



TOWN OF BEAUX ARTS VILLAGE

TOWN COUNCIL MINUTES

December 9, 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: Water Department Supervisors Bob Durr and Eric Antonelli, Ellen Kesselman.

Mayor Howes called the meeting to order at 7pm.

MINUTES: Councilmember Dix moved to approve the November 11, 2025 minutes as amended. Councilmember Stowe seconded.

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

CLAIMS: Councilmember Saal moved to approve the Final December 9, 2025 Claims Register for check numbers 16926 through 16940 in the amount of \$59,058.35.

Councilmember McCarthy seconded.

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

CLERK'S REPORT:

PROFESSIONAL SERVICES CONTRACT FOR WATER SUPERINTENDENT:

Clerk/Treasurer Spens reported that Water Supervisors Bob Durr and Eric Antonelli have obtained a signed Professional Service Agreement for Water Utility Services with Good Boy Excavating and Plumbing. The contract sets forth work parameters just as the contract with Roger Lillejord did but with updated pricing. They asked the Council to authorize the Mayor to execute the contract.

MOTION: Councilmember Saal moved to authorize the Mayor to execute a Professional Services Agreement for Water Utility Services with Good Boy Excavating and Plumbing based on the duties and pricing set forth in the agreement, including attachments.

Councilmember Wheeler seconded.

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

WATER SYSTEM QUESTION: Clerk/Treasurer Spens noted that a resident that is building a detached Accessory Dwelling Unit (DADU) has asked if the DADU can be served by a separate water connection. She noted that BAVMC 13.05.050 (1) states:

“Application for a new connection to the water system shall be made to the town clerk. Upon approval of the application, the superintendent shall install all necessary equipment, piping, meters, and fittings needed to supply water to a point adjacent to the property line. The applicant shall reimburse the town for this installation as set forth in the fee resolution.

She commented that it appears the requested installation is allowed under the current code, but since the question of having two water meters on a single property has not come up before, she wanted to be sure there were no reasons not to allow the installation.

On discussion, Councilmembers commented that the resident should establish a separate address for the DADU to simplify billing and that the resident should be made aware that each connection will be billed separately, i.e., each meter will incur the minimum Base Fee plus volume-based charges.

MARSHAL'S REPORT: Nothing to report.

WATER REPORT: Water Department Supervisor Bob Durr reported that the pump has been purchased from PumpTech and will be stored as a backup in the Maintenance Shed.

WABA REPORT: No report.

APPEARANCES: None.

PUBLIC HEARING: PROPOSED ORDINANCE NO. 485 AMENDING THE 2025 BUDGET: Clerk/Treasurer Spens reminded the Council that the amendment is needed in the Street Fund and results from the late receipt of a bill for project work in 2024.

Mayor Howes opened the public hearing at 7:21 pm. As there were no public comments, she closed the public hearing at 7:22pm.

MOTION: Councilmember Stowe moved to pass Ordinance No. 485 amending the 2025 Budget originally set forth in Ordinance No. 476. Councilmember McCarthy seconded. **Vote:** 5 For, 0 Against, 0 Abstain. Motion carried.

PROPOSED ORDINANCE NO. 486 ADOPTING THE 2026 BUDGET: Clerk/Treasurer Spens commented that the budget worksheets presented tonight include all revisions discussed at the November Council meeting, adding that she did not receive any feedback requesting additional changes as a result of her query shortly after that meeting. She also reminded the Council that the Town's budget is set at the fund level, not on a line-item basis; thus, no amendments will be needed unless expenditures at the fund level exceed what is budgeted. She also reminded them that no public hearing is needed tonight because they held the two hearings required by state statute in October and November.

MOTION: Councilmember Stowe moved to pass Ordinance No. 486 adopting the 2026 Budget and setting the salary ranges for the clerk/treasurer and deputy clerk position. Councilmember Wheeler seconded. **Vote:** 5 For, 0 Against, 0 Abstain. Motion carried.

PUBLIC HEARING: PROPOSED CRITICAL AREAS ORDINANCE: Mayor Howes opened the public hearing at 7:26pm. As there were no public comments, she closed the

public hearing at 7:27pm.

Town Engineer Stacia Schroder explained the changes that she incorporated from comments made both at last month's meeting and in emails sent subsequent to that meeting. She then reviewed her outstanding questions, which the Council answered, including:

- Does the Council wish to require permanent fencing around critical areas?
On discussion, it was the consensus of the Council to remove this requirement.
- Does the Council wish to require that all properties record a note against their titles recognizing the Town's Critical Aquifer Recharge Area (CARA)? Clerk/Treasurer Spens interjected that the Town Attorney advises against this requirement, because doing so adds an administrative burden on the Town without providing any additional protection, i.e., all properties in Beaux Arts Village are subject to the CARA requirements whether said requirements are recorded against their title or not.
On discussion, it was the consensus of the Council to remove this requirement.
- Does the Council wish to prohibit all subdivisions in critical areas?
On discussion, it was the consensus of the Council to keep this requirement with exceptions for properties that are only impacted by the CARA.

