



TOWN OF BEAUX ARTS VILLAGE

TOWN COUNCIL MINUTES

November 12, 2024

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

EXCUSED: Councilmember Brad Wheeler.

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

GUESTS: Jeff Jochums, Eugenia Yen, and Julia Morse.

Mayor Howes called the meeting to order at 7pm.

MINUTES: Councilmember Dix moved to approve the October 8, 2024 minutes as written. Councilmember Saal seconded.

Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

CLAIMS: Councilmember Saal moved to approve the Final November 12, 2024 Claims Register for check numbers 16670 through 16692 in the amount of \$57,401.05.

Councilmember McCarthy seconded.

Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

CLERK'S REPORT:

CYBERSECURITY TRIAL: Clerk/Treasurer Spens reminded the Council that we have been participating in a cybersecurity trial sponsored by the Association of Washington Cities. The trial period is now ending, and she wonders if the Council wishes to continue this protection. If so, do they wish to continue with VC3, the firm that has conducted the trial and at what level? After a brief discussion, the Council decided to continue with VC3 but also investigate other options that might include basic IT services. Councilmember Saal commented that she has some ideas for how to proceed but needs time to put together those ideas. Clerk/Treasurer Spens will let VC3 know that we wish to continue their services for now on a month-to-month basis, which will give us more time to consider other options.

MARSHAL'S REPORT: Mailboxes on at least two Village mailstands were vandalized in early November. Town Marshal Jochums has distributed information to Villagers explaining how to report the crime and to whom if they were affected.

WATER REPORT: No report.

WABA REPORT: No report. Mayor Howes noted that Russell Hadley has been chosen as WABA President, replacing Jonty Neal who recently moved out of the Village.

APPEARANCES: None.

GLEN PATH FINAL REVIEW: Mayor Howes commented that during the Glen Path construction phase, several residents expressed concerns about the project, especially the number of mature plantings removed from the northern entrance to the path. After hearing those concerns, she asked the affected residents to come to tonight's meeting and share them in person. She noted that Jeff Jochums has accepted that offer and that she received written comments from two Villagers who are not at this meeting.

Jeff Jochums began by stating that he and his wife were disappointed by the extent of the plant removal from the entrance, particularly since that removal has eliminated screening between his property and the path. He acknowledged that the path right-of-way is not his property but wondered if more shrubs could be planted to restore at least some of the screening that was in place before. He also asked that the Town consider moving the Douglas firs so that their roots do not impact his driveway in the future.

Mayor Howes summarized written comments from Wade Morlock that express similar concerns, particularly about the removal of plantings that screened his property. Mr. Morlock also expressed concern about whether plants had been removed from his property; a review of the path survey conducted prior to design shows that no plants were removed from his property.

Jeff Jochums briefly summarized Gail D'Alessio's written comments as expressing concern about the loss of screening along much of the path.

Julia Morse offered that she thinks projects like this should involve on-site meetings so that both the Council and the affected neighbors have a better sense of the project before work begins. It was pointed out that the Council discussed this project at numerous meetings and that those discussions were clearly noted on Council meeting agendas. It was also pointed out that Councilmember Dix invited those with property bordering the path right-of-way to meetings at which she was prepared to present and discuss project details.

Mayor Howes reminded the Council that tonight's discussion also needs to include their formal acceptance of the demolition phase of the project as complete.

MOTION: Councilmember Saal moved to accept the work performed by Encore Environmental per their contract for demolition work along the Glen Path. Councilmember Dix seconded.

Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

Councilmember Dix noted that 90% of Lumo Landscaping's planting work is complete but a few plants are on hold pending the Council's decision tonight.

Mayor Howes remarked that she would like to see the work in the original contract finished before the Council makes any decisions about adding plants. She asked Councilmember Dix to confirm that Lumo is on track to complete the project for the budget set forth in the contract. Once the original contract work is completed and accepted by the Council, the Council can open discussions about improving the screening, including paying for the added plantings as a shared public/private expenditure, i.e., adjacent owners could purchase plants

from a list of approved natives and the Town would pay to have Lumo plant them.

PUBLIC HEARING: 2024 COMPREHENSIVE PLAN UPDATE: Mayor Howes commented that this is the Council's third review of the draft plan and opened the public hearing at 7:44 pm.

Eugenia Yen commented that she attended tonight to see the Council's process for handling revisions. Mayor Howes noted that the Town continues working on an extensive list of updates to parts of this plan and does not have an updated version for consideration or distribution at this time. The Council's plan is to review a draft with these revisions at their December 10, 2024 meeting and to adopt the final version by December 31, 2024.

Julia Morse remarked that she reviewed the King County Affordable Housing Committee's comments and believes that their goals for affordable housing are good to understand even though they may be challenging to accommodate in the Village. Councilmember Stowe responded that he has reviewed state statutes governing affordable housing so that the Town's Comp Plan can better reflect what we already have in place, including that the Town of Beaux Arts Village is already the most dense among municipalities with populations of 10,000 and under based on housing unit density and the Town already has four to five documented ADUs in use. He is working with Town Planner Schroeder to incorporate these and other related facts into this update.

As there were no other public comments from attendees, Mayor Howes closed the public hearing at 8:05 pm.

Mayor Howes asked that edits be sent to Town Planner Schroeder by November 25, 2024 so that she can compile them into an updated document for distribution to Councilmembers as soon as they are ready. In addition, Clerk/Treasurer Spens will post that updated draft to the Town website for public review.

