

City of Grand Coulee
City Council
August 20, 2026

MINUTES

1. CALL TO ORDER:

Mayor Dalton called the regular meeting to order at approximately 6:00 pm.

ROLL CALL:

The following were:

Present: Mayor Dalton, Council Members Andrew Dobson, Tim Snead, Mark Nash, and Eric Ahlem, Gary Carriere was not present, unexcused. Mr. Nash motioned to not excuse Mr. Carriere, Mr. Dobson second, motion carried.

Staff Present: Clerk Lorna Pearce, Ruth Olmstead, Public Works Director, Alicia Ayers and Alex Emmons, SCJ Alliance, and Scott Hunter, Star Newspaper

PLEDGE OF ALLEGIANCE:

2. PUBLIC HEARING SIX-YEAR STREET PLAN: Mayor Dalton opened the public meeting at approximately 6:03pm.

Linda Black, 510 Banks Ave., appreciates the work that goes into the plan but was concerned that Banks Ave. was not included in the plan. Ms. Black asked if the potholes on Banks Ave. could be filled in and graveled.

Rick Paris, 919 Loma Lane, understands that the City depends on grants for major street repairs but when grant funding is not an option there needs to be an alternate plan. The non-paved streets need just as much attention as the paved streets do. Mr. Paris was glad to see streets above the canal included in the six-year plan.

Mayor Dalton closed the public hearing at approximately 6:12pm.

3. PUBLIC COMMENT: Wayne Fowler, 58045 Spokane Blvd, owns several rentals within Grand Coulee and has concerns with condition of some of the properties adjacent to the rentals; renters have told him there are people living in an RV that just step out the door and relieve themselves. Something needs to be done to address these issues.

Mike Coffee, 219 Dill Ave., asked if council had looked into the ongoing issues with the properties located on Dill Ave. Mr. Dobson said that he had done some research on the issues with the properties, the correction process can be a lengthy one.

Karie Rolen, 219 Dill Ave., said that she had been reviewing the city codes, some are outdated, and asked if the community could assist in updating the codes. Since moving to Grand Coulee three years ago it seems things have gotten worse, more drug usage, more homelessness, these things need to stop.

4. DEPARTMENT REPORTS: Ruth Olmstead, Public Works Director, told council they have been locating sewer lines for future repairs, Spokane Way project will be completed in 2027. Ms. Olmstead also stated the six-year plan is based on TIB recommendations, some of the streets that need repair need to have water and sewer lines repaired prior to resurfacing the streets.

Ms. Pearce let council know that the city will be receiving the second half of funding from the Dept. of Commerce to complete the update to the Comprehensive Plan. The TIB application was submitted for citywide street repairs; we should hear if the project is funded by November. The exterior painting is complete; the remaining yard improvements

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will be completed as time allows. Ms. Pearce asked if council had any questions regarding the 2nd quarter financial report, no questions were asked.

5. COMMITTEE REPORTS:

Wastewater committee: Mr. Nash reported that the Joint board had appointed a new chair, Mr. Buche will be the acting chair from Oct. 2026 through Sept. 2027. The next meeting was scheduled for Oct. 15th at 5:30pm.

Planning Committee: There was not a meeting in August, the next scheduled meeting will be September 9th at 5:30pm.

- 6. AGENDA REVISIONS:** Mr. Dobson motioned to add the nuisance property issue to the agenda as Item 9.6, Mr. Nash second, motion carried. Mr. Dobson motioned to add request for an alternative to pit setting a new manufactured home due to there not being enough soil before hitting rock to the agenda as Item 9.7, Mr. Nash second, motion carried.

- 7. CONSENT AGENDA:** Mr. Snead motioned to approve the consent agenda, Mr. Nash second, motion carried.

8. UNFINISHED BUSINESS:

8.1 Review of Committee Information Provided on Ambulance Fees: Mr. Snead recommended that the committee meet with Chief Fish during the budget process to look at potential rate increases.

8.2 Review of Committee Information Provided on the Vacant Building Ord.: Mr. Snead asked that this be moved to Item 9.2.

8.3 Discussion of Replacing City Hall Phone System: Ms. Pearce informed council that the Centurylink technician had been out, and it was found that the cause of the issues with phones is not their lines, it is the city's internal phone system. The vendor who previously had serviced the phone system has retired and she has been unable to find a vendor to service the system. Council had previously looked into switching from land lines to voice over ip, Ms. Pearce provided council with two bid proposals for this service, LocalTel and Spectrum. Centurylink had provided some information, but their pricing was really high compared to both of the others. Mr. Nash motioned to move forward with changing over to Spectrum, Mr. Dobson second, motion carried.

9. New Business:

9.1 Resolution 26-02 Adopting Six-Year Street Plan: Mr. Snead motioned to approve Resolution 26-02, Mr. Dobson second, motion carried.

9.2 Discussion of Establishing Citizen Committee for Enforcement Assistance with Ord. 1109: Mr. Snead stated that the thought of forming a committee would be the best way to state the enforcement. MRSC did not recommend forming a committee for various reasons, liability being the main reason. Mr. Snead said he will meet with the committee and provide information to council in September.

9.4 Discussion of Adopting a Complete Streets Plan: Ms. Pearce said that she had been talking with Mike Meskimen, Gray & Osborne, and he recommended that the city adopt a complete streets plan because it opens up alternate funding resources for street maintenance. Mayor Dalton asked the street committee to meet and discuss and bring a recommendation back to council in September.

9.5 Discussion of Adopting Development Standards: Ms. Pearce let council know that the engineers recommend adopting development standards to streamline projects that may need to construct new infrastructure, such as the hospitals lodging project. Mayor Dalton asked the Public Works committee to get together with the Public Works Director and provide a recommendation to council in October.

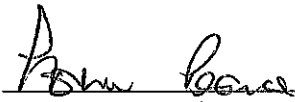
9.6 Discussion of Nuisance Properties: Mr. Dobson said that homeowners need to be involved, the city needs a record of complaints so that they can be provided to the courts if the property owner does not comply with requests to clean up the property. Mr. Dobson is asking citizens to take an active part in assisting the city with these processes. Mr. Fowler asked if Grand Coulee could work together with Grant County on the enforcement. The question was asked about starting with junk vehicles, Mr. Dobson stated that vehicles have to meet certain criteria before they can be considered junk and towed. Mr. Dobson provided his contact information to those who asked for it so that he could be their point of contact moving forward.

9.7 Request for Alternate Placement Requirement for New Manufactured Home: Ms. Pearce informed council that she had reached out to Northwest Code Professionals, contracted building inspectors, and asked for information and a recommendation for an alternative to pit setting the home. Northwest Code Pros. said that there are no issues, and they would not have any concerns if the home was set up on runners and attached. Mr. Nash motioned to allow the home to be placed using an alternative method instead of pit setting, Mr. Dobson second, motion carried.

ADJOURNMENT

As there was no objection, Mayor Dalton adjourned the meeting at approximately 7:28 pm.


Ruth Dalton, Mayor


Lorna Pearce, Clerk Treasurer