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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 – August 11, 2026, 6:30 p.m.

1. **CALL TO ORDER:** 6:34 p.m.

2. **PLEDGE OF ALLEGIANCE:** Council Member Hoerner

3. **ROLL CALL – Council:** Hoerner, present; Pomykala, present; Finley, present; Duchesne, present. **Staff:** Mihara, present; Wheeler, via phone; Espe, not present; Sauter, present; Fondahn-Baker, present.

4. **AMENDMENTS TO THE AGENDA, DECLARATION OF CONFLICT, EX-PARTE CONTACTS:** Attorney Mihara requested to be excused from the meeting after speaking. Therefore, his section 10 will be entered as Ms. Espe's section 7.

5. **MINUTES**
ACTION ITEM:
. ***Minutes of July 14, 2026 – 6:35 p.m.:*** Council Member Duchesne requested a revision in section 4 to read that Council Member Pomykala seconded the motion, not him. Council Member Finley also requested a revision in his section 9 to add the word "meeting" in the sentence, "As for the Comp Plan meeting . . ." Council Member Finley moved to approve the July 14, 2026 Minutes with the minor corrections. Council Member Hoerner seconded the motion. Roll call: Hoerner, aye; Pomykala, aye; Finley, aye; Duchesne, aye. Motion carried.

6. **MAYOR, Bill Ray**
ACTION ITEM:
. ***Replace Computer for the Recording System:*** It's not working because of the hardware from pre-COVID. The City's IT technician recommended that the desktop hardware, "Surface" (iPad), be hardwired so there will be no connectivity problems and is confident to run them through the wall. Several quotes were obtained, all under $2K, but we need to make sure that this replacement is bullet proof. We will put the computer and monitor (with CD drive) to use as the console for the big screen and needs to be dedicated to Zoom. Council Member Finley suggested buying just a laptop vs. a desktop system for half the price and wouldn't take up a big space like the workstation. Council Member Finley moved to purchase a laptop not to exceed $2K on the computer setup for the Zoom system. Council

Member Duchesne seconded the motion. Roll call: Hoerner, aye; Pomykala, aye; Finley, aye; Duchesne, aye. Motion carried.

7. REPORTS

. **Cindy Espe, Code Enforcement:** Not present. [MOVED FROM SECTION 10] Attorney Mihara said there were no claims against the City; Is working with Ms. Espe on enforcing an old property agreement; He has heard nothing more on Comprehensive Plan inquiries; Himself, the Mayor, and Kootenai County Commissioner Mattare discussed joint areas of interest in the City. The Mayor followed up with the legalities but it is still on the backburner. The idea is to better enforce the boat ramp parking at Hauser Lake. The proceeds would go to the County and would bridge the gap. Mattare was interested. The County is trying to plug gaps in law enforcement and discuss misinterpretations and checkerboarding. There were overlapping interests promoting the park, but the meeting was productive and the Mayor will follow up. Council Member Duchesne asked what is the status and steps for the proposed Area of Impact? Mr. Mihara said we can enforce the issue in front of a judge proclaiming that the County hasn't given us anything. Our next communication in reference to development is in October/November. It will not be an Action item, so we can continue discussions. Hauser Lake Fire Dept. should have an Executive Session in place to discuss further. Council Member Finley mentioned volunteers for lawn, bathroom, and dock maintenance knowing it is expensive to maintain the park. Mihara explained that "Our boat ramp is the busiest in the County and an issue that overlaps our interest. Washington residents don't care if they are ticketed double or triple the cost of illegal parking, it will help with revenue." Mayor Ray corroborated that "Park Rangers this year, thus far, have written almost 300 tickets and are only allowed to write them within the park, not past Hauser Lake Rd. Boater permits really carry the park." Attorney Mihara asked to be excused and no further discussion ensued.

8. TREASURER, Lee Wheeler

ACTION ITEM:

. ***Treasurer Report – June, 2026:*** There was $856K at the end of June and $869K at the end of July; Cash was consistent throughout the year; Property tax and building permit revenue increased; IT/Computer services are higher than expected; There was also concern with office expenses being higher than average, specifically for the month of June. Council Member Hoerner moved to approve the June, 2026 Treasurer Report. Council Member Finley seconded the motion. Roll call: Hoerner, aye; Pomykala, aye; Finley, aye; Duchesne, aye. Motion carried.

ACTION ITEM:

. ***Treasurer Report – July, 2026:*** IT services and building permit revenue were higher than expected; Engineering services are still on the radar; Council Member Duchesne said Ms. Espe had previously referenced the building revenue being too high. Mr. Wheeler answered that Ms. Espe had input on the current draft. Also, building and development are hard to forecast. The Mayor agreed that it is hard to pinpoint growth. Council Member Duchesne moved to approve the July, 2026 Treasurer Report. Council Member Finley seconded the motion. Roll call: Hoerner, aye; Pomykala, aye; Finley, aye; Duchesne, aye. Motion carried.