PUBLIC HEARING: ORDINANCE NO. 474 SETTING THE 2025 PROPERTY TAX LEVY: Mayor Howes opened the public hearing at 8:09 pm. As there were no public comments, she closed the public hearing at 8:10pm.

Clerk/Treasurer Spens reminded the Council that during last month's budget discussions they decided not to increase the property tax levy except for the amount available to be levied on new construction and the relevy of prior refunds. Ordinance No. 474 sets the 2025 property-tax levy at \$191,312, which includes \$2,447 on new construction and \$1,098 for the relevy of refunds. The Town's banked capacity for 2025 is \$3,752.

MOTION: Councilmember Saal moved to pass Ordinance No. 474 setting the 2025 Property Tax Levy. Councilmember McCarthy seconded.
Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

PUBLIC HEARING: PROPOSED 2025 BUDGET: Mayor Howes opened the public

hearing at 8:12 pm. Julia Morse asked how residents can view the proposed budget, since it is not posted to the Town's website. Mayor Howes answered that interested parties may contact Clerk/Treasurer Spens to receive a copy. As there were no other public comments, she closed the public hearing at 8:15pm.

Clerk/Treasurer Spens commented that tonight's public hearing is the second of two regarding the budget as required by state statute. She then stated that the proposed version before the Council tonight includes adjustments requested by Council at the October meeting and new information received since the October meeting.

Mayor Howes suggested that the Town finish important road projects, as presented in this budget, in 2025 and then focus on tightening our belt with respect to capital projects for a few years. Councilmembers suggested other small line-item changes. Next month, the Council will adopt a final 2025 budget by ordinance in December.

Clerk/Treasurer Spens noted that next month, the Council will need to amend the 2024 Budget for three funds as follows:

- General Fund #001 is expected to exceed its current budget by about \$20,000. The main reasons for that cost overrun are that the three-year audit was more expensive than anticipated, the Building Department has been managing two large projects, and we did not foresee working on middle housing when the budget was adopted. Most of these overruns are offset by increased revenues.
- Street Fund #101 is expected to exceed its current budget by about \$45,000, likely due to inflation. Most of those costs are offset by a grant from the Transportation Improvement Board that was obtained a couple of months ago.
- Water Fund #401 is expected to exceed its current budget by about \$20,000 largely due to the added audit cost and to unanticipated maintenance work, some of which will be reimbursed.

The Council will amend the 2024 Budget by ordinance after a public hearing.

RESOLUTION NO. 339 PACE 3-YEAR ON-CALL SURVEY CONTRACT:

Clerk/Treasurer Spens remarked that the Council reviewed PACE's proposal for on-call survey work in September and authorized staff to prepare a contract for same. Town Attorney Linehan prepared a contract, which has been forwarded to PACE for signature. Resolution No. 339 authorizes the mayor to execute the contract once PACE has signed it.

MOTION: Councilmember McCarthy moved to adopt Resolution No 339 authorizing the mayor to execute a contract with PACE Engineers for 3-year on-call surveying services pending PACE's execution of the contract. Councilmember Saal seconded.

Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

MAYOR AND COUNCILMEMBER REPORTS:

CITY OF BELLEVUE WATER MAIN PROJECT: Councilmember Stowe asked if anyone had an update on Bellevue's water-main replacement project, adding that we may need Temporary Construction Easements instead of Right Of Entry agreements. Mayor Howes will confirm.

GREAT SHAKE OUT: Councilmember Saal asked if Councilmembers remain interested in an emergency response drill as was recently conducted in other cities recently. Councilmembers indicated that the drill would be valuable.

GREENSPACE MAINTENANCE: Councilmember Dix reported that work on the trees she mentioned last month is planned for January 7, 2025.

TOWN CLEAN UP: Mayor Howes reported that Rick Corra cleaned off the roof of the maintenance shed during the Town's Fall Clean Up.

LEGISLATIVE PRIORITIES: Mayor Howes reported that she has met (or will soon meet with) several state representatives to outline the Town's legislative priorities. In particular, she wants the legislature to clarify and document that the Town is NOT within the boundary for transportation-on-demand (TOD), exempt the Town from some of the current lot-splitting requirements based on our small size and limitations on our infrastructure, and extend the deadline for completing amendments for middle housing.

MIDDLE HOUSING: Mayor Howes has reported that the Middle Housing Conversation was well attended, and that after a brief overview, participants posed some excellent questions and expressed their concerns. She may hold another after the next legislative session if legislators clarify their intent and resolve the discrepancies between various pieces of legislation passed in the last two years.

HANDRAIL ON SE 30TH STEPS: Mayor Howes noted that Paul Driftmeyer will design and install a handrail on these steps.

NEXT MEETING: The next Council meeting is scheduled for Tuesday December 10, 2024 at Councilmember Saal's house. In addition, the Council may need to hold a brief special meeting in late December to adopt the Comprehensive Plan. If needed, the meeting will be remote with an in-person option at Mayor Howes' home.

EXECUTIVE SESSION: The Council adjourned the regular meeting at 9:30 pm for a short Executive Session to discuss personnel performance and reconvened the regular meeting at 9:40 pm.

ADJOURN: Councilmember Saal moved to adjourn the meeting at 9:40 pm. Councilmember McCarthy seconded.
Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

Respectfully submitted,

Sue Ann Spens
Clerk/Treasurer