



TOWN OF BEAUX ARTS VILLAGE

TOWN COUNCIL MINUTES

October 10, 2017

Dix

Mayor Leider called the meeting to order at 7 pm.

PRESENT: Mayor Leider, Councilmembers John Gillem, Mike Hillberg, Paula Dix, Wade Morlock, and Tom Stowe.

EXCUSED: None.

STAFF: Clerk/Treasurer Sue Ann Spens.

GUESTS: WABA President Susan Bogert; Planning Commissioner Aletha Howes.

MINUTES: Councilmember Morlock moved to approve the September 12, 2017 minutes, as amended. Councilmember Hillberg seconded.

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

WARRANTS: Councilmember Hillberg moved to approve the October 10, 2017 warrants, numbers 14717 through 14745 in the amount of \$54,003.96. Councilmember Gillem seconded.

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

Councilmember Stowe asked that the distribution of charges between the Street and Water Departments for the PACE survey be changed from 50-50 to 40-60 to better reflect the actual division of work associated with the charges.

CLERK'S REPORT:

SOLIBAKKE / SMITHSON REQUEST FOR PRE-APPLICATION REVIEW: Clerk-Treasurer Spens directed the Council's attention to a memo from Jeremy Smithson. Mr. Smithson will be submitting an application for a boundary-line adjustment on behalf of his mother, Nancy Solibakke, who owns property at 2846 – 105th Ave SE. In accordance with BAV MC 17.05.050(1), Mr. Smithson has presented a basic outline of the boundary-line adjustment and asks the Council to unofficially review his request and comment on any matters Councilmembers feel are appropriate.

Ms. Spens noted one thing to consider: Mr. Smithson is requesting a boundary-line adjustment (rather than a subdivision) based on the fact that the property includes two King County tax parcels. In similar situations involving properties with two tax parcels, the properties have been treated as a single Beaux Arts lot when the parcels are contiguous and owned by the same person. It may be that the request should be for a subdivision rather than a boundary-line adjustment, and the question will have to be addressed by the Town Attorney.

She asked the Council to offer any comments they may have, recognizing that nothing is binding at this point and suggested that when the full application is submitted, Town

Engineer Stacia Schroeder be tasked with reviewing it for accuracy. It was the consensus of the Council that Ms. Schroeder perform the application review when received.

Councilmember Stowe commented that he has no concerns about the proposal other than noting that for safety, one of the lots should be addressed to SE 29th Street and the other to 105th Ave SE with driveway ingress/egress to those respective streets placed as far from the intersection of SE 29th Street and 105th Ave SE as is feasible.

Clerk/Treasurer Spens will communicate these comments to Mr. Smithson right away.

SHREDDER DAY: Clerk/Treasurer Spens reported that ProShred has reserved a truck and driver for community shredding on Saturday November 4th, in conjunction with the Fall Clean Up. The cost is approximately \$450, with a \$100 deposit due right away. (A check for the deposit is included in tonight's warrants.) She noted that the folks at Pro-Shred need a local contact (someone who is available that day) and what hours we want to hold the 3-hour event. Councilmember Hillberg offered to be the day-of contact. Councilmembers suggested that shredding take place from noon to 3pm so that it follows the actual working time for the cleanup.

Clerk/Treasurer Spens will communicate this information to Pro-Shred and will make sure the November newsletter includes appropriate information.

WEBSITE UPGRADES: Clerk/Treasurer Spens reported that she asked for suggestions from residents for improving the website and received two responses. She added that she realizes the task is a big one and asked the Council for permission to find someone to handle the bulk of the design work. Councilmembers commented that there may be residents in Beaux Arts willing to help with this task, either as a school project, an Eagle Scout project, or similar. Ms. Spens will run a request for assistance in the November bulletin.

2015-16 AUDIT: Clerk/Treasurer Spens reported that the State Auditor's Office has completed the audit of our 2015-16 financials and has no comments or suggestion for changes to our processes or internal controls.

PROCUREMENT POLICY: Once again, due to the length of tonight's agenda, Clerk/Treasurer Spens decided to forego this discussion tonight. She will bring the document forward for Council review in January when the Council's work load is typically very light.

MARSHAL'S REPORT: No report.

WATER REPORT: No report.

WABA REPORT: WABA Secretary Susan Bogert reported that:

- On Saturday October 28th, WABA will meet at the beach with representatives of the King Conservation Group (which funded shoreline improvements) to explain what was accomplished with grant money and why.
- The Winter Dinner is scheduled for January 27, 2018. It will be held again at St. Thomas Church in Medina and is being organized by Jen Heintz.

- WABA has noticed an increase in the number of intruders entering the beach from the water. They are increasing the number of “Private Property / No Trespassing” signs along the waterfront.

APPEARANCES: None.

PROPOSED ZONING CODE AMENDMENTS: Mayor Leider reported on his visit to the Planning Commission’s September meeting and noted that Town Planner has addressed the Council’s questions in her memo dated October 2, 2017. He commented that the Planning Commission strongly prefers to retain the language originally presented in the version presented to Council in September.

Mayor Leider asked Clerk/Treasurer Spens if legislation can be passed tonight. Ms. Spens answered that the Council can pass legislation tonight if they do not make changes to the amendments proposed by the Planning Commission. She cautioned that the redline version of the Zoning Code is not written in ordinance format.

It was the consensus of the Council that they are generally happy with the proposed changes. However, they still want clarification on some concerns and would like to see the changes in ordinance format before taking action. The concerns are as follows:

- The proposed changes seem to encourage owners to build closer to the street, pushing more of the stormwater runoff from their lots onto Town roads and increasing the feeling of structural bulk along the street and for neighboring properties.
- The proposed changes will make more lots non-conforming, but that number has never been quantified (or even estimated). Examples showing how the proposed changes would affect real lots in Beaux Arts, particularly some of those that are made non-conforming, would help with this concern.
- The current Zoning Code protects small lots with a guaranteed minimum GFAR; why isn’t there a similar protection for lot coverage on small lots spelled out in these changes?