ACTION ITEM:

. ***Proposed Budget Review for FY 2027:*** Pleased with how low the actuals have landed as proposed and we can use it accurately; The last couple of years need to be dropped down; The highlighted area for the Building Permits and Project Reserves accounts will need to be plugged in; Historical numbers have

taken a significant cut; IT/Computer services were bumped up this year; Other items are close to the actuals; Council Member Hoerner questioned salaries stating that Ms. Espe, the City Attorney, and the Mayor have not had a wage increase for years, 15 to be exact for Ms. Espe. Council Member Duchesne interjected that Ms. Espe and the attorney are contracted with the City and not employees, so they are not subject to salary reviews and feels that no action should be taken. Attorney Mihara expressed no interest in a salary increase for him. Hoerner spoke up saying that we should "Set aside an allotted amount of money because if they left the City, we would be in a very tough spot!" Council Member Pomykala voiced that both need a new contract written with a Public Hearing in place, adding that the Mayor's increase last year was never implemented. Mayor Ray added, "What happens at the next meeting, adjustments need to be made in September." Mr. Wheeler stated that this is the Public Hearing. The Mayor replied that it is not on the Agenda and for this reason, discussion shifted to the possibility of calling a special meeting prior to September's Council Meeting or if within the deadline, to submit the budget to the County and a vote to finalize the budget could be accomplished at next month's Council meeting; Duchesne asked why are business licenses so high? Wheeler said it's because we've received a lot of money on new businesses, home businesses, and building permits. Duchesne also questioned the amount in Project Reserves. He stated the City has accumulated $31K in the last two years under this part of the budget and that these funds have not been allocated. The Treasurer explained that the City must account for overspending, such as IT services, and that Duchesne can propose to spend this money elsewhere if there is a $0 amount balance. The Treasurer will call the County for the finalized budget deadline and the 3% increase process; Pomykala questioned the administrative financials over the last two years. Wheeler said it does not include the cost of COLA (staff costs). He could increase those amounts if appropriate; Q&A session began in reference to various accounts – Mayor: If we left the expenses as is, what would COLA be? Treasurer: Increasing the budget for staff would be less than $1K with a 3% increase. Finley: Felt a $1K increase be put into Project Reserves and the Training fund bumped up. The Treasurer advised that Training has been bumped up to $1K; Mayor: The A/C unit expense should be in the Building Maintenance fund, and it will be over budget. Finley: Suggests increasing Building Maintenance up to $15K. Treasurer: We only have a $5K balance in that account. Finley: Maybe we could split the contractor cost (1/2 down and 1/2 upon completion). Pomykala said if the A/C unit expense is out of Building Maintenance, we may not have enough in the budget. Wheeler interrupted saying he could have $12K in that account – $6K for the A/C unit and $6K remaining; Hoerner would like to increase the Mayor's salary from $300 to $500/month and Ms. Espe's from $18K to $21,600. "Compared to other cities, that is a very low salary." Duchesne reiterated that these are volunteer positions, but Hoerner and Pomykala argued that theirs and the Mayor's responsibilities are immense and important and need to be compensated for their time and effort. We can always revisit this at a later date. Mr. Wheeler summarized his Review: 1) COLA increase for staff, 2) Submit budget at next month's Council/Public Hearing, 3) He'll call the City Clerk with Public Hearing dates so we can publish the budget two weeks prior to the 9/8/26 meeting, 4) $12K for the Building Maintenance fund, and 5) Add $2,400 to the Mayor/Council portion of the budget. Mayor Ray ended the Treasurer's Proposed Budget Review by tabling the budget for FY 2027. Council Member Finley moved to table the Proposed Budget Review for FY 2027. Council Member Duchesne 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.

. **Alice Pomykala, Land & Buildings**

ACTION ITEM:

. ***Air Conditioning Mini-Split System:*** After research, this system is less expensive to heat and cool. She received four bids with a lot of detail of different products and suggestions for wiring placement. Thermostats will come with it. Upon reviewing, Council was satisfied with Andy's Heating and Cooling, although not the least expensive. Council Member Hoerner moved to accept Andy's Heating and Cooling quote for the Mini-Split air conditioning unit. Council Member Duchesne 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:** No report.

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

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

10. **CITY ATTORNEY, Kinzo Mihara:** [MOVED TO SECTION 7]

. ***General Legal Update***

11. **PUBLIC COMMENTS**

12. **COUNCIL COMMENTS:** Mayor Ray told everyone he appreciates his salary increase.

13. **ADJOURNMENT:** 9:08 p.m.

Kristin Sauter, City Clerk

Bill Ray, Mayor