



## TOWN OF BEAUX ARTS VILLAGE

### TOWN COUNCIL MINUTES

September 10, 2024

Wheeler

**PRESENT:** Mayor Aletha Howes, Councilmembers Paula Dix, James McCarthy, Stacy Saal, Tom Stowe, and Brad Wheeler.

**EXCUSED:** None.

**STAFF:** Clerk/Treasurer Sue Ann Spens, Town Engineer Stacia Schroeder.

**GUESTS:** Water Supervisor Bob Durr, Eric Antonelli, Jim and Karla Bennett, Julia Morse, Joann Romberg, Eugenia Yen, and Susan Bogert.

Mayor Howes called the meeting to order at 6pm.

**MINUTES:** Councilmember Wheeler moved to approve the July 9, 2024 minutes as amended. Councilmember Saal seconded.

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

**CLAIMS:** Councilmember Wheeler moved to approve the Corrected May 14, 2024 Claims Register for check numbers 16522 through 16543 in the amount of \$67,897.18.

Councilmember Stowe moved to approve the Final August 13, 2024 Claims Register for check numbers 16593 through 16616 in the amount of \$33,441.37. Councilmember Wheeler seconded.

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

Councilmember Stowe moved to approve the Final September 10, 2024 Claims Register for check numbers 16617 through 16641 in the amount of \$34,877.28. Councilmember Wheeler seconded.

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

#### **CLERK'S REPORT:**

**WATER SHED ACCESS CODES:** Clerk/Treasurer Spens reminded everyone to decide what unique 5-digit access code they want to use for the lock on the Water Shed. She asked that each Councilmember provide their preferred code to Councilmember McCarthy so he can program them.

**MARSHAL'S REPORT:** No report.

**WATER REPORT:** Water Supervisor Bob Durr reported that he and Eric Antonelli continue working to satisfy the State Department of Health's requirement for an overflow drain on the water tank. The catch basin for this drain has been installed, and placement of the overflow drain mechanism is in process.

**WABA REPORT:** WABA is looking for a new Board President. They are also working on a Fall Social to welcome new residents and will soon hold a meeting to discuss funding for the dock replacement project.

**APPEARANCES:** None.

**BENNETT REQUEST TO INSTALL FENCE ON RIGHT-OF-WAY:** The Bennetts seek to install a short section of split-rail fence on the right-of-way adjacent to their property at 10311 SE 28<sup>th</sup> Street. This new fence will match their current fencing, which was allowed by the Council in 2019. They have already applied for a ROW Permit, which cannot be issued without the Council's permission. If approved, staff will prepare an encroachment agreement for the Bennetts to execute, and once executed, staff will record the document with King County.

**MOTION:** Councilmember Dix moved to approve the installation of a split-rail fence on the right-of-way adjacent to their property. Councilmember Stowe seconded.  
Vote: 5 For, - Against, - Abstain. Motion carried.

**2025 – 2030 CIP / TIP:** Clerk/Treasurer Spens explained that tonight's discussion will ensure that all aspects of the 2025 – 2023 CIP/TIP are ready for adoption but that the ordinance cannot be acted on tonight. She failed to publish a public hearing for this ordinance in advance of the meeting. Passage of the ordinance is postponed until the October Council meeting.

Mayor Howes noted that she would like to add a multi-year project to the CIP / TIP to survey the entire Town over a period of about five years. She commented that the last full survey of the Town was in 1998. Completing a full survey over the course of five years would lessen the financial impact while providing essential information that the Town will need for future projects, including the path from SE 29<sup>th</sup> Street to SE 30<sup>th</sup> Street between properties addressed as 10535 and 10601 SE 29<sup>th</sup> Street.

Town Engineer Schroeder added other upcoming needs for this survey work and asked that the CIP be adjusted to include \$20,000 for the first year's survey work and \$15,000 for consecutive years through 2029. She commented that she will use the 3-Year On-Call contract with PACE (to be approved later this meeting) to perform the work, noting that PACE will schedule the amount of work to be completed based on the funding available.

It was the consensus of the Council to include money for survey work over the next five years on the 2025 to 2030 CIP/TIP that will be adopted by ordinance in October after a public hearing.

**PUBLIC HEARING: 2024 COMPREHENSIVE PLAN UPDATE:** Mayor Howes explained that tonight was the Council's first opportunity to discuss the current draft that the Planning Commission forwarded with a recommendation to adopt and that public comments would be taken only during the actual public hearing tonight to ensure that the Council was

able to complete this first review in a timely manner. She added that the Council will discuss the Comp Plan at least one more time in October and will allow more latitude in public comments during that meeting.

Town Engineer/Planner Schroeder briefly described the new mandatory elements required by the State and the review process, which is already underway with both the King County Housing Authority (KCHA) and the Puget Sound Regional Council (PSRC). She explained that those reviews are being conducted using a very preliminary version of the Plan, which was necessary to allow both agencies time to complete their initial review.

Mayor Howes opened the public hearing at 6:31 pm.

Julia Morse asked if comments from those agencies (KCHA and PSRC) are considered part of the public record and therefore available for the public the view. Mayor Howes answered yes and asked Ms. Morse to contact staff to obtain copies.

Eugenia Yen noted that Section 5.3 states that Beaux Arts Village is a Tree City, which is not currently true, though she encourages the Town to consider pursuing that designation. The Council suggested removing references to “Tree City” for this update.

