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CITY OF HAUSER

11837 N. Hauser Lake Road, Hauser, Idaho 83854

HAUSER CITY COUNCIL

MINUTES

(ZOOM Meeting & Public Attendance)

REGULAR MEETING – May 12, 2026, 6:30 p.m.

1. **CALL TO ORDER:** 6:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Council Member Duchesne
3. **ROLL CALL – Council:** Hoerner, present; Pomykala, present; Finley, present; Duchesne, present.
Staff: Mihara, present; Wheeler, zoom; Espe, present; Sauter, present; Fondahn-Baker, present.
4. **AMENDMENTS TO THE AGENDA, DECLARATION OF CONFLICT, EX-PARTE CONTACTS:** Mayor Ray received a call from the City attorney saying he has a medical emergency and therefore, Mr. Mihara’s report be moved to 6a. Council Member Hoerner moved to reposition the attorney’s report to 6a. Council Member Finley seconded the motion. Roll call: Hoerner, aye; Pomykala, aye; Finley, aye; Duchesne, aye. Motion carried.
5. **MINUTES**
ACTION ITEM:
. Minutes of April 14, 2026 – 6:37 p.m.: Council Member Hoerner moved to approve the April 14, 2026 Minutes. Council Member Duchesne seconded the motion. Roll call: Hoerner, aye; Pomykala, aye; Finley, aye; Duchesne, aye. Motion carried.
6. **MAYOR, Bill Ray**
ACTION ITEM:
. 2026 All Hazard Mitigation Plan Approval: The Kootenai County Multi-jurisdictional Hazard Mitigation Plan has been revised with corrections referencing the City of Hauser, and the City can now adopt Resolution 2026-213 as we accepted the work they did. Council Member Duchesne moved to approve the 2026 All Hazard Mitigation Plan. Council Member Hoerner seconded the motion. Roll call: Hoerner, aye; Pomykala, aye; Finley, aye; Duchesne, aye. Motion carried.

ACTION ITEM:

. ***Dog Tags:*** The City Clerk researched other cities' dog license protocols and found our fees are not comparable with other cities in our area and the licensing terms/duration do not necessarily align with the duration of licensing requirements such as vaccinations. The City's previous application form had one year, three year, and lifetime options with fees that have been in place for many years with no adjustment for inflation. There was discussion about increasing fees and removing the three-year and lifetime options. There was also discussion regarding the purpose of licensing. Council Member Finley commented that licensing helps reunite owners with lost pets and assists in ensuring pets are up to date on vaccines and rabies shots which are important for the health of the pet as well as the community. Regarding the proposal to increase fees, Council Member Finley argued that increased fees could be a burden on some citizens and may also disincentivize code compliance by some residents. The Mayor suggested the policy and the form be updated to reflect a one-year fee at \$5.00 for spayed and neutered dogs and \$15.00 for unspayed and unneutered dogs and eliminate the longer-term options. Our Code Administrator, Ms. Espe, agrees with these changes which align well with the current City Code and do not require a code revision for implementation. If a person lives in Hauser but not in City limits, they do not need a license. Council Member Finley moved to approve the updated form with the one-year option at \$5.00 for spayed and neutered dogs and \$15.00 for unspayed and unneutered dogs. Council Member Pomykala seconded the motion. Roll call: Hoerner, aye; Pomykala, aye; Finley, aye; Duchesne, aye. Motion carried.

DISCUSSION - Uploading Zoom Meetings: Council Member Finley said he will upload the meetings in June.

6a. CITY ATTORNEY, Kinzo Mihara

. ***General Legal Report:*** Attorney Mihara stated there have been inquiries about documents, document flow, and zoning this past month; There were no claims against the City; Ms. Espe said P&Z completed the draft Comprehensive (Comp) Plan and submitted it to City Council at the meeting but should not be open to the public as yet. Council is to review before the July 14 Comp Plan Public Hearing. Council Member Duchesne asked for clarification of the Comp Plan process and schedule moving forward. Attorney Mihara stated that we now have an official draft before the Council. The Council can now hold a public hearing on the content, engage in debate on the merits, and ultimately approve, disapprove, or ask for modifications. Ms. Espe said Council, as well as the public, can independently review the Plan and make comments with approval, rejection, or updates, and call her to make any corrections. Attorney Mihara stated that comments/suggestions/questions from Council Members should be held until after appropriate public input to the Council as prescribed by the process. Ms. Espe stated that we could have a Q&A session with Planning and Zoning after the Public Hearing process.

