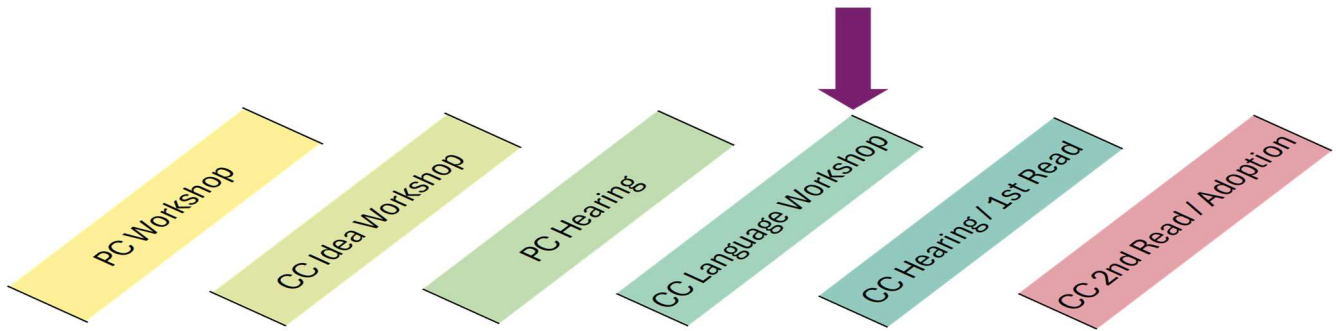
1. Delete MLMC Chapter 15.04 – General Provisions
2. Delete MLMC Chapter 15.28 – Subdivision Variance.
3. Delete MLMC Chapter 17.34 – Residence Division.
4. Replace MLMC Chapter 15.08 – Definitions, with new definitions in Chapter 19.160 – Definitions.
5. Replace MLMC Chapter 15.12 – Preliminary Plat, and Chapter 15.26 – Short Plats, with Chapter 19.350 – Subdivisions.
6. Replace MLMC Chapter 15.16 – Surety Methods, and Chapter 15.18 – Requirements for Improvements, with Chapter 19.380 – Infrastructure Improvements, and Chapter 19.370 – Development Standards.
7. Replace MLMC Chapter 15.22 – Final Plat, with Chapter 19.390 – Final Plats.
8. Replace MLMC Chapter 15.27 – Binding Site Plan, with Chapter 19.360 – Binding Site Plans.
9. Replace MLMC Chapter 11.20 – Street and Sidewalk Classification and Specifications, with Chapter 11.30 – Street Development Standards.
10. Add Chapter 19.330 – Lot Line Adjustments.

Draft Language for a new 19.300 Land Divisions section of Title 19 is attached, has been reviewed by our legal advisors, and the Planning Commission is recommending approval.

Draft Language for a new Chapter 11.30 – Street Development Standards is attached. Title 11 is not under the purview of the Planning Commission.

Background Discussion:

This workshop is the fourth meeting in a six-step process for amending the municipal code.

**Public Involvement:**

A public hearing was held with the Planning Commission on June 25, 2026. The City Council is scheduled to hold a public hearing on August 18, 2026. In addition, language is provided on the City website for review and comment by the public.

Next Steps:

A public hearing and first read of an ordinance is scheduled for the August 18, 2026 City Council meeting.

DRAFT Land Division Code Language

19.300s – Land Divisions

19.330 – Lot Line Adjustments

19.330.010 Purpose. The purpose of this chapter is to provide rules and criteria for approval of lot line adjustments between two or more legal lots to ensure that the reconfigured lots meet applicable dimensional standards.

19.330.020 Applicability. A Lot Line Adjustment is required to relocate a common property line between two or more properties.

19.330.030 Application. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A survey prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 58.09 RCW), clearly showing the dimensions of the existing properties, location of any improvements (structures, septic system, etc.), location of any easements, and the dimensions of the proposed lot line(s);
- C. Legal descriptions of before and after the lot line adjustment;
- D. Copy of all property owners' deeds, verifying current ownership; and
- E. The application fee.

19.330.040 Process. Lot Line Adjustments are processed through a Type I Review. The Type I Review process is found in MLMC Section 19.270.020, Type I Reviews.

19.330.050 Approval Standards. A lot line may be adjusted if no new lot is being created and all standards of MLMC Title 19 – Land Use and Development, are being met. This includes, but is not limited to MLMC Chapter 19.540 – Density and Lot Sizes, and MLMC Chapter 19.550 – Development Standards.

19.350 – Subdivisions

19.350.010 Purpose. The purpose of this chapter is to implement the Medical Lake Comprehensive Plan, ensure orderly land division and development, protect public health, safety, and welfare, ensure adequate public facilities are concurrent with development, stipulate standards, and provide a clear and efficient process.

19.350.020 Applicability. All divisions of land shall be subject to the requirements of this Chapter, except for land divided by an approved Binding Site Plan and other inapplicable situations pursuant to RCW 58.17.040. Lot Segregations, Lot Merges, and Lot Line Adjustments are not considered land divisions.

19.350.030 Overview. The land division process requires the following:

- A. Preliminary Plat Approval per MLMC Chapter 19.350 – Subdivisions.

- B. Construction of or financial security guaranteeing infrastructure improvements per MLMC Chapter 19.380 – Infrastructure Improvements.
- C. Final Plat Approval per MLMC Chapter 19.390 – Final Plats.
- D. Recording of the Final Plat.

19.350.040 Preliminary Plat Review Applications. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description of the proposal;
- C. A preliminary plat prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 58.09 RCW) depicting, at a minimum, lot lines, easements, rights-of-way, and topographic features;
- D. A traffic generation letter (for 5 or more lots);
- E. Any studies, reports, or documentation to support the request;
- F. A written response to the approval criteria of MLMC Section 19.350.060 Preliminary Plat Review Approval Criteria.
- G. A SEPA checklist unless the proposal is exempt from SEPA;
- H. Copy of all property owners' deeds, verifying current ownership; and
- I. The application fee.

19.350.050 Preliminary Plat Review Process. The type of review process is dependent on the number of lots being proposed.

