

CITY OF MEDICAL LAKE
City Council Regular Meeting and Public Hearings

6:30 PM
September 1, 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
Lance Speirs
Heath Wilbur
Don Kennedy
Ted Olson
Tony Harbolt

Administration & Staff

Terri Cooper, Mayor
Sonny Weathers, City Administrator
Thomas Rohrer, City Attorney
Elisa Rodriguez, Senior Planner
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 Ray-Abbott requested an absence for a family matter. Motion to approve made by Councilmember Speirs, seconded by Councilmember Olson, carried 6-0.

2. AGENDA APPROVAL

- A. Motion to approve made by Councilmember Olson, seconded by Councilmember Kennedy, carried 6-0.

3. INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS - none

4. ANNOUNCEMENTS / PROCLAMATIONS / SPECIAL PRESENTATIONS – none

5. REPORTS

- A. Committee Reports/Council Comments
 - i. Councilmember Pritchard – HCDAC meeting in a week or two. Attended West Plains Chamber of Commerce breakfast.
 - ii. Councilmember Speirs – STA Board is on summer hiatus, no meeting in August. STA Prop 1 passed.
 - iii. Councilmember Wilbur – none
 - iv. Councilmember Kennedy – Finance Committee – all in order. Regional transportation council did not have a meeting last month.
 - v. Councilmember Olson - none
 - vi. Councilmember Harbolt – none
- B. Mayor Cooper – been busy assisting wildfire recovery efforts.
- C. City Administrator & City Staff

- i. Sonny Weathers, City Administrator – received notice that the full updated amount of the FEMA Hazard Mitigation Grant will be awarded. Planning Commission held a public hearing on August 27th regarding stormwater mitigation (swales). Approved unanimously by Commission. Reviewed what the project will entail. Street preservation project wrapping up this week or next. Fall recreation programs underway. Legislative agenda workshop coming at the next meeting. Legislative trips in January and February. Final Linger at the Lake will be Saturday, September 12th. Partnering with Dollars for Scholars Craft Beer for a Cause. Budget retreat poll showed October 14th had the most availability. Asked council to let him know which time slot they preferred, 10am-2pm or 12pm-4pm.
- ii. Grant Application report – reviewed grants being pursued and progress of current grant projects.

6. WORKSHOP DISCUSSION

- A. Periodic Update: MLMC Amendments concerning Critical Areas
 - i. Elisa Rodriguez, Senior Planner – reviewed briefing sheet and requirements for update. Medical Lake has never had language for CARA (Critical Aquifer Recharge Areas). Aquifer not fully mapped. Because of this, the approach will be “all water is connected” since specific areas are not clear.
- B. Utility Rate Study Update
 - i. Mr. Weathers gave a presentation. See attached. Discussion.

7. ACTION ITEMS

- A. Consent Agenda
 - i. Approve August 18, 2026, minutes
 - 1. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Pritchard, carried 3-0-3, with Councilmembers Olson, Speirs, and Wilbur abstaining because they were absent from the 8/18 meeting.
 - ii. Approve September 1, 2026, Claim Warrants numbered **54045** through **54082** in the amount of **\$282,311.71**.
 - 1. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Speirs, carried 6-0.

8. PUBLIC HEARINGS

- A. Periodic Update: Ordinance 1152 concerning Impact Fees
 - i. Mayor Cooper opened the hearing at 7:23pm.
 - ii. Ms. Rodriguez reviewed process thus far. Planning Commission unanimously recommended approval. Summarized staff report.
 - iii. Public comment – none
 - iv. Mayor Cooper closed the hearing at 7:28pm.
 - v. First Read Ordinance 1152 concerning Impact Fees
 - 1. Legal counsel read into record.
 - 2. Motion to approve first read made by Councilmember Wilbur, seconded by Councilmember Speirs, carried 6-0.
- B. Periodic Update: Ordinance 1150 adopting the Comprehensive Plan
 - i. Mayor Cooper opened the hearing at 7:29pm.
 - ii. Ms. Rodriguez reviewed briefing sheet. Nearing the end of this long process. Outlined changes from the initial draft in July. Council discussion.
 - iii. Public comment
 - 1. Michael Garry, Greengate Lane – commented that it seems emphasis is on low-income housing. Mayor explained that it’s a state requirement. Voiced his concerns.

