



TOWN OF BEAUX ARTS VILLAGE

TOWN COUNCIL MINUTES

November 11, 2025

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: Sophie Glass, ARCH, Water Department Supervisors Bob Durr and Eric Antonelli, Tony Garana (Bellevue resident).

Mayor Howes called the meeting to order at 7pm.

MINUTES: Councilmember Dix moved to approve the October 14, 2025 minutes as amended. Councilmember Stowe seconded.

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

CLAIMS: Councilmember Saal moved to approve the Final November 11, 2025 Claims Register for check numbers 16914 through 16925 in the amount of \$65,866.39.

Councilmember McCarthy seconded.

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

CLERK'S REPORT:

EASTSIDE TRANSPORTATION PARTNERSHIP: Clerk/Treasurer Spens noted that Mayor Howes wanted the Council to be aware of the Town's representation in the Eastside Transportation Partnership, a forum for information sharing, consensus building, and coordination to develop recommendations for transportation policies, projects, and programs on the east side of Lake Washington in King County. Beaux Arts is a member of the five-city Small Cities group, which shares two votes among Clyde Hill, Hunts Point, Medina, Yarrow Point, and Beaux Arts.

ELECTED OFFICIALS TRAINING: Clerk/Treasurer Spens reminded the Council that Elected Officials training is mandatory in the first 90 days of taking office and every four years thereafter. It can be completed by attending a workshop sponsoring by an agency such as the Association of Washington Cities or through resources provided by the State Attorney General's office. Once completed, Councilmembers are asked to send her a copy of the certificate of completion for the Town's files.

MARSHAL'S REPORT: Nothing to report.

WATER REPORT: Water Department Supervisor Bob Durr reported that Roger Lillejord, our current Water Superintendent, plans to retire at the end of this year. He and Eric Antonelli have been looking for replacements and have found one possibility, though the

person will need to obtain certification. They will work on a new contract that they expect will involve a similar compensation package. Clerk/Treasurer Spens will send Mr. Durr a copy of Mr. Lillejord's current contract.

WABA REPORT: No report.

APPEARANCES: None.

ARCH PRESENTATION: Mayor Howes introduced Sophie Glass, Government Affairs, Policy and Communications Manager for A Regional Coalition for Housing (ARCH). Ms. Glass gave a brief slide presentation explaining what ARCH is and outlining their proposed budget and work program for 2026. As part of that presentation, she remarked that ARCH was founded in 1992 to serve East King County. It currently has fifteen member cities and seeks to expand affordable housing among those members. ARCH focuses on five principal areas: Affordable Housing Investment, Housing Policy and Planning, Housing Program Implementation, Member Education / Engagement / Outreach, and Administration. One new idea in development is to add an Elected Officials Board to expand community involvement.

Ms. Glass noted that ARCH participation is only one facet of the affordable housing puzzle. Many cities are looking at developing policies for Accessory Dwelling Units (ADUs), lot splitting, and other land-use tools to improve affordability within their boundaries. She also mentioned that some cities are requiring developers to set aside up to 10% of the properties they develop for affordable housing.

PUBLIC HEARING: 2026 PRELIMINARY BUDGET: Mayor Howes opened the public hearing at 7:28pm. As there was no public comment, she closed the hearing at 7:49 pm.

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 then. She added that tonight's focus is on the Town's anticipated expenditures and asked for additional input in the Parks Department, the Street Department, and Water Department. During this discussion, minor revisions to both revenues and expenditures were suggested and incorporated. Ms. Spens noted that the Water Department will need another Interfund Loan (IFL) from the General Fund to cover the cost of the water-line replacement budgeted for next year.

Councilmember McCarthy noted that the Water Department has needed more money for maintenance projects recently and will probably need to increase rates to generate the additional revenue needed to pay a second IFL. He will put together a proposal for the Council to consider next month. Mayor Howes suggested that the Water Department may want to establish a policy of automatic rate increases based on inflation.

Ms. Spens will update the worksheets based on tonight's input and send out a final draft by email for Council review by the end of the week so that the version before the Council in

December is ready for adoption.

PUBLIC HEARING: PROPOSED ORDINANCE NO. 483 SETTING THE PROPERTY TAX LEVY FOR 2026: Mayor Howes opened the public hearing at 8:22 pm. As there were no public comments, she closed the public hearing at 8:23pm.

Clerk/Treasurer Spens reminded the Council that during last month's budget discussions they decided to increase the property tax levy to the full amount allowed by law, including our banked capacity in light of the expenditures anticipated for next year. Ordinance No. 483 sets the 2026 property-tax levy at \$198,779, which includes \$2,860 on new construction and \$4,607 in banked capacity.

MOTION: Councilmember Wheeler moved to pass Ordinance No. 483 setting the 2026 Property Tax Levy. Councilmember McCarthy seconded.
Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

CRITICAL AREAS ORDINANCE: Town Engineer Stacia Schroder commented that tonight's draft of the Town's proposed Critical Areas Ordinance is the same as that which the Council reviewed last month. She reminded the Council that this draft was submitted to various state agencies for review, but only the Department of Fish and Wildlife has provided their comments; Departments of Commerce, Ecology, and Natural Resources still have not commented on any version of the ordinance.

The Council continued the discussion they started last month, asking questions and suggesting minor edits.

Clerk/Treasurer Spens will arrange for a public hearing at the December meeting so the Council may adopt an enacting ordinance.

PROPOSED ORDINANCE NO. 484 AMENDING THE COMMERCIAL RIGHT-OF-WAY USE CODE: During the Council's discussion of updated fees for permits and services raised a question about whether our Commercial ROW Use Code needed minor updates. Town Attorney Linehan recommended that the code be revised to eliminate the exception that only required franchise utilities to obtain these permits if their franchise agreement required them to do so. Ordinance No. 484 accomplishes that update.

MOTION: Councilmember Wheeler moved to pass Ordinance No. 484 amending BAVMC 12.20 to require permits to use or disturb a Town right-of-way. Councilmember McCarthy seconded.

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

PROPOSED RESOLUTION NO. 342 REVISING SOME FEES FOR SERVICES AND PERMITS: Clerk/Treasurer Spens explained that tonight's proposed Fee Schedule incorporates the changes requested at last month's meeting.

MOTION: Councilmember Wheeler moved to adopt Resolution No. 342 setting and revising

fees for some permits and services issued by the Town. Councilmember Dix seconded.
Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

MAYOR AND COUNCILMEMBER REPORTS:

GREENSPACE WORK: Councilmember Dix reported that the tree on 105th Ave SE has been removed. Removal of a second tree is planned for January.

GLEN PATH: Councilmember Dix reported that the additional plants for Glen Path have been installed, and the Glen Path project is now complete.

FALL CLEAN UP: Councilmember McCarthy noted that the Fall Clean Up was a success.

SPEED BUMP: Councilmember Wheeler acknowledged a complaint the Town received about the speed bump on 107th Ave SE and stated that money for the repair has been allocated in next year's budget. He expects the work can be done in January.

NEXT MEETING: The next regular Council meeting is scheduled for Tuesday December 9, 2025 at Councilmember Stowe's house.

EXECUTIVE SESSION: The Council adjourned the regular meeting at 8:55 pm for a short Executive Session to discuss personnel performance and reconvened the regular meeting at 9:10 pm.

ADJOURN: Councilmember Saal moved to adjourn the meeting at 9:10 pm.
Councilmember Wheeler seconded.
Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

Respectfully submitted,

Sue Ann Spens
Clerk/Treasurer