- A. Short Subdivisions (4 lots or less) are processed through a Type II Review. The Type II Review process is found in MLMC Section 19.270.030, Type II Reviews.
- B. Subdivisions (5 or more lots) are processed through a Type III Review. The Type III Review process is found in MLMC Section 19.270.040, Type III Reviews.

19.350.060 Preliminary Plat Review Approval Criteria. To grant approval of a preliminary short subdivision or subdivision, the applicant must demonstrate compliance with all of the following criteria:

- A. *Public facilities provision.* Appropriate provisions have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the City's current ordinances, standards and plans;
- B. *Proposed improvements.* Appropriate provisions have been made for proposed streets, alleys, paths, utilities and other improvements that are consistent with the City's current ordinances, standards and plans, including the Medical Lake Comprehensive Plan, and Washington State Department of Transportation standards and plans, where applicable;
- C. *Open space and dedications.* Appropriate provisions have been made for open space, parks, schools, dedications, easements and reservations in conformance with the Comprehensive Plan;
- D. *Physical characteristics.* The design of the proposed short subdivision or subdivision site has taken into consideration the physical features of the site, including but not limited, to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands;

- E. *Compliance with all requirements of this title.* The proposed short subdivision or subdivision complies with all applicable requirements of this title unless modified through the approval; and
- F. *Compliance with State requirements.* That the proposed short subdivision or subdivision complies with the requirements of RCW 58.17.110.

19.350.070 Preliminary Plan Review Approval Standards. To grant approval of a preliminary short subdivision or subdivision, the applicant must demonstrate compliance with all of the following standards:

- A. Lots. The regulations of MLMC Chapter 19.540 – Density and Lot Sizes must be met;
- B. Blocks. The regulations of MLMC Section 19.370.020, Block Layout, must be met;
- C. Streets. The regulations of MLMC Section 19.370.030, Streets, must be met;
- D. Street Layouts. The regulations of MLMC Section 19.370.040, Street Layouts, must be met;
- E. Easements. The regulations of MLMC Section 19.370.050, Easements, must be met;
- F. Tracts. The regulations of MLMC Section 19.370.060, Tracts, must be met;
- G. Phasing. The regulations of MLMC Section 19.370.070, Phasing, must be met;
- H. Water. The regulations of MLMC Section 19.370.080, Water Service, must be met;
- I. Stormwater. The regulations of MLMC Section 19.370.090, Stormwater Standards, must be met;
- J. Sewer. The regulations of MLMC Section 19.370.100, Sanitary Sewer, must be met;
- K. Critical Areas. The regulations of MLMC Chapter 17.10 – Critical Areas, must be met;
- L. Concurrency. The regulations of MLMC Chapter 19.180 – Concurrency Review, must be met; and
- M. Parks and Playgrounds. Based on the Comprehensive Plan and the Parks and Recreation Master Plan, the Planning Official shall see that appropriate provision is made for parks and playgrounds to serve the proposed subdivision.

19.360 – Binding Site Plans

19.360.010 Purpose. The purpose of this chapter is to implement the Medical Lake Comprehensive Plan, ensure orderly land division and development, protect public health, safety, and welfare, ensure adequate public facilities are concurrent with development, stipulate standards, and provide a clear, simple, and efficient alternative process for certain types of development.

19.360.020 Applicability. The binding site plan shall only be applied for the purpose of dividing land for:

- A. A. Sale or for lease of commercial property as provided in RCW 58.17.040(4);
- B. B. A division for the purpose of lease as provided in applicable RCW sections when no other structure other than manufactured homes or travel trailers are permitted to be placed upon the land; provided, that the land use is in accordance with the requirements of this title; and

- C. C. Condominiums as provided in applicable RCW sections consistent with RCW 58.17.040(7).

19.360.030 Applications. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description of the proposal;
- C. A preliminary binding site plan prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 58.09 RCW) depicting, at a minimum, lot lines, easements, rights-of-way, and topographic features;
- D. A traffic generation letter;
- E. Any studies, reports, or documentation to support the request;
- F. A written response to the approval standards of MLMC Section 19.360.050, Binding Site Plan Approval Standards;
- G. A SEPA checklist unless the proposal is exempt from SEPA;
- H. Copy of all property owners' deeds, verifying current ownership; and
- I. The application fee.

19.360.040 Process. Binding Site Plans are processed through a Type II Review. The Type II Review process is found in MLMC Section 19.270.030, Type II Reviews.

19.360.050 Binding Site Plan Approval Standards. To grant approval of a binding site plan, the applicant must demonstrate compliance with all of the following standards:

- A. Blocks. The regulations of MLMC Section 19.370.020, Block Layout, must be met;
- B. Streets. The regulations of MLMC Section 19.370.030, Streets, must be met;
- C. Street Layouts. The regulations of MLMC Section 19.370.040, Street Layouts, must be met;
- D. Easements. The regulations of MLMC Section 19.370.050, Easements, must be met;
- E. Tracts. The regulations of MLMC Section 19.370.060, Tracts, must be met;
- F. Phasing. The regulations of MLMC Section 19.370.070, Phasing, must be met;
- G. Water. The regulations of MLMC Section 19.370.080, Water Service, must be met;
- H. Stormwater. The regulations of MLMC Section 19.370.090, Stormwater Standards, must be met;
- I. Sewer. The regulations of MLMC Section 19.370.100, Sanitary Sewer, must be met;
- J. Critical Areas. The regulations of MLMC Chapter 17.10 – Critical Areas, must be met; and
- K. Concurrency. The regulations of MLMC Chapter 19.180 – Concurrency Review, must be met;

19.370 – Development Standards

19.370.010 Purpose. The purpose of this chapter is to establish clear and consistent development standards for land divisions.

19.370.020 Block Layout. The length, width and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated; consideration of the needs for convenient access, circulation, control, safety of motor vehicular, bicycle and pedestrian traffic and recognition of limitations and opportunities of topography. The block pattern shall provide the following:

- A. Blocks shall have sufficient width to provide two tiers of lots.
- B. Blocks shall not exceed 1,300 feet in length between street lines, except blocks adjacent to arterial streets or unless a previous adjacent layout or topographical conditions justify variation.
- C. In blocks over 600 feet in length, a pedestrian/bicycle path is required to bisect the block.
- D. A pedestrian/bicycle path may be required to connect a dead-end street with an adjacent street.
- E. A pedestrian/bicycle path shall have a minimum width of 10 feet and be paved in a durable material.