Mayor Leider and Clerk/Treasurer Spens will craft a request to Town Planner Mona Green for clarification of these concerns and ask her to attend the November meeting.

Clerk/Treasurer Spens will work with our prospective Town Attorney David Linehan to write an ordinance to amend the Zoning Code and will publish for a public hearing in November to pass some version of that ordinance.

POSSIBLE SAFETY IMPROVEMENTS ALONG “THE ARTERIAL”:

Councilmember Stowe noted that no further action is needed on this item other than the actual installation of the new stop signs. He added that he will work with Town Engineer Stacia Schroeder to coordinate street sweeping with the line-repainting project.

PUBLIC HEARING: PRELIMINARY 2018 BUDGET: Clerk/Treasurer Spens noted that the preliminary budget worksheets show actual budget performance through August 30, 2017 and include basic estimates for revenues and expenditures in 2018. The worksheets do not fully present information from the CIP/TIP passed last month and other maintenance

costs for the Street and Water Departments.

Councilmember Gillem led a by-fund discussion of the preliminary budget in which Councilmember offered suggestions for specific line items.

At the conclusion of this discussion, Mayor Leider opened the public hearing at 8:25 pm. As there were no comments, he closed the public hearing at 8:26 pm.

Councilmember Gillem and Clerk/Treasurer Spens will coordinate an update of the worksheets and present a proposed budget at the November meeting. Clerk/Treasurer Spens reminded everyone that the second public hearing on the budget will take place during the November meeting and that the Council will pass an ordinance to set the 2018 property-tax levy at the conclusion of that hearing.

PROPOSED RESOLUTION NO. 303 BELLEVUE FIRE CONTRACT: Mayor Leider reminded the Council that we have been reviewing a new contract with Bellevue Fire for the past year. That contract has been approved by the Bellevue City Council and is now ready for signature noting that the two main differences in this contract versus the previous one are:

- The term of the contract is extended from six to ten years (through 2027) with an option to extend for another ten years (through 2037).
- The service fees during the term of the contract will include capital-recovery charges to help fund Bellevue Fire's 20-year Capital Improvement Program.

MOTION: Councilmember Stowe moved to adopt Resolution No. 303 authorizing the Mayor to execute an Interlocal Agreement with the City of Bellevue for fire-protection services. Councilmember Gillem seconded.

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

NEIGHBORHOOD TRAFFIC MITIGATION: Councilmember Stowe reported that Bellevue is now enforcing the re-routing of southbound traffic along 108th Avenue SE at SE 16th Street with tickets and that the speed limit around Bellevue High School is now reduced to 20 mph during school hours.

City of Bellevue is now collecting traffic counts on Killarney Way. Their traffic data indicates that Bellecrest and Enatai traffic volumes are down in the evening except along Killarney Way.

Mayor Leider added that our ability to collect traffic data along 108th, 104th and 105th is hampered by problematic equipment. He is working with the supplier to either repair or replace the current units.

STORM WATER UTILITY: Councilmember Stowe has reviewed information about creating and funding a Storm Water Utility as a means of providing for consistent infrastructure funding. He stated that the Town will need to pass two ordinances: one to create the Storm Water Utility Fund and authorize the collection of taxes and a second to set the tax rate. He added that the tax rate can be set based any one of several parameters, including a fixed fee per lot, a fee based on lot size, and a fee based on the amount of

impervious surface on each lot. Councilmember Stowe estimates that the annual fee would average about \$100 per lot. At this point, the Council's preference is a fee based on lot size, because it seems the easiest and most equitable. The Council will continue to explore and discuss this topic.

MAYOR AND COUNCILMEMBER REPORTS:

ROW TREES: Councilmember Hillberg reported that he is in contact with PSE for help with trimming a madrone and that he has completed a "triage walk" with Tree Solutions to assess the condition of our public trees.

ROW IMPROVEMENTS: Councilmember Hillberg reported that the final round of design for the SE 20th/105th improvements is complete. Plantings on the east side of this intersection will be kept low to maintain visibility at the corner and on the west side will include natives and a rockery to shore up the slope. Councilmember Dix suggested that WABA may wish to coordinate improvements of the WABA strip with this project.

TOWN CLEAN UP: The Fall Town Clean Up will be held on Saturday November 4th.

EMERGENCY PREPAREDNESS: Councilmember Dix reported that she is actively recruiting new Block Watch captains.

RECYCLING / YARD WASTE COLLECTION OPTIONS: Mayor Leider reported that Janet Pritchard with Republic Services recently presented an opportunity for the small cities to increase the frequency of recycling and yard-waste collection services at increase rates of between \$10 and \$20 per month. In order to make the switch, all households within Beaux Arts would have to change to the new schedule. Clerk/Treasurer Spens will publish the proposed rate schedule in the newsletter and ask residents to indicate their interest.

BELLEVUE FIRE MEMO REGARDING TOWN ROWS: Mayor Leider will craft a reply to the Bellevue Fire memo about clearing the ROW of obstacles that impede their fire trucks,

NEXT MEETING: The next regular Council meeting is scheduled for 7:00pm on Tuesday November 14, 2017 at Councilmember Gillem's home.

ADJOURN: Councilmember Morlock moved to adjourn the meeting at 8:55 pm.

Councilmember Dix seconded.

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

Respectfully submitted,

Sue Ann Spens
Clerk-Treasurer