



Minutes
1417th Regular Council Meeting
August 23, 2023

6:00 p.m. Regular Council Meeting

Mayor Bob Poch called the 1417th regular meeting of the Coulee Dam Town Council to order at 6:00 p.m.

Roll Call

Council members present: Kevin Black, Merv Schmidt and Dale Rey. Larry Hall and Keith St. Jeor were excused absent.

Staff Present: Clerk/Treasurer Stefani Bowden, Public Works Superintendent Mike Steffens and Police Chief Paul Bowden.

Scott Hunter of the Star Newspaper was also in attendance.

Pledge of Allegiance

Mike Steffens led the Pledge of Allegiance.

Public Input

None

Updates and Modifications to Agenda

Ordinance No. 810 and Energy Efficiency Incentive funds were added to the action agenda.

Consent Agenda

(m/s Schmidt/Rey) to approve the consent agenda. Motion carried.

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Vouchers: Claim Vouchers and Checks:

Claim Voucher No. 41053 through 41074 and EFTs dated August 9, 2023 in the total amount of \$ 165,468.83.

Claim Voucher No. 41076 through 41087 and EFTs dated August 23, 2023 in the total amount of \$ 135,333.64.

Manual Vouchers: Claim Voucher No. 41051 dated July 27, 2023 in the amount of \$34,176.36, 41052 dated July 28, 2023 in the amount of \$8,413.11 and EFTs CPL-07.26.23, and CPL-07.27.23 in the total amount of \$ 54.00.

Payroll Checks: Payroll Check No.'s 41044 through 41050, _EFT's and direct deposits dated July 14 and 28, 2023 in the total amount of \$ 104,504.72.

Action Agenda

a. Theater Lease

Councilman Merv Schmidt presented the theater lease after meeting with the prospective Lessees. The Council had some questions in regard to what the \$200,000 for in-kind repairs and modifications would cover. The proposed lease agreement stated that the Town would be responsible for the roof and HVAC repairs. The council would like to request that the Lessee cover some of the roof and/or HVAC repair costs. Schmidt will take the lease back to the Lessees to discuss it further. The lease was tabled for further research.

b. BPA Energy Efficiency Incentive (EEI) Funds

The Town has approximately \$86,000 total in EEI funds available. \$50,000 can be carried over into the next period but \$36,000 needs to be used for qualifying projects before the end of September or they will go back to BPA. The Town has been working on a couple of projects but they won't be completed by the end of September. Big Bend Electric Cooperative has asked if the town would donate any unused funds to them for their outstanding projects that lack enough EEI funding. (m/s Schmidt/Rey) to donate any unused EEI funds for the current period to Big Bend Electric Cooperative. Motion carried.

c. Ordinance No. 810

The council adopted Ordinance No. 810 regarding parking regulations at the July 12th council meeting with some modifications. The requested modifications would require a little more detail than anticipated and would cause the creation of a new section in the codes. The Clerk asked if the council would like to rescind the action and go with the original draft or if they would like to continue with making the revisions. (m/s Rey/Schmidt) to rescind the adoption of Ordinance No. 810 to make modifications and bring it back to council for final adoption. Motion carried.

Discussion Agenda

None

Staff, Council & Committee Report

Council

Merv Schmidt asked what can be done regarding all of the dry lawns around town. 10,000 cubic feet of water is allowed in the base rate which should be more than enough water for people to water lawns and not go over the allowance and not cause any increase in water bill. It was suggested to put out a reminder to citizens of the amount of water that is allowed and encourage them to water their lawns. It is very dry and is a fire

hazard. Discussion was held on the idea of not charging any overages, even beyond the 10,000 in the summer months. That will need to be researched further. The Clerk will try to put out reminders to all water users at the beginning of summer each year and encourage them to water lawns.

Dale Rey asked if any progress has been made with Elmer City regarding the sewer treatment and payment issues. There has been no communication from Elmer City. The council would like the attorney to move forward with this or retain another attorney for this specific issue.

The Council was provided with a copy of a draft Short-term Rental Ordinance for review. The Clerk asked that all comments be provided to her by the end of next week so the planners can move forward. Rey asked about business licenses for AirBnB and VRBO. Aside from the property owners needing a business license, would those administering businesses be required to obtain a license as well? The Clerk will look into it.

Police

Chief Bowden informed the council that the newly hired Officer has begun working for the Town.

Clerk

The Clerk updated the council on the audit process. A special occasion liquor license application has been received for the Chamber of Commerce to hold an event in the Town Hall Ballroom on December 2nd.

Public Input

Scott Hunter suggested the Town look into the water loan conditions and requirements regarding the amount of water the Town allows under the base rate. He vaguely remembers that the USDA loans had something to do with the allowed amount. Superintendent Mike Steffens says that the Department of Health also regulates the allowed usage amount.

Adjournment

Mayor Poch adjourned the meeting at 6:39pm

Mayor 
Bob Poch

Clerk 
Stefani Bowden