



TOWN OF BEAUX ARTS VILLAGE

TOWN COUNCIL MINUTES

September 8, 2015
Hudson

Mayor Leider called the meeting to order at 7:00 pm.

PRESENT: Mayor Richard Leider, Councilmembers John Gillem, Mike Hillberg, Cynthia Hudson, Wade Morlock and Tom Stowe.

EXCUSED: None.

STAFF: Clerk-Treasurer Sue Ann Spens, Town Planner Mona Green

GUESTS: Town Marshal Walter Scott, Water Supervisor Bob Durr; Planning Commissioners Paula Dix, Jan Johnston, and Jeff Jochums; WABA Secretary Susan Bogert, Rick Corra, Kathy Corra, Hunter Hudson, Katherine Taylor (PSE).

MINUTES: Councilmember Morlock moved to approve the July 21, 2015 minutes, as amended. Councilmember Stowe seconded.

Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

WARRANTS: Councilmember Stowe moved to approve the August 11, 2015 warrants, numbers 9955 in the amount of \$22,839.30. Councilmember Gillem seconded.

Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

Councilmember Hillberg moved to approve the September 8, 2015 warrants, numbers 9956 through 9975 in the amount of \$17,664.30. Councilmember Stowe seconded.

Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

CLERK'S REPORT:

PLANNING COMMISSION MEETING: Clerk-Treasurer Spens explained that the Planning Commission has a quorum at tonight's meeting and needs to call their meeting to order. Planning Commissioner Jeff Jochums called the Planning Commission meeting to order at 7:10 pm.

TOWN EMAIL ACCOUNTS: Clerk-Treasurer Spens reported that recent problems with the new email server have prompted our email-service provider to move us back to the previous server. She will supply instructions for logging into the new server as soon as they become available.

ZONING CODE STUDY: Clerk-Treasurer Spens directed attention to the following excerpt from the Planning Commission's August meeting minutes which describes a concern with the current zoning code:

Commissioner Johnston shared she's long been concerned about specific areas of the Zoning Code that seem to allow for larger structures than intended. Given the

amount of increased construction in recent years and the current real estate climate, she wonders if now might be a good time to approach the Council about studying the Zoning Code further to focus on a smaller scale impact to the neighborhood. She gave evidence as an architect by trade, for height and façade modulation, and exceptions for chimneys and dormers as small scale element examples that could give the appearance of smaller scaled structures on our smaller lots. Planner Green noted permeable surfaces do not count against lot coverage and changing the definition of permeable could drastically change what's allowed to be built.

Chairperson Jochums argued our small lots already make building very challenging, and more restrictions would make that even more difficult. The Commissioners agreed that Commissioner Johnston had made some good points, but in requesting the Council to study the subject further, their request should keep the subject as broad as possible. Chairperson Jochums suggested a Zoning review may also include incentives and allowances to encourage certain elements, just like we need with historic homes.

Planning Commissioner Jan Johnston described her concerns in additional detail, concluding by stating that the Planning Commission seeks the Council's authorization to study this concern and make recommendations for remedying it. . Planning Commissioner Jochums added that his preference would be to find a way to incentivize smaller scale construction. It was the consensus of the Council to authorize the Planning Commission to conduct this study and make recommendations to the Council.

PROSECUTING ATTORNEY: Clerk-Treasurer Spens reported that Drue Kirby Coates, our Prosecuting Attorney of record, has moved to Arizona. She is working with Town Attorney Stewart to find a replacement and hopes to have a suggestion at next month's meeting.

WABA COMMONS MASTER PLAN: WABA circulated a draft Commons Master Plan to its members in August. Clerk-Treasurer Spens noted that the Council will want to review and perhaps weigh in on the plan, because the Water Department controls a small piece of the beach property on which its wells are sited. Town Planner Green has reviewed this plan and prepared a memorandum to assist the Council in this review. Mayor Leider will prepare a letter to WABA from the Council addressing a number of issues, including stormwater management, the well head, Bellevue's sewer line/easement, and the Town's updated Shoreline Master Program.

FIRST CALL FOR BUDGET INPUT: Clerk-Treasurer Spens commented that the month of September marks the beginning of the annual budget-preparation cycle. She asked Councilmembers to consider the work they expect to have performed within their areas of oversight, to prepare cost estimates for that work, and to submit those estimates to her by the end of September. She will use that input in conjunction with input from others and historical data to develop preliminary budget worksheets to being the in-depth discussion of the 2016 budget next month.