Council Member Finley questioned the development of a vacant lot in the Village. The parcel in question is under common ownership with other adjacent lots as well as being one of four parcels under restrictions of a 2018 development agreement with the City. Ms. Espe stated that there is an active building permit request under review (not yet granted or denied) to build structure(s) on that lot. She said that development rights may still exist for the lot. Council Member Finley pointed out that the Development Code grants one development right for multiple contiguous parcels under common ownership. Ms. Espe will further investigate as part of the permit application process.

7. REPORTS

. **Cindy Espe, Code Enforcement**

. *Monthly Report:* No report.

8. TREASURER, Lee Wheeler

ACTION ITEM:

. *Treasurer Report – May 2026:* The balance sheet was just under \$883K (between the general and highway funds); Profit/Loss was ahead of budget and Treasurer Wheeler is pleased with the budget tracking to date; Building permits are ahead of budget and need to get into the system to reconcile; IT and engineering services are consistent; Council Member Duchesne questioned why is there a negative \$5K on the accounts receivable. Wheeler answered that it is a deposit received from Riggerson Holding, LLC wanting to build a retaining wall. The deposit is applied toward fees if the project is completed as planned or will be returned if the project is not undertaken. It has been on the books for an unusually long time. Mayor Ray commented that it is a large project which is likely still underway, requiring significant time to execute. In addition, Mayor Ray requested that Treasurer Wheeler send the Treasurer Reports in a timelier manner requesting they be sent a few days prior to the meeting so Council has time to review them. Council Member Duchesne moved to approve the May 2026 Treasurer Report. Council Member Finley seconded the motion. Roll call: Hoerner, aye; Pomykala, aye; Finley, aye; Duchesne, aye. Motion carried.

9. COUNCIL MEMBERS & STAFF

. **Jeff Hoerner, Public Works – Streets & Roads:** No report other than requesting that we all be alert with the on-going Hwy 53 construction.

. **Alice Pomykala, Land & Buildings:**

ACTION ITEM:

. *Package Delivery Drop Box (Amazon: Maiuscoli resin, Medehoo fir wood/iron frame, Tera galvanized steel in two sizes):* The first option is light weight and has no anchor bolts and is \$138. The second is nice looking and can be bolted or attached with a steel cable and is \$230. The third has no lock code and can be anchored into concrete. The small one is \$173 and the large is \$230. Council Member Duchesne moved to approve for Council Member Pomykala to further research drop boxes and authorize a purchase not to exceed \$275. Council Member Hoerner seconded the motion. Roll call: Hoerner, aye; Pomykala, aye; Finley, aye; Duchesne, aye. Motion carried.

. **Daniel Finley, Special Projects:** No report.

. **Mark Duchesne, Council Member:** Following up on a discussion months ago on park options, Council Member Duchesne looked into the dock/pier rights associated with the City's right-of-way at Lake St. He talked to the Idaho Department of Lands who said that every property that touches water has the right to build a dock/pier. There are size limitations and placement requirements. Private docks are limited to 700sq.ft. Multifamily docks are limited to 1,000sq.ft. A dock/pier by the City would be a public dock which has no size limitation. There are offset/buffering requirements for positioning relative to adjacent parcels and existing docks/piers. The width of the current right-of-way likely falls short of the space required for buffering but there are viable paths for variance. Duchesne also did some research on the City-owned

parcels near Summit Loop. Although some have stated that these lands cannot be altered with even a walking path, Duchesne found no recorded deed restrictions or conservation easements. The land is referenced in the approved Plat Designation as “dedicated to the City of Hauser for common open space, wildlife corridors, and for general recreation purposes.” This means construction of foot paths or other improvements for recreational purposes are allowed. Ms. Espe commented that the location would be inconvenient to the residents of the City and that if the City paid for improvements at this location, Kootenai County residents on Summit Loop would get the most use out of the area.

. **Kristin Sauter, City Clerk:** No report.

. **Laurie Fondahn-Baker, Deputy Clerk:** No report.

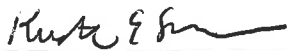
10. CITY ATTORNEY, Kinzo Mihara

. *General Legal Update:* (MOVED TO 6a.)

11. PUBLIC COMMENTS

12. COUNCIL COMMENTS

13. ADJOURNMENT:



Kristin Sauter, City Clerk



Bill Ray, Mayor