19.370.030 Streets. Rights-of-way widths and required improvements are determined by the functional classification of the street and shall be installed according to specifications of the City, pursuant to MLMC Title 11 – Streets and Sidewalks, as administered by the Public Works Director. The functional classification of streets are specified in the Medical Lake Transportation Master Plan.

- A. Arterial streets shall have 70-foot rights-of-way with accommodation for separated bicycle and pedestrian travel.
- B. Collector streets shall have 60-foot rights-of-way with accommodation for separated bicycle and pedestrian travel.
- C. Local streets shall have 50-foot rights-of-way with accommodations for separated pedestrian travel.
- D. Alleys shall have 16-foot rights-of-way.

19.370.040 Street layouts. Street layouts shall be designed to efficiently integrate into the existing street system and shall provide for the following:

- A. Streets shall continue the established grid system.
- B. Streets shall continue to the edge of development where appropriate.
- C. Streets shall intersect at right angles where possible.
- D. Street intersections shall not be offset more than twenty-five (25) feet.
- E. Dead-end streets are not permitted unless deemed necessary by the Public Works Director.
- F. Streets shall be full-width unless a partial-width street is being proposed on the periphery of the proposed development or to accommodate a natural feature such as a wetland. Any proposed partial-width streets must be approved by the Public Works Director.
- G. When required, elevation benchmarks shall be established within the land division with elevations to U.S. Geological Survey datum.

19.370.050 Easements. Easements for sewers, drainage, water lines, electric lines or other public use utilities shall be provided. The size and location of the easement shall be reviewed and approved by the appropriate utility provider.

19.370.060 Tracts. Parcels reserved for special purposes such as open space, stormwater facilities, wetland preservation, landscaping, and recreation, shall be designated as a tract. Tracts shall carry the stipulation that they cannot be further divided.

19.370.070 Phasing. A land division may be developed in phases. Any phasing proposal shall be submitted with application materials for the preliminary plat and be approved as part of the preliminary plat review. Each phase shall constitute an independent project meeting all of the requirements for density, open space, public and private infrastructure, landscaping, pedestrian and vehicle circulation, etc. The sequence of phased development shall be identified by map and narrative.

19.370.080 Water Service. Water service shall be constructed and stubbed at the property line of all buildable lots.

Water lines with valves and fire hydrants serving the development and connecting the development to the City mains shall be installed according to specifications of the City, pursuant to MLMC Title 12 - Water and Sewers, as administered by the Public Works Director.

19.370.090 Stormwater. Surface drainage systems shall be provided within the development. The design of the drainage system within the development shall be in accordance with City standards as administered by the Public Works Director. Areas that experience high water table levels may have additional requirements.

19.370.100 Sanitary Sewer. Sanitary sewer service shall be constructed and stubbed at the property line of all buildable lots.

Sanitary sewers shall be installed to serve the development and to connect the development to City mains according to specifications of the City, pursuant to MLMC Title 12 – Water and Sewers, as administered by the Public Works Director.

19.380 – Infrastructure Improvements

19.380.030 Review. Improvements shall not commence until civil engineering plans, prepared in accordance with the requirements of the City, have been approved by the City, all required permits have been obtained, a preconstruction meeting has been conducted, and the City has been notified of intention to commence.

All improvements to be dedicated to the City shall be designed by or under the supervision of a licensed civil engineer. All plans, prior to the city's acceptance of any improvements, shall be stamped and signed by a licensed civil engineer.

19.380.040 Security In Lieu of Construction. In lieu of the completion and acceptance of any required public or private improvements prior to approval of a final plat, the Public Works Director may accept an escrow or other form of security acceptable to the City, in an amount and with conditions satisfactory to him. The security to the City shall be sufficient to ensure that the actual

construction and installation of such improvements occur within a period specified in the agreement by the Public Works Director and completion of the improvements in accordance with the agreement shall be enforced by the Public Works Director by appropriate legal and equitable remedies.

Upon completion of required improvements, the subdivider shall request in writing that the Public Works Director release all or a portion of the funds held in escrow. Such improvements shall be inspected and accepted as complete by the city prior to the release of any such escrow funds, or portion thereof.

In the event the developer of the land division fails to carry out provisions of the agreement and the City has unreimbursed costs or expenses resulting from such failure, the escrow or other form of security acceptable to the city shall be forfeited and the money shall be paid to the City to defray its costs. If the amount of the escrow or other form of security acceptable to the City exceeds the cost and expense incurred by the City, the City shall release the remainder. If the amount of the escrow or other form of security acceptable to the City is less than the cost and expense incurred by the City, the shall be liable to the City for the difference.

19.380.030 Construction. Improvements installed by the developer, either as a requirement of this Chapter or at their own option, shall conform to the requirements of this Chapter.

Public improvements to be constructed at the expense of the owner of the short subdivision or subdivision.

Improvements shall be constructed under the inspection and to the satisfaction of the Public Works Director or designee. The City may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.

All underground utilities, sanitary sewers and storm drains installed in the streets by the developer of the land division shall be constructed prior to the surfacing of streets. Stubs for service connections and underground utilities and sanitary sewers shall be placed to a length precluding the necessity for disturbing the street improvements when surface connections are made.

All monuments set in subdivisions shall be in conformance with City standards, as administered by the Public Works Director.

19.380.050 Inspection. After completing all improvements, the subdivider shall make written request for final inspection by the Public Works Director. After finding that all improvements have been completed in accordance with the installation standards and a guarantee has been posted, the Public Works Director shall certify this in writing.

A plan showing all improvements “as built” shall be filed with the Public Works Department.

19.380.070 Guarantee. It shall be required that a 150 percent maintenance bond or bonds be posted to guarantee all workmanship and material for a period of one year from the date of the acceptance of the improvements by the City. This is provided that in the judgment of the Public Works Director any defects are not the result of public abuse, misuse or acts of God. City inspection does not give relief from the one-year guarantee on workmanship.