STREET SIGNS: Clerk-Treasurer Spens reminded the Council that Sylvia Hobbs emailed them with additional information about this project. There was some concern about whether the Old English font Ms. Hobbs suggested would be legible. Councilmember Stowe

suggested that the Council consider using the font from a workshop sign. Further consideration of this project will take place as part of the upcoming budget discussions.

DNR TREE INVENTORY GRANT: Clerk-Treasurer Spens reported the work on a similar inventory in Hunts Point was recently completed, so our inventory should begin soon.

GIS NEEDS ASSESSMENT: Clerk-Treasurer Spens reported that AWC's work on this assessment continues and more specific details should be available in the next month or two.

MARSHAL'S REPORT: Town Marshal Walter Scott commented that the new Bellevue Police Chief has been too busy to discuss the viability of providing our police services.

He reported that there was a burglary last month, and one of the two involved was arrested. He added that his experience with KC Sheriff's Office through the ordeal was positive. He also reported that there was a car prowler on SE 27th Street in which items were removed from the vehicle. He will provide the usual reminders to residents about removing valuable from vehicles and locking them, preferably in a locked garage, when unattended.

WATER REPORT: Water Supervisor Bob Durr reported that water sales were very strong this year due to the hot summer weather noting that typical Jan/Dec usage is about ½ million gallons and usage in June, July and August of this year was 2 million, 3 million, and 2 million respectively.

He commented that a long-suspected leak near the water tower property was finally located upstream of the meter at the Whatmore property. The leak has been repaired.

He stated that work to clean the water tank is expected to take place in October.

WABA REPORT: WABA representative Susan Bogert reported the following:

- The Winter Dinner is scheduled for January 23, 2016 at St. Thomas Church in Medina and the Summer Picnic is scheduled for July 23, 2016. She explained that the WABA Board has decided to pick the dates early in response to comments from members that they often miss these events because they didn't know the dates to save them.
- The new towing policy at the beach is in effect. WABA has been distributing lots of parking stickers and guest parking passes.
- Work on the newest phase of WABA's Shoreline Restoration Project stated today, with water work lasting through September 30th. Space in the beach parking lots will be limited. After the water work is complete, the landscaping work will begin.
- Milfoil treatment didn't happen this year due to problems with the contractor. She hopes that treatment will take place next year.
- A final version of the WABA Commons Master Plan should be made available to members in mid-September.

APPEARANCES: Katherine Taylor, PSE, introduced herself to the Council explaining that she is PSE's new Government Affairs representative.

PUBLIC HEARING: PROPOSED ORDINANCE NO. 417 ADOPTING A CAPITAL

IMPROVEMENT PLAN / TRANSPORTATION IMPROVEMENT PROGRAM FOR 2016 – 2021: Councilmember Gillem outlined the projects that are included in this plan, primarily related to the Transportation Improvement Program, the Stormwater Comprehensive Master Plan, and ROW improvements that have been in discussion for several months. During that discussion, some minor amendments to dollar amounts and listed projects were suggested and incorporated.

Mayor Leider opened the public hearing at 7:45pm.

Bob Durr asked how the Council determines the timing for paving overlays. Councilmember Stowe replied that the Town has been maintaining its streets at a “C” grade but noted that it is difficult to find grant money to help fund these repairs. He is looking into a “mini resurfacing” process that may allow the Town to save money on overlay projects.

As there were no other public comments, Mayor Leider closed the public hearing at 7:50pm.

MOTION: Councilmember Stowe moved to pass Ordinance No. 417 adopting a Capital Investment Plan for the Town of Beaux Arts Village, including a Six-Year Transportation Improvement Program for the years 2016 through 2021 inclusive, as amended.

Councilmember Hillberg seconded.

Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

BECOMING A CERTIFIED LOCAL GOVERNMENT (CLG): Planning Commissioner Paula Dix began her presentation by reminding everyone that the primary reason for this discussion is the desire to preserve historic homes in the Village without placing an undue burden on the owners of those homes. Becoming a CLG may provide the solution to this challenge, adding that preserving historic homes has been shown to add stability to a community and that historic homes are highly valued as evidenced by their high purchase price.

She then directed attention to the outlined prepared by the Planning Commission listing the steps to becoming a CLG, adding that the Planning Commission is willing to assume a supervisory role in the process. She also noted that there are benefits to both the Town and to Homeowners, including for the Town:

- Helps sustain the Village’s character and identity by demonstrating that the Town values its historic homes.
- Qualifies the Town for certain grants and state assistance.
- Is voluntary for homeowners.