Joann Bromberg commented that the map on page 32, which is meant to identify lots that are currently large enough to subdivide, does not show addresses for all properties in Beaux Arts. The Council suggested using a map that does not show any addresses for this illustration.

As there were no further public comments, Mayor Howes closed the public hearing at 6:44 pm. She suggested that the Council review the plan section by section so that Ms. Schroeder can keep track of the Council’s suggested changes.

Ms. Schroeder expanded a bit on the roles of KCHA and PSRC in the review process. Both agencies received very preliminary copies of our Comp Plan in June to meet deadlines set by the State Department of Commerce. KCHA’s review is for compliance with King County’s Countywide Policies; she noted that they are aware of our small size and related limitations for participating in affordable housing. PRSC’s review is for compliance with the State’s Growth Management Act requirements. She also cautioned that the Town should not adopt the final version until December, because adoption triggers the clock on showing progress toward meeting the goals stated in the plan.

Throughout this review, Mayor Howes and Councilmembers suggested ways to eliminate excessive detail and redundancy that do not add value to the plan, to choose data and statistics that better represent the Town, and to make statements that are more forward looking. As part of the review, they also referred to written suggestions submitted in advance of this meeting by Councilmembers Stowe and Dix. At the conclusion of the review, Ms. Schroeder stated that she will prepare an updated draft based on tonight’s comments and forward it to staff for distribution in 2 weeks.

**PACE 3-YEAR ON-CALL SURVEY PROPOSAL:** Town Engineer Schroeder noted that

if the Council wishes to offer PACE a contract for this work, it will be an umbrella contract with specific task orders. No work will be done without a task order signed in advance of the work.

**MOTION:** Councilmember McCarthy moved to authorize staff to prepare a contract with PACE for On-Call Survey Work for a three-year term. Councilmember Saal Seconded. Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

**REVIEW OF BAVMC 6.05 ANIMAL CONTROL:** It was the consensus of the Council to postpone this discussion until the October meeting due to the late hour.

**MAYOR AND COUNCILMEMBER REPORTS:**

**PAVEMENT REPAIR ALONG ARTERIAL:** Councilmember Wheeler reported that Town Engineer Schroeder has procured \$200,000 in funding from the Transportation Review Board (TIB) to complete these repairs. The funding will be available whether the project is completed this year as scheduled or is continued to next year due to weather.

**FRANCHISE WITH CITY OF BELLEVUE:** Councilmember Stowe reported that he is starting work on the franchise with City of Bellevue that is a necessary piece of Bellevue's water-main replacement project. He added that Ann Mari Soto, with the Town Attorney's office, reports that Bellevue hopes to have a 60% design ready for review in the next month or two.

**2Q2024 TREASURER'S REPORTS:** Councilmember McCarthy reported that he has reviewed the 2Q2024 Treasurer's Reports and has signed them to indicate they are complete and accurate.

**GREENSPACE MAINTENANCE:** Councilmember Dix reported that she completed a walk with Town Arborist Holly Iosso to update the Tree Watch List and presented their findings and recommendations.

**UPDATE ON GLEN PATH:** Councilmember Dix reported that the project is underway. It was discovered that the laurel is along a steep slope and may be helping to support the garage at 10402 SE 29<sup>th</sup>. That laurel will remain in place with trimming to keep it manageable.

**CANOPY STUDY:** Councilmember Dix reported that her letter of interest to the King Conservation District for a canopy study has been accepted. The data will be provided in an Excel spreadsheet and will serve as the foundation for monitoring our canopy coverage.

**COUNCIL ROLES / RESPONSIBILITIES TEMPLATE:** Councilmember Saal reported that she has distributed this template. Councilmembers will want to complete the template as soon as feasible and send it to Clerk/Treasurer Spens.

**TOWN FEES:** Mayor Howes asked staff to review our Town fees and determine if any need to be revised.

STATE AUDIT: Mayor Howes reported that the State Auditors Office has started a three-year audit of the Town's records and expects to complete their work by the end of October.

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MIDDLE HOUSING TIER 3 DRAFT ORDINANCE: Mayor Howes commented that the State Department of Commerce has completed a pared down version of the Middle Housing Ordinance for Tier 3 cities that have fewer mandates. The Planning Commission begins their work on a version for Beaux Arts Village at their next meeting. As a Tier 3 city, Beaux Arts is expected to address new rules for ADUs and lot splitting at a minimum.

STORMWATER GRANT: The State Department of Ecology recently announced a grant program for stormwater design/construction projects. Beaux Arts Village may be eligible to use one of these grants to fund storm line replacements along SE 27<sup>th</sup> and SE 28<sup>th</sup> as identified on our CIP. The Council would like to have Town Engineer Schroeder prepare a synopsis of this grant for Council consideration.

**NEXT MEETING:** The next Council meeting is scheduled for Tuesday October 8, 2024 at Councilmember Stowe's house. The Council will hold a second public hearing on the latest draft of the 2024 Comprehensive Plan and its first of two public hearings to review the preliminary 2025 Budget. The second will be at the November 12th Council meeting.

**ADJOURN:** Councilmember Saal moved to adjourn the meeting at 9:00 pm.

Councilmember McCarthy seconded.

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

Respectfully submitted,

Sue Ann Spens  
Clerk/Treasurer