19.390 – Final Plats

19.390.010 Purpose. The purpose of this Chapter is to provide process for obtaining an accurate and legally operative plat of a land division that is in substantial conformance with an approved preliminary plat, and that is suitable for recording.

19.390.020 Applicability. All land divisions must obtain final plat approval before a plat can be recorded with Spokane County.

19.390.030 Application. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description explaining conformance with any conditions of approval set by the preliminary plat approval;
- C. A final plat prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 58.09 RCW);
- D. A certification of completed improvements or a performance bond;
- E. A certification of platting from a title company;
- F. The application fee.

19.390.040 Process. Final Plats are reviewed according to the Final Plat Review process found in MLMC Section 19.270.060, Final Plat Reviews.

19.390.050 Approval Standards. Final Plats will be forwarded for signature when compliance with the following standards are demonstrated:

- A. The plat is in proper form for recording as established by the submittal requirements;
- B. The final plat map and mathematical closures are in compliance with the survey standards set forth in RCW 58.17;
- C. All required improvements have been completed or security acceptable to the city in lieu of completion guaranteeing that all required improvements will be completed;
- D. The final plat is in conformance with conditions of preliminary plat approval;
- E. The final plat complies with the requirements of this chapter and all applicable adopted states and local ordinances.

19.390.060 Recording. The final plat shall be recorded with the Spokane County auditor. It shall be the responsibility of the applicant to record the plat with the county auditor. Upon recording of the final plat, the applicant shall submit two full-size copies of the actual recorded mylar to the Planning Official.

DRAFT Street Improvement Language

Chapter 11.30 – Street Development Standards

11.30.010 Purpose.

The purpose of this chapter is to establish uniform requirements for the design, construction, reconstruction, extension, and improvement of public streets and associated transportation facilities within the City of Medical Lake. These standards are intended to promote public health, safety, welfare, mobility, accessibility, and efficient maintenance of public infrastructure.

11.30.020 Applicability.

This chapter applies to all development activities requiring the construction, reconstruction, extension, dedication, or improvement of streets, rights-of-way, sidewalks, curb and gutter, stormwater facilities associated with streets, and related transportation infrastructure within the City.

11.30.030 Adoption of Standards.

A. In addition to all applicable federal and state laws, regulations, and standards, the Spokane County Standards for Road and Sewer Construction, as presently adopted and as subsequently amended, are hereby adopted by reference as the City of Medical Lake Street Development Standards.

B. The Spokane County Standards for Road and Sewer Construction shall govern the design, materials, workmanship, testing, inspection, and construction of street and related public infrastructure improvements unless otherwise provided by this code or required by the Public Works Director or City Engineer.

C. Where a provision of this code, a condition of approval, or a project-specific requirement established by the City is more restrictive than the Spokane County Standards for Road and Sewer Construction, the more restrictive provision shall control.

D. Copies of the adopted standards shall be maintained by the City and made available for public review.

11.30.040 Design and Construction Requirements.

A. All street improvements shall be designed and constructed in accordance with:

1. This code;
2. Applicable federal laws and regulations;
3. Applicable laws and regulations of the State of Washington;
4. The Spokane County Standards for Road and Sewer Construction; and
5. Other engineering standards, manuals, specifications, and policies adopted by the City.

B. Street improvements shall be prepared under the direction of a licensed professional engineer when required by state law or City regulation.

C. All plans, specifications, and supporting documents shall be submitted to the City for review and approval prior to construction.

11.30.050 Deviations and Modifications.

A. The Public Works Director or City Engineer may approve a deviation from the requirements of this chapter or the adopted standards when:

1. Unique site conditions exist;
2. Strict application of the standards is impractical or unnecessary;
3. The proposed alternative provides an equal or greater level of public safety, functionality, and durability; and
4. The deviation is consistent with applicable law and the public interest.

B. Any approved deviation shall be documented in writing.

11.30.060 Inspection and Acceptance.

A. All street and related infrastructure improvements shall be subject to inspection by the City.

B. Required testing, certifications, and record documents shall be provided in accordance with the adopted standards.

C. No street improvement shall be accepted by the City until all applicable requirements have been satisfied and final approval has been granted by the City.

11.30.070 Conflicts.

Where there is a conflict between the provisions of this chapter and any adopted standard, regulation, specification, or condition of approval, the Public Works Director or City Engineer shall determine the applicable requirement consistent with City code and applicable law. The more restrictive requirement shall generally govern unless otherwise directed by the City.

11.30.080 Severability.

If any section, subsection, sentence, clause, or phrase of this chapter is held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this chapter.

CITY OF MEDICAL LAKE
City Council Regular Meeting and Public Hearing

6:30 PM
July 21, 2026

MINUTES

Council Chambers
124 S. Lefevre Street

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.

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Councilmembers

Chad Pritchard
Lorin Ray-Abbott
Lance Speirs
Don Kennedy
Heath Wilbur
Ted Olson

Administration & Staff

Terri Cooper, Mayor
Sonny Weathers, City Administrator
Thomas Rohrer, Legal Counsel
Steve Cooper, WWTP Director
Scott Duncan, Public Works Director
Koss Ronholt, Finance Director
Roxanne Wright, Administrative Clerk

REGULAR SESSION AND PUBLIC HEARING – 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 Harbolt is on vacation and requested an absence. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Speirs, carried 6-0.

2. AGENDA APPROVAL

- A. Mayor Cooper discussed the fireworks workshop and desire to push the bulk of the conversation to the next meeting. Meetings with the city's legal team and SCSO are needed before a full workshop can be conducted and this conversation will likely continue over the course of several meetings. Tonight's workshop will just introduce the topic.
- B. Motion to approve agenda made by Councilmember Olson, seconded by Councilmember Wilbur, carried 6-0.

3. INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- A. Art Kulibert, Medical Lake resident – commented on the Fourth of July fireworks ban and subsequent comments on social media. Would like to see New Year's Eve offered as an alternative for fireworks. Shared opinion on limiting sale timeframe.

4. ANNOUNCEMENTS / PROCLAMATIONS / SPECIAL PRESENTATIONS – None.

5. REPORTS

- A. Public Safety
 - i. Lt. Benner, SCSO – on par with previous years regarding crime stats, with an increase in malicious mischief. 99 calls were from state facilities with 386 from within city limits. Spoke on unattended death in Medical Lake, still being investigated. Likely accidental. The arsonist responsible for the fires in Edwall has been apprehended.

- ii. Chief Rohrbach, FD3 – June stats will be available next meeting. Fire season in full force. Preparedness level 5, highest level. Appears to be a very active, challenging season. Reported on current Malloy Prairie fire. Free consultations for defensible space (first 5-10 feet around house), contact main office 235-6645. Every year over 95% of fires are caused by humans.

B. Committee Reports/Council Comments

- i. Councilmember Pritchard – General Government Committee –public works laying gravel in preparation for fog seal, drive with caution. FEMA generators installed and fully functioning at the Lehn and Craig wells. Asked citizens to please follow water restrictions. Updated on WWTP repairs. Will attend a PFAS Task Force meeting tomorrow. He and Steve Cooper will hold another Geo Walk on 8/11.
- ii. Councilmember Ray-Abbott – none
- iii. Councilmember Speirs – STA budget workshop, available online. Attended a Transit board members training seminar in Detroit. Spoke on potential federal funding cuts for public transit, looking to slash between 20 and 70%. Encouraged citizens to write legislators to reauthorize funding.
- iv. Councilmember Wilbur – reported on WWTP repairs and updates.
- v. Councilmember Kennedy – Finance Committee – reviewed claims, all in order.
- vi. Councilmember Olson – Public Works is busy with scrub seal and regular maintenance for the summer.

C. Mayor Cooper – no additional report

D. City Administrator & City Staff

- i. Sonny Weathers, City Administrator – Coney Island dock project underway, pilings being installed. Reported on backup generators. Commercial kitchen project continues to advance. Hood 95% installed. Likely won't hit the August 1st deadline but working to complete ASAP. Planning Commission meeting on Thursday 7/23 at 5:30pm. Linger at the Lake on 7/30.
- ii. Koss Ronholt, Finance Director – Grant Application Status Report, June 2026
 - 1. Mr. Ronholt reviewed report. See attached.

6. WORKSHOP DISCUSSION

- A. Fireworks Code Amendment – Mayor Cooper read a statement. Meetings with legal have not happened yet. Asked council for any input. Councilmember Wilbur shared his opinion and suggestions on code amendments.

ACTION ITEMS

B. Consent Agenda

- i. Approve **July 7, 2026**, minutes.
 - 1. Correct date on top of first page to July 7, 2026. Due to technical difficulties, the meeting was paused at 7:11pm to reset the system. Resumed at 7:14pm.
 - a. Motion to approve minutes as amended made by Councilmember Speirs, seconded by Councilmember Wilbur, carried 4-0-2 with Councilmembers Olson and Kennedy abstaining due to their absence from the 7/7/26 meeting.
- ii. Approve **July 21, 2026**, Payroll Claim Warrants numbered **53892** through **53900** and Payroll Payable Warrants numbered **30372** through **30383** in the amount of **\$196,158.05** and Claim Warrants numbered **53902** through **53946** in the amount of **\$288,010.28**.
 - 1. Motion to approve made by Councilmember Speirs, seconded by Councilmember Kennedy, carried 6-0.

7. PUBLIC HEARING

- A. Periodic Update: Transportation Master Plan
 - i. Mayor Cooper opened the hearing at 7:16pm.
 - ii. Mr. Weathers gave a presentation. See attached. Council discussed.
 - iii. Mayor Cooper closed the hearing at 7:25pm.
 - iv. Mayor Cooper called for public comment – none.
 - v. Resolution 26-827
 - 1. Mr. Weathers reviewed.
 - 2. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Wilbur. Carried 6-0.

8. EXECUTIVE SESSION – None.

9. RESOLUTIONS

- A. 26-824 Commerce Grant Agreement for Medical Lake Stormwater Mitigation
 - i. Mr. Weathers reviewed.
 - ii. Motion to approve made by Councilmember Pritchard, seconded by Councilmember Speirs, carried 6-0.
- B. 26-825 Commerce Grant Agreement for WWTP UV Disinfection
 - i. Mr. Weathers reviewed.
 - ii. Motion to approve made by Councilmember Wilbur, seconded by Councilmember Pritchard. Discussion. Councilmember Ray-Abbott asked if this would add additional responsibility for the WWTP. Mr. Weathers – no, the WWTP only serves Medical Lake city limits. Carried 6-0.
- C. 26-826 Spokane County Urban Consortium Recertification
 - i. Mr. Weathers reviewed. Discussion.
 - ii. Motion to approve made by Councilmember Speirs, seconded by Councilmember Pritchard, carried 5-1 with Councilmember Ray-Abbott voting nay.
- D. 26-828 Service Agreement 2026 with General Industries for Reclaimed Water Force Main Repair
 - i. Mr. Duncan provided information on repair.
 - ii. Motion to approve made by Councilmember Olson, seconded by Councilmember Kennedy, carried 6-0.

10. ORDINANCES

- A. Second Read Ordinance 1147 concerning Specialized Housing
 - i. Legal counsel read into record.
 - ii. Mr. Weathers gave additional context. Council discussion. Mr. Weathers encouraged continued legislative communication.
 - iii. Motion to approve made by Councilmember Wilbur with comment for the record that his approval is given under protest to the state law in order to set guardrails and stated his intent to contact legislative representatives. Motion seconded by Councilmember Speirs. Councilmember Olson also voiced his disapproval of the state law. Motion carried 5-1 with Councilmember Ray-Abbott voting nay.
- B. Second Read Ordinance 1149 concerning Transportation
 - i. Legal counsel read into record.
 - ii. Mr. Weathers reviewed. Discussion.
 - iii. Motion to approve made by Councilmember Wilbur, seconded by Councilmember Ray-Abbott, carried 6-0.

11. EMERGENCY ORDINANCES – None.

12. UPCOMING AGENDA ITEMS

- A. Councilmember Speirs asked for an update on wayfinding. Mr. Weathers – hope to initiate this year.

13. INTERESTED CITIZENS

- A. Art Kulibert, Medical Lake resident – spoke on reclaimed water in Deep Creek.
- B. Lahn timer Henderson, Medical Lake resident – missed beginning of meeting because of the technical issues. Asked if Mr. Weathers and Mr. Ronholt could summarize their reports which they did. Asked when the fireworks workshop would be? Mayor Cooper – likely next meeting and future meetings as well, wants to meet with legal team and SCSO first.

14. CONCLUSION

- A. Motion to conclude at 8:16pm made by Councilmember Pritchard, seconded by Councilmember Kennedy, carried 6-0.

Terri Cooper, Mayor

Koss Ronholt, Finance Director/City Clerk

Date



GRANTS UPDATE

Period: June 2026



Opportunity
Reviewed



Applications



Awarded

Period

0

0

0

Year-to-Date

14

6

1

Grant Applications

Application	Amount	Awarding Agency	Match	Federal or State	Status
Disaster Grant	\$7.4m	Economic Development Administration		Federal	Applying
Fox Hollow Trail Project	\$15,000	WA Cities Insurance Authority	0%	State	Awarded
Coney Island Dock	\$50,000	T-Mobile	0%	Private	Applied
Fox Hollow Trail Resurfacing	\$131,000	WA Recreation & Conservation Office	30%	State	Applying
Waterfront Master Plan	\$75,000	Recreation & Conservation Office	30%	State	Applying
City Hall Public Safety Infrastructure Modernization	\$1.4m	Congressionally Directed Spending (USDA-RD/HUD-EDI)	25%	Federal	Short List
	\$9,071,000				

Definitions

Reviewed – Grant opportunities found for City by Grant Writer

Application – Grant Writer authorized to write application for grant opportunity.

Awarded – Application was approved by awarding agency

Grant	Awarded	Awarding Agency	Match	Federal or State	Progress
SLFRF (ARPA)	\$1.3m	US Dept of the Treasury	0%	Federal	99%
Lefevre St Restriping	\$639,400	Transportation Improvement Board	8%	State	62%
Groundwater Study	\$450,000	Dept of Ecology	0%	State	99%
Wastewater Improv. Engineering	\$291,000	Dept of Commerce	\$9000	State	15%
Periodic Update	\$40,625	Dept of Commerce	0%	State	100%
Backup Generators	\$798,741	FEMA	12.5%	Federal	80%
Stormwater Mitigation	\$1m	Dept of Commerce	25%	State	6%
Road Maintenance 2025	\$160,337	Transportation Improvement Board	5%	State	90%
	\$4,679,103				

Active Grants

Notes:



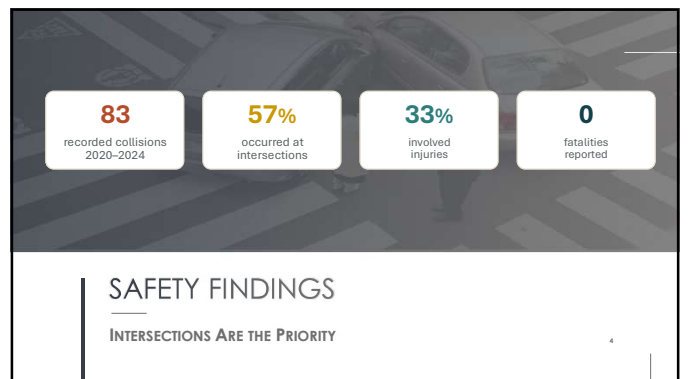
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6



7

CITY OF MEDICAL LAKE

CLAIMS CERTIFICATION AND APPROVAL

Auditing Officer's Certification

I, the undersigned, do hereby verify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is a just, due, and unpaid obligation against the ***City of Medical Lake***, and that I am authorized to authenticate and certify said Claim Warrants numbered, 53947 through 53984 in the amount of \$105,210.88.

Check(s): 53947 - 53984	\$ 99,652.79
<u>EFT(s)</u>	<u>\$ 5,558.09</u>
Total:	\$ 105,210.88



Koss Ronholt, Finance Director

Council Approval

I, Terri Cooper, Mayor of the ***City of Medical Lake***. Approve by majority vote of the Medical Lake City Council, payments of Claim Warrants numbered, 53947 through 53984 in the amount of \$105,210.88 this 4th day of August 2026.

Terri Cooper, Mayor

Date



City of Medical Lake
124 S. Lefevre St.
P.O. Box 369
Medical Lake, WA 99022-0369

8/4/2026 City Council Meeting

To: City Council
From: Elisa Rodriguez, Senior Planner
TOPIC: Periodic Update: DRAFT Comprehensive Plan

Requested Action:

Staff requests the City Council to continue the Public Hearing to the September 1, 2026 meeting.

Key Points:

The City continues to receive comments from state and local agencies regarding the Plan. These comments may result in revisions to the document; therefore, the public hearing before the Planning Commission has been postponed to August 27, 2026. Following the Commission's review and recommendation, the Plan is anticipated to be considered by the City Council at its September 1, 2026, meeting.



8/4/2026 City Council Meeting

To: City Council
From: Sonny Weathers, City Administrator
TOPIC: Service Agreement Amendment with Treeline Contracting for Coney Island Park Dock Installation

Requested Action:

Review, discuss, and consider authorization for the Mayor to execute the updated service agreement with Treeline Contracting to finish the Coney Island Park Dock.

Key Points:

- Resolution No. 26-829 authorizes a service agreement amendment with Treeline Contracting LLC for the Coney Island Park Dock Project in the amount of \$17,206.20, including sales tax.
- The amendment addresses three project modifications identified during final design review, permitting compliance, and construction preparation.
- Modifications include:
 - ADA accessibility enhancements, including foot bars and handrails to comply with federal accessibility standards.
 - Revisions to dock frame components following a redesign of the floating dock configuration from a "T" shape to an "L" shape.
 - Changes to pile installation methods to meet environmental permitting requirements, requiring the use of vibratory pile driving and jetting techniques.
- The proposed changes are necessary to maintain compliance with accessibility standards, accommodate design refinements, and satisfy state and federal permitting requirements while keeping the project on schedule.

Background Discussion:

The Coney Island Park Dock Project is a key component of the City's ongoing efforts to improve waterfront recreation access, support tourism, and enhance public amenities at Coney Island Park. Following project design development and permitting review, several unanticipated conditions required modifications to the original construction scope.

Public Involvement:

The Coney Island Park Dock Project has been developed as part of the City's broader waterfront and parks improvement efforts and reflects community priorities to expand recreational opportunities, improve access to Medical Lake, and enhance park amenities for residents and visitors. The project supports strategic investments in tourism, outdoor recreation, and public accessibility while ensuring compliance with environmental and accessibility standards.

Next Steps:

Upon City Council authorization, the Mayor will execute the amendment to the service agreement with Treeline Contracting for the Coney Island Park Dock installation.

**CITY OF MEDICAL LAKE
SPOKANE COUNTY, WASHINGTON
RESOLUTION NO. 26-829**

**A RESOLUTION OF THE CITY OF MEDICAL LAKE APPROVING
AMENDMENT NO. 1 TO AN AGREEMENT FOR SERVICES BETWEEN THE
CITY OF MEDICAL LAKE AND TREELINE CONTRACTING, INC**

WHEREAS, the City of Medical Lake (“City”) previously entered into an Agreement for Services (“Agreement”) with Treeline Contracting, Inc (“Treeline Contracting”) on May 7, 2024, for the Capital Improvement Project PF-302-1-24, Coney Island Park Dock (“Project”); and

WHEREAS, City Council authorized a budget of Fifty Thousand Dollars (\$50,000) for the Project in fiscal year 2026; and

WHEREAS, following execution of the Agreement, additional equipment and labor associated with design changes and unforeseen compliance requirements were identified that were not included in the original Scope of Services; and

WHEREAS, Treeline Contracting submitted a Change Order quote to provide the additional Scope of Services, as set forth in Attachment A to Amendment No. 1, dated June 16, 2026, in the amount of Seventeen Thousand Two Hundred Six Dollars and Twenty Cents (\$17,206.20); and

WHEREAS, City staff has reviewed the quote and additional scope of services and determined that the additional work is necessary and in the best interest of the City to complete the Project; and

WHEREAS, the parties desire to amend the Agreement to incorporate the additional Scope of Services and associated compensation as contained in Amendment No. 1 attached hereto as Exhibit “A”.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDICAL LAKE, WASHINGTON as follows:

Section 1. Approval of Amendment. The City Council hereby approves Amendment No. 1 to the Agreement attached to this Resolution as Exhibit “A”, together with all attachments incorporated therein, including Attachment A, and incorporates the same herein by this reference

Section 2. Direction to Staff to Prepare Budget Amendment. The City Council further directs City staff to prepare and present a budget amendment to the Parks Improvement Fund consistent with this Resolution.

Section 3. Authorization. The Mayor is authorized to execute Amendment No. 1 and any non-substantive modifications necessary to carry out the intent of this Resolution.

Section 4. Severability. If any section, sentence, clause, or phrase of this Resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 4th day of August 2026.

Terri Cooper, Mayor

ATTEST:

APPROVED AS TO FORM

Koss Ronholt, City Clerk

Sean P. Boutz, City Attorney

AMENDMENT NO. 1

**AMENDMENT NO. 1 TO AGREEMENT FOR SERVICES BETWEEN THE CITY OF
MEDICAL LAKE AND TREELINE CONTRACTING, INC**

WHEREAS, the City of Medical Lake ("City") previously entered into an Agreement for Services ("Agreement") with Treeline Contracting, Inc ("Treeline Contracting") on May 7, 2024, for the Capital Improvement Project PF-302-1-24, Coney Island Park Dock ("Project"); and

WHEREAS, pursuant to Section 1(c) of the Agreement, the Parties desire to amend the Scope of Services.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the Parties agree to the following:

1. **Amendment to Services to be Performed.** The Parties agree to amend the Scope of Services by adding Attachment A, attached hereto and incorporated herein by this reference. Attachment A supplements Exhibit A of the Agreement and provides additional services to be performed by Treeline Contracting. Except as expressly modified herein, Exhibit A shall remain in full force and effect.
2. **Compensation.** The total compensation authorized under the Agreement and this Amendment No. 1 is \$116,003.70, which is an increase of \$17,206.20 from the \$98,797.50 under the Agreement.
3. All other terms and conditions of the Parties' Agreement, as applicable, shall remain in full force and effect.

DATED effective this _____ day of _____, 2026.

CITY OF MEDICAL LAKE

TREELINE CONTRACTING, INC

Terri Cooper, Mayor



TREELINE CONTRACTING

Invoice/ Change order

Treeline Contracting LLC.

12512 S gardner rd Cheney Wa 99004
 Phone: (360)393-0342 -Cell
 (208)651-722 Office
TreelineContracting@Hotmail.com
 LIC# TREELC*776N

INVOICE # 2575
 DATE: 6/16/2026

EXPIRATION DATE:7/16/2026

TO Customer: City of Medical Lake Care of Sonny Weathers, Glenn Horton,
 Terri Cooper
 PH:
 EM: sweathers@medical-lake.org, ghorton@medical-lake.org
tcooper@medical-lake.org

AD: P.O. Box 369 Medical Lake, Wa 99022

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Adam Archambault	New dock for Coney Island Park- Change order	T&M	8/30/2026

LABOR	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Change Order #1		
	Dock must be ADA accessible and follow per Under the Americans with Disabilities Act (ADA) Accessibility Guidelines for boating facilities		
3	Modification of dock and gangways to facilitate ADA "Foot Bar" and hand rails	Flat	\$6,000.00
	Material for "Foot Bar" and hand rails	Flat	\$3,800.00
	Change order #2		
	After order/purchase of lattice style dock frames in 2024 that were built specially for a "T" shape, floating dock section was redesigned too a "L" shape thus rendering modification of frames		
1	modifications	Flat	\$2,000.00
	Change order #3		

	Fish and wildlife/ DNR is stipulating that "drop hammer" pile driving is not permitted due to noise and negative affect on marine wildlife- Original quote was with drop hammer technique implied, vibratory and jetting techniques are much more time consuming and expensive		
1	Switching to vibratory pile driving and "Jetting"	Flat	\$4,000.00
TOTAL BEFORE TAX			\$15,800.00
MEDICAL LAKE TAX (8.9%)			\$1,406.20
TOTAL COST W/ TAX			\$17,206.20