2. Sonya Sievers, Spangle resident – asked about property by Silver Lake Bible Camp. Asked about money for fire survivors. Mayor Cooper addressed – funding was to add infrastructure, only some can be used for housing, public infrastructure projects.
3. Kathy Carpenter, Silver Lake – asked if residents of Silver Lake could be allowed to use the recycling center. Mayor Cooper stated that the City would look into it. Note that this comment was not pertinent to the public hearing.
4. Mayor Cooper closed the hearing at 7:48pm.
- iv. First Read Ordinance 1150 adopting the Comprehensive Plan
 1. Legal counsel read into record.
 2. Motion to approve first read made by Councilmember Wilbur, seconded by Councilmember Speirs, carried 6-0.

9. EXECUTIVE SESSION – None.

10. RESOLUTIONS

- A. 26-831 WaterSMART Grant Application Authorization
 - i. Mr. Weathers reviewed. Grant deadline is September 9th.
 1. Motion to approve made by Councilmember Pritchard, seconded by Councilmember Wilbur, carried 6-0.

11. ORDINANCES

- A. Second Read of Ordinance 1151 concerning Subdivisions
 - i. Ms. Rodriguez – no changes from first read.
 - ii. Legal counsel read into record.
 - iii. Motion to approve made by Councilmember Wilbur, seconded by Councilmember Olson, carried 6-0.
- B. See 8Ai and 8Bi

12. EMERGENCY ORDINANCES – none

13. UPCOMING AGENDA ITEMS - none

14. INTERESTED CITIZENS - none

15. CONCLUSION

- A. Motion to conclude at 7:53pm made by Councilmember Pritchard, seconded by Councilmember Speirs, carried 6-0.


 Terri Cooper, Mayor


 Koss Ronholt, Finance Director/City Clerk

9/15/26
 Date

Utility Rate Study

Financial planning and infrastructure stewardship for water, wastewater, and stormwater

Purpose: frame the analysis, clarify policy choices, and establish a transparent path to Council consideration.

A study informs decisions. It does not predetermine a rate increase.



1

WHY IT MATTERS

A disciplined study protects service, assets, and trust

The value is better information for policy choices, not a predetermined outcome.

Reliable Services

Align recurring resources with the ongoing work required to operate and maintain each system.

Infrastructure Stewardship

Connect rates, reserves, and financing choices to asset lifecycle and capital priorities.

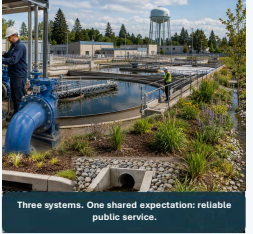
Fairness and Transparency

Use a documented methodology to explain what customers pay for and why.

Financial Resilience

Reduce reliance on deferred maintenance and abrupt, reactive funding decisions.

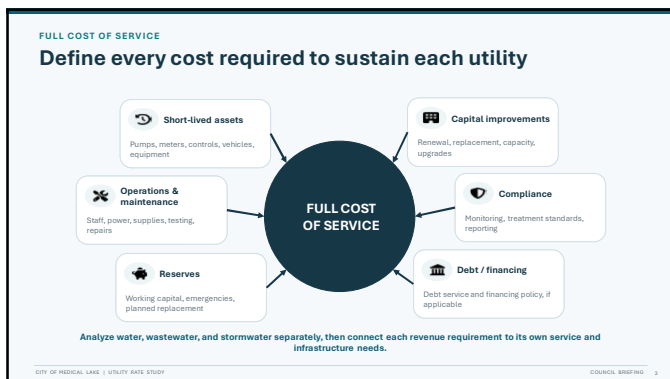
Council value: clearer tradeoffs among service levels, affordability, capital timing, reserves, grants, and financing.