At the conclusion of this discussion, Council decided they wanted to take action on the proposed ordinance tonight in order to meet the 12/31/2025 deadline for adoption:

MOTION: Councilmember Saal moved to pass Ordinance No. 487 adopting Critical Areas regulations as amended by this discussion. Councilmember Wheeler seconded.
Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

PROPOSED RESOLUTION NO. 343 AUTHORIZING THE MAYOR TO EXECUTE THE KING COUNTY PARKS LEVY AGREEMENT FOR 2026 – 2031:

Clerk/Treasurer Spens explained that voters in King County voted to extend the Parks Levy and if the Town wishes to continue receiving its share of the funding, the mayor must execute this agreement.

MOTION: Councilmember Dix moved to adopt Resolution No. 343 authorizing the Mayor to execute the King County Parks Levy Agreement for 2026 – 2031. Councilmember McCarthy seconded.

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

PROPOSED CONTRACT FOR LANDSCAPE (RIGHT-OF-WAY) MAINTENANCE SERVICES: Mayor Howes reported that she and Marc Schaadt met to review Mr. Schaadt's contract for 2026 – 2027 and have agreed on the services and fees presented tonight. Because of the dollar amount of this contract (approx. \$38,000 per year), she is asking the Council to authorize her to sign it.

MOTION: Councilmember Stowe moved to authorize the Mayor to execute a contract for Right-of-Way Maintenance Services with Marc's Lawn Service for 2026 and 2027.

Councilmember McCarthy seconded.

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

MAYOR AND COUNCILMEMBER REPORTS:

SPEED BUMP: Councilmember Wheeler reported that he and Town Engineer Schroeder have discussed the need to fix the speed bump on 107th. The work is expected to happen in early 2026. He noted that he also asked her to arrange for the catch basin at the beach to be cleaned.

WATER MAIN BIDS: Town Engineer Schroeder reported that City of Bellevue (COB) will open bids for their water-main replacement project on 1/8/2026 and will notify the Town of the bid results within 10 days of that date. Once notified, the Town will have 5 days to respond to COB about whether the Town plans to proceed with its concurrent water-line project. Based on the timing of this bid opening, the Council expects to hold a special meeting in mid- to late-January to decide “go/no go”.

GREENSPACE WORK: Councilmember Dix reported that she participated in an urban forestry forum, which she found useful. She is considering incorporating some of the suggestions from that forum in her greenspace work. She is also working to obtain bids for tree work in 2026.

WATER RATE STUDY: Councilmember McCarthy reported that he has completed a water rate study at the Council’s request. His first step was comparing rates charged by other water utilities on the Eastside, including Mercer Island (highest), Issaquah, Bellevue, Bothell, Redmond, Kirkland, and Renton (lowest). The average two-month charge for these cities is \$198; Beaux Arts’ average two-month charge is currently \$123 for the same volume of water used. He added that most of the comparison cities are quoting 2025 rates that are likely to be 5% higher in 2026.

Based on this comparison and the Water Department’s ongoing costs for both regular maintenance and major repair projects, he recommended the following:

- Increase the base fee for each connection from \$100 per billing cycle to \$125.
- Increase volume pricing from \$1.50 per 100cf (or increment thereof) in excess of the 500cf minimum allowed as part of the base fee.
- Consider annual water-rate adjustments to recognize that the water system will continue to need funding for repairs and maintenance and must work to develop reserves to cover those maintenance needs.

Upon discussion, the Council agreed that the Water Department’s bigger need is reliable revenue to fund major repairs, which have become more costly in recent years, and the increase should focus on the base fee.

MOTION: Councilmember Saal moved to increase water rates as follows: increase the base fee to \$135 per billing cycle and leave the volume-based charge at \$1.50 per 100 cf (or increment thereof) effective January 1, 2026. Councilmember Stowe seconded.

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

Clerk/Treasurer Spens will bring a resolution to the Council in January to document the fee

increase in the usual fashion and will update the Fee Schedule on the Town's website. She noted that, while the new rates go into effect on January 1, 2026, customers won't see the increase until March, which bills for water usage in January and February. She also asked Councilmember McCarthy to help prepare a note explaining the increase in the January newsletter.

UPCOMING COUNCIL TOPICS: Mayor Howes asked the Council to consider which local representatives they would like to invite to upcoming meeting, which ideas they want to include in the Town's legislative agenda for 2026, and what they want the lobbyist to focus on in 2026.

NEXT MEETING: The next regular Council meeting is scheduled for Tuesday January 13, 2026 at Councilmember Wheeler's house.

EXECUTIVE SESSION: The Council adjourned the regular meeting at 8:35 pm for a short Executive Session to discuss personnel issues and reconvened the regular meeting at 8:50 pm.

ADJOURN: Councilmember Dix moved to adjourn the meeting at 8:50 pm.

Councilmember Dix seconded.

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

Respectfully submitted,

Sue Ann Spens
Clerk/Treasurer