Quotation prepared by: *Adam Archambault* _____

This is a quotation on the goods named, subject to the conditions noted below:

This quote is good for listed above work only. ANY modifications, add on(s) or extra work desired must be requoted and agreed upon by both parties. Treeline Contracting is in no way liable for miss-use, user error or damage to above listed equipment. In the event that damage does occur to the above listed equipment and it is deemed operator error by Treeline Contracting, Treeline Contracting will not be held financially or legally liable. All sales are final. 100% of quoted bid must be paid in full upon completion of job, unless otherwise agreed upon by both parties. In the case that both parties have agreed upon alternative payment options, a separate contract noting these adjustments will need to be signed by both parties before any work will begin. A 3.0% fee is added to ALL credit card transactions. In the event that legal action is taken place by either party the customer will be held liable for any legal expenses accrued, that occur during said suit and due to lost revenue. By signing this quote, the customer is agreeing to these terms and conditions.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

TIC
TREELINE CONTRACTING

**CITY OF MEDICAL LAKE
SPOKANE COUNTY, WASHINGTON
RESOLUTION NO. 26-830**

**A RESOLUTION OF THE CITY OF MEDICAL LAKE APPROVING A
FOURTH AMENDMENT TO THE TOXICS CLEANUP REMEDIAL ACTION
GRANT AND LOAN PROGRAM AGREEMENT BETWEEN THE STATE OF
WASHINGTON DEPARTMENT OF ECOLOGY AND CITY OF MEDICAL
LAKE**

WHEREAS, the City entered into a Grant and Loan Agreement (“Agreement”) for Four Hundred and Fifty Thousand Dollars (\$450,000) with the Washington State Department of Ecology (“Ecology”) on August 1, 2023, pursuant to Resolution No. 23-615; and

WHEREAS, the City amended the Agreement on March 19, 2024, by Resolution 24-663 to incorporate additional eligible expenditure types in the Scope of Work; and

WHEREAS, the City amended the Agreement on May 6, 2025, by Resolution 25-749 to extend the expiration date from June 30, 2025, to December 31, 2025, and redistribute Twenty-Five Thousand Dollars (\$25,000) in budgeted funding from Grant Administration to Area-wide Groundwater Investigation, and revise the Scope of Work, as seen in Exhibit “A”; and

WHEREAS, the City amended the Agreement on February 3, 2026, by Resolution 26-792 to extend the expiration date from December 31, 2025, to June 30, 2026, to allow Ecology the time necessary to review the deliverables submitted in accordance with the Scope of Work, as seen in Exhibit “A”; and

WHEREAS, Ecology has requested an amendment to the Agreement to extend the expiration date from June 30, 2026, to December 31, 2026, to allow Ecology the time necessary to review and request edits to data included in deliverables, in accordance with the Scope of Work, as seen in Exhibit “A”; and

WHEREAS, City staff recommends the City Council approve Amendment No. 4 to the Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDICAL LAKE, WASHINGTON as follows:

Section 1. Approval of Agreement. The Council hereby approves Amendment No. 4 to the Agreement in the form attached to this Resolution as Exhibit “A” and by reference incorporated herein.

Section 2. Authorization. The Mayor is authorized and directed to execute Amendment No. 4 to the Agreement on behalf of the City in substantially the form attached as Exhibit “A”. The Mayor and Finance Director/City Clerk are each hereby authorized and

directed to take such further action as may be appropriate in order to affect the purpose of this Resolution and Amendment No. 4 to the Agreement authorized hereby.

Section 3. Severability. If any section, sentence, clause, or phrase of this Resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Resolution.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 4th day of August 2026.

Mayor, Terri Cooper

Attest:

Approved as to Form:

Koss Ronholt, City Clerk

City Attorney, Sean P. Boutz



**AMENDMENT NO. 4
TO AGREEMENT NO. TCPRA-2123-CiMedL-00076
BETWEEN
THE STATE OF WASHINGTON DEPARTMENT OF ECOLOGY
AND
CITY OF MEDICAL LAKE**

PURPOSE: To amend the above-referenced agreement (AGREEMENT) between the state of Washington Department of Ecology (ECOLOGY) and CITY OF MEDICAL LAKE (RECIPIENT) for the West Plains PFAS Groundwater Transport & Fate Study (PROJECT).

The purpose of this amendment is to extend the AGREEMENT expiration date from June 30, 2026, to December 31, 2026. This extension will provide additional time to complete the Environmental Information Management (EIM) data revisions and review necessary to meet Deliverable 2.5 under Task 2, Area-wide Groundwater Investigation (J014).

The scope of work, deliverables, total budget, and all other terms and conditions of the AGREEMENT remain unchanged.

IT IS MUTUALLY AGREED that the AGREEMENT is amended as follows:

Expiration Date:

Original: 06/30/2026 Amended: 12/31/2026

CHANGES TO THE BUDGET

Funding Distribution EG230378

Funding Title: Area-wide West Plains PFAS

Funding Type: Grant

Funding Effective Date: 08/01/2023

Funding Expiration Date: 12/31/2026

Funding Source:

Title: Model Toxics Control Capital Account (MTCCA) (TCP)

Fund: FD

Type: State

Funding Source %: 100%

Description: The Model Toxics Control Act (MTCA), Chapter 70.105D RCW. MTCA directs 25% of the tax revenue into the Model Toxics Control Capital Account (MTCCA) and in

some cases capital bond funds are provided to increase available grant funding.

Approved Indirect Costs Rate: Approved State Indirect: 25 %
Recipient Match %: 0%
InKind Interlocal Allowed: No
InKind Other Allowed: No
Is this Funding Distribution used to match a federal grant? No

Area-wide West Plains PFAS	Task Total
Grant and Project Administration – J008	\$ 25,000.00
Area-wide Groundwater Investigation – J014	\$ 425,000.00

Total: \$ 450,000.00

Funding Distribution Summary

Recipient / Ecology Share

Funding Distribution Name	Recipient Match %	Recipient Share	Ecology Share	Total
Area-wide West Plains PFAS	0 %	\$ 0.00	\$ 450,000.00	\$ 450,000.00
Total		\$ 0.00	\$ 450,000.00	\$ 450,000.00