And for homeowners:

- May reduce property taxes on the improvements, provided the qualified restorations are greater than 25% of the building’s assessed value.
- Can choose to exit the program by repaying any tax abatement received.

On discussion, Councilmembers agreed that this is an interesting program and seems worth pursuing further. Mayor Leider will review the materials describing the steps to becoming a CLG, after which the Council can choose whether to direct the Planning Commission to draft a historic-preservation ordinance, including the various program criteria.

PROPOSED ORDINANCE NO. 418 PARKING REGULATIONS: The Council reviewed the proposed ordinance and made minor amendments, particularly to the paragraph addressing occasional parking by residents. Clerk-Treasurer Spens will prepare a clean draft and distribute it for Council review so that a final version is ready for adoption in October.

PROPOSED RESOLUTION NO. 297 WRIA8 INTERLOCAL AGREEMENT: Clerk-Treasurer Spens noted that the proposed resolution authorizes the Mayor to execute the WRIA8 Interlocal Agreement, which extends our participation in the WRIA8 Salmon Recovery Council for another 10 years through 2026.

MOTION: Councilmember Hillberg moved to adopt Resolution No. 297 authorizing the Mayor to execute an Interlocal Agreement for the Watershed Basins within Water Resource Inventory Area 8. Councilmember Gillem seconded.

Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

STORMWATER COMPREHENSIVE MASTER PLAN: Councilmember Stowe reported that the Town received two responses to its Request for Proposals. Based on those responses, Stacia Schroeder estimates that it will cost approximately \$48,400 to complete the Stormwater Master Comprehensive Plan. There is approximately \$12,860 left of the current grant and another \$20,000 available, leaving a funding gap of about \$15,600 to be covered by the Town's General Fund. It was the consensus of the Council that Councilmember Stowe should move forward with negotiating a contract with the understanding that the line-item expenditure is expected to exceed the available grant funding by \$15,600. He will bring the contract to the Council for approval when it is available.

MAYOR AND COUNCILMEMBER REPORTS:

TOWN TREES: Councilmember Hillberg reported that two trees need attention: one on SE 29th near the Angle Path and one in front of Ann Boynton's house. He will have Arborwell handle some of this work, but he is also looking at other tree-service companies to make sure the Town is getting competitive pricing.

WELL PROPERTY MAINTENANCE: Councilmember Hillberg stated maintenance of the well property should be the responsibility of the Water Department; it is not right-of-way.

ANGLE PATH PLANS: Councilmember Hillberg reported that he expects to have a color rendering of the proposal for the Council's review and approval in October.

LANDSCAPE MAINTENANCE COSTS: Councilmember Hillberg reported that he is meeting with several firms about providing weeding and general ROW maintenance services to preserve the appearance and functionality of the path ROWs and certain planting-strip ROWs that remain neglected for several reasons. He stated that before taking over the maintenance of the planting-strip ROWS, the adjacent property owners should be made aware that once the Town assumes these duties, the planting-strip ROW can no longer be used by the adjacent property owner.

FALL CLEAN-UP: Councilmember Hillberg announced that this year's Fall Clean-Up is set for November 7th.

TREE ORDINANCE AND FORESTRY PLAN: Councilmember Hillberg distributed a handout summarizing the actions and decisions that are needed to clarify the Town's rules for public trees and to become a Tree City.

2Q2015 TREASURER'S REPORT: Councilmember Gillem reported that he has reviewed the 2Q2015 Treasurer's Report and found it and the supporting documentation to be accurate and complete.

COMPREHENSIVE EMERGENCY MANAGEMENT PLAN (CEMP): Councilmember Hudson reported that the Town's CEMP has been edited to address the updates recommended by the State Emergency Management group. She is forwarding the updated CEMP to Mayor Leider for review and approval. The updates must be submitted to the State for final approval by December 2015.

EMERGENCY MANAGEMENT TRAINING: Councilmember Hudson reported that she will be attending an upcoming Emergency Management training session.

108TH RETAINING WALL: Councilmember Stowe reported that work on a retaining wall on 108th Ave SE is ready to proceed. The Town will be reimbursed for up to \$1000 of this work by a loss-control grant from AWC RMSA.

NEXT MEETING: Clerk-Treasurer Spens reminded the Council that the next regular Council meeting is scheduled for 7:00pm on Tuesday October 13, 2015 at Richard Leider's house.

ADJOURN: Councilmember Gillem moved to adjourn the meeting at 9:25 pm. Councilmember Hudson seconded.
Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

Respectfully submitted,

Sue Ann Spens
Clerk-Treasurer