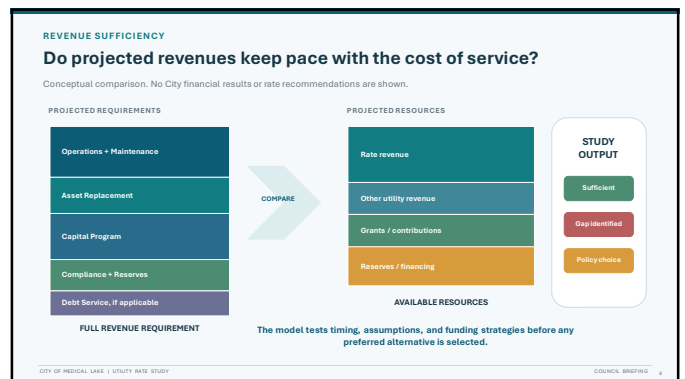
Three systems. One shared expectation: reliable public service.

CITY OF MEDICAL LAKE | UTILITY RATE STUDY COUNCIL BRIEFING 2

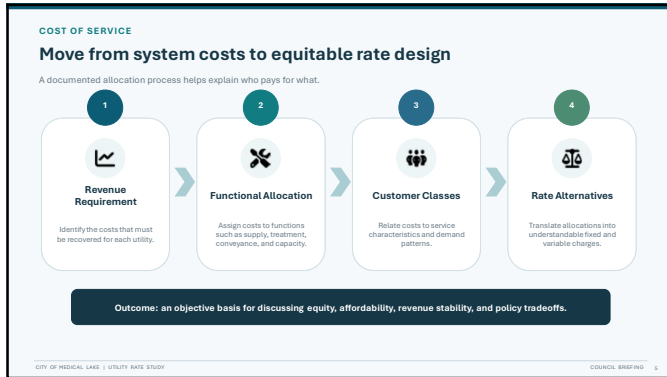
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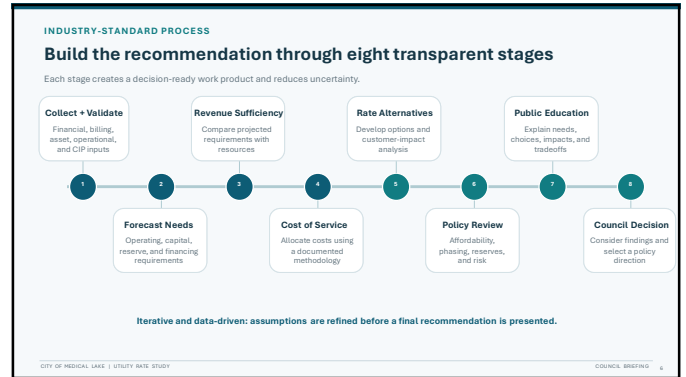
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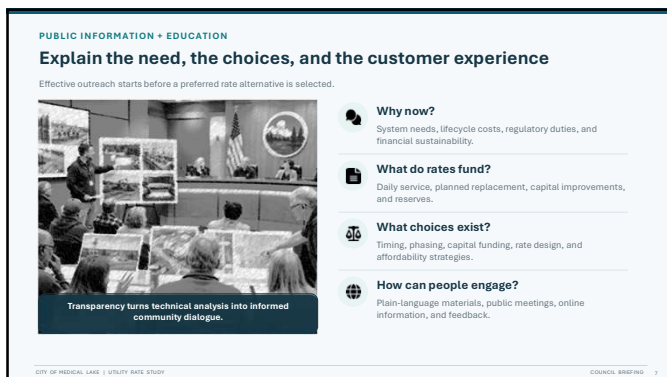
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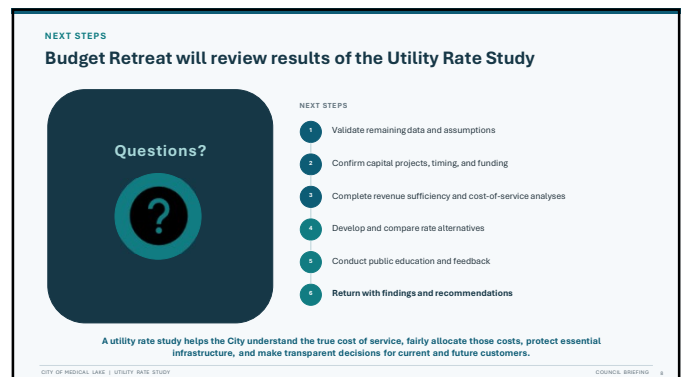
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