



## TOWN OF BEAUX ARTS VILLAGE

### TOWN COUNCIL MINUTES

April 15, 2025

**PRESENT:** Councilmembers Paula Dix, James McCarthy (Pro Tem), Stacy Saal, Tom Stowe, and Brad Wheeler.

**EXCUSED:** Mayor Aletha Howes,

**STAFF:** Clerk/Treasurer Sue Ann Spens, Town Engineer/Planner Stacia Schroeder, Town Attorney David Linehan (only for the Middle Housing discussion).

**GUESTS:** Kim Moloney, Anita Carroll, and Jake Carroll.

Mayor ProTem McCarthy called the meeting to order at 7pm.

**MINUTES:** Councilmember Stowe moved to approve the March 11, 2025 minutes as amended. Councilmember Wheeler seconded.

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

**CLAIMS:** Councilmember Saal moved to approve the Final April 8, 2025 Claims Register for check numbers 16789 through 16810 and 16812 in the amount of \$31,097.96.

Councilmember Wheeler seconded.

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

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

**PLUMBER NEEDED FOR SHED:** Clerk/Treasurer Spens reported that the bathroom faucet in the maintenance shed is not working and asked if any Councilmembers have a plumber to recommend. Councilmember Saal has someone who can help.

**BANKING / ONLINE BILLPAY QUESTIONS:** Clerk/Treasurer Spens reported that in following up on the question of paying more of the Town's bills electronically (to avoid losses and delays in the mail and mail theft), she learned that upgrading our current bank account to allow us to pay by ACH would cost \$25.00 per month. She offered to investigate further to see if WaFD Bank has other account options that offer this service for no added monthly fee if the Council agrees with this concept. It was the consensus of the Council that we should make this change, even if we have to pay the monthly fee, because we will save on the cost of purchasing checks, postage, and other mailing supplies and greatly enhance the security of our payments. Clerk/Treasurer Spens and Mayor Howes will put together a policy to ensure the mayor and council retain necessary internal controls.

**REMINDER - CANDIDATE FILING:** Clerk/Treasurer Spens reminded the Council that candidate filing for positions on the Town Council (Mayor, Council positions 1, 3, and 5) will be open from Monday May 5 through Friday May 9. She will publish a notice in the April newsletter so that interested residents can file. She will also send a reminder to current Councilmembers in advance of those dates.

**MARSHAL’S REPORT:** The Town continues to receive complaints about parking on Town rights-of-way. Clerk/Treasurer Spens will put a notice in the May newsletter to remind residents of the parking rules that apply to them and to their contractors.

**WATER REPORT:** Nothing to report.

**WABA REPORT:** No report.

**APPEARANCES:** Planning Commissioner Kim Moloney commented that a recent variance allowing a structure in the rear setback made her wonder if the Town should consider amending our current rear-setback rules. She is aware that at least 50% of properties in Beaux Arts have non-compliant structures in their rear setbacks, e.g., garden sheds and play structures. She noted that she mentioned this at a recent Planning Commission meeting, but the other members are not interested in addressing the issue. She is approaching the Council to learn if Councilmembers feel differently. She added that this could be part of a full-vision discussion for the Village.

**PUBLIC HEARING, DRAFT MIDDLE HOUSING REGULATIONS:** Mayor ProTem McCarthy opened the public hearing at 7:17 pm and asked for public comments.

Jake Carroll stated that he would like to see a copy of the draft regulations.

As there were no other comments, Mayor ProTem McCarthy closed the public hