



TOWN OF BEAUX ARTS VILLAGE

TOWN COUNCIL MINUTES

July 14, 2026

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

EXCUSED: none

STAFF: Clerk/Treasurer Amy Myhre, Town Water Superintendent Eric Antonelli, Town Engineer Stacia Schroeder, Town Attorney David Linehan

GUESTS: Bruce Agnew, Janice Connolly

Mayor Howes called the meeting to order at 7:02 pm.

MINUTES: Councilmember Saal moved to approve the June 9, 2026, minutes as amended. Councilmember Wheeler seconded.

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

CLAIMS: Councilmember Stowe moved to approve the Final July 14, 2026, Claims Register for check numbers 17032 through 17043 in the amount of \$38,684.80 as presented. Councilmember Wheeler seconded.

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

CLERK'S REPORT:

Backflow Testing: Northern Waters will conduct backflow testing for residents who are on the Town's list from Aug 10-14. Residents will be contacted prior to testing if special arrangements are needed for access. If repairs are needed, residents will be contacted after testing to make appropriate arrangements. Invoices for testing fees will be sent by the Town to residents after testing is completed.

Housing Accountability Act Review: The Department of Commerce sent an official response on June 9th. The Council directed the Planning Commission to prioritize the outstanding items and begin developing potential solutions, starting with those that appear most straightforward to address. Planning Commission met on June 18th to begin this work and added an additional meeting on July 16th to continue discussions.

Interfund Loan: An interfund loan will be needed to ensure the Water Department Fund has sufficient cash to pay for the 2026 Water Main Project. After checking with the Town Engineer and the City of Bellevue, payment for the project is not expected until the project is completed, which will be later this year. A proposed resolution will be put on the agenda for consideration later this fall.

MARSHAL'S REPORT: There was a tree fire on the WABA property and there is an

investigation ongoing. Two representatives from the King County Sheriff's Office plan to attend the annual WABA picnic on July 25th.

WATER REPORT: The testing of the new water main came back clear this week. A resident reached out to obtain an estimate for a water meter installation.

WABA REPORT: The annual WABA picnic will be held at the beach on July 25th.

APPEARANCES: None

PUBLIC HEARING: PROPOSED ORDINANCE 489 ADOPTING THE 2027 – 2032

CIP / TIP: Mayor Howes opened the public hearing at 7:14 pm and asked for public comments. As there were no public comments, she closed the public hearing at 7:15 pm.

MOTION: Councilmember Wheeler moved to pass Ordinance No. 489 adopting a CIP / TIP for 2027 through 2032, inclusive. Councilmember Stowe seconded.

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

PROPOSED REQUEST FOR TREE REMOVAL IN TOWN ROW: The resident requesting the tree removal was not present. Council had questions regarding the potential mitigation tree, so discussion and a decision were tabled until questions could be addressed.

DEPARTMENT OF COMMERCE HOUSING ACCOUNTABILITY ACT REVIEW:

The Town held a staff meeting to begin planning the Town's response to the Department of Commerce's review letter. The first step was directing the Planning Commission to prioritize the outstanding items and begin developing potential solutions, starting with those that appear most straightforward to address. Council reviewed the list developed by the Planning Commission, and staff will meet with the Planning Commission in July to give comments on the items and continue work on the outstanding items.

Council set a budget not to exceed \$5,000 for the Town Attorney to assist with the Town's response. AWC is facilitating a meeting with the eight cities selected for review within the next week. Mayor Howes emailed Representative Zahn and Councilmember Balducci to inform them of the Town's selection for review.

PROPOSED AGREEMENT FOR A NEW TOWN PROSECUTING ATTORNEY: The Town does not currently have an active contract for prosecuting attorney services because it has not needed those services recently, and its former prosecutor is no longer available. The former prosecutor recommended Lynn Moberly, who serves as prosecutor for Issaquah, Snoqualmie, North Bend, and Duvall. Clerk Myhre contacted Ms. Moberly, who is willing to represent Beaux Arts on an hourly, as-needed basis.

MOTION: Councilmember Saal moved to approve the agreement with Lynn Moberly for prosecuting attorney services for the Town. Councilmember Stowe seconded.

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

PROPOSED AGREEMENT FOR ATTORNEY FOR BAV/CITY OF BELLEVUE

INTERTIE PROJECT: The Town cannot utilize Town Attorney Linehan for legal assistance with the BAV/City of Bellevue intertie project, since he has a conflict of interest. Councilmember Stowe vetted three local attorneys to help the Town review the impending terms and found Jennifer Robertson, from Inslee Best, to be the most qualified attorney at the most reasonable rate.

MOTION: Councilmember Saal moved to approve the agreement with Jennifer Robertson, from Inslee Best, pending a contract review by Town Attorney Linehan, not to exceed \$5,000 in 2026. Councilmember Wheeler seconded.

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

INSURANCE FOR PUBLIC MEETINGS ON PRIVATE PROPERTY: Because the Town does not have a Town Hall or other public meeting space, Council discussed reviewing insurance options for Town meetings held in private spaces, such as homes. After discussion, Council would like to continue investigating options, including reaching out to insurance companies to find out what kind of insurance coverage may be available. Staff and Council will research and present findings at a future meeting.

MAYOR AND COUNCILMEMBER REPORTS:

Water Main Project: The most recent email communication to residents regarding the Water Main project had the incorrect name and contact information for the COB inspector. Clerk Myhre will send an email with the correct contact information to residents. Councilmember Dix asked to be notified of the upcoming paving work schedule so she can coordinate the upcoming tree work around the paving schedule.

City of Bellevue Intertie Connection: Councilmember Stowe is continuing his work on this project and will update Council as it progresses.

Tree and Landscape Projects: Four trees are scheduled for testing by the Town Arborist. Once testing is done, the Arborist will develop a plan of action for the trees, if necessary. Maple limbs seem to be falling throughout town more than normal. The drip system is not reaching the north end of the town, so Councilmember Dix is having to do a lot of hand watering. She will get a bid for installing a water faucet to help with watering. During budgeting, it may be worthwhile to consider budgeting for a professional service for watering and clean-up work throughout the Town.

Building Department Training: Clerk Myhre will train this month with Deputy Clerk Tych to learn about the Building Department and permitting.

Possible ILA with Medina Public Works: The Town received a proposal for an Interlocal Agreement (ILA) with the City of Median for various public works projects. Mayor Howes will reach out for two additional bids from neighboring cities to compare rates. Once three bids are secure, Council will discuss options for adopting an ILA.

UPCOMING COUNCIL TOPICS: Department of Commerce Housing Accountability Act Review, Interfund Loan, continued discussion of insurance for public meetings held in private homes, and a request for tree removal in Town right-of-way.

NEXT MEETING: The next regular Council meeting is scheduled for Tuesday, September 8, 2026, at Councilmember Dix's house.

EXECUTIVE SESSION: Council adjourned the regular meeting at 8:06 pm and moved to executive session pursuant to RCW 42.30.110(1)(i)(iii), to discuss with legal counsel potential litigation, including the legal risks of a proposed action under consideration by the Council at 8:06 pm. Council reconvened the regular meeting at 9:04 pm.

ADJOURN: Councilmember Saal moved to adjourn the meeting at 9:04 pm. Councilmember Wheeler seconded.
Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

Respectfully submitted,

Amy Myhre
Clerk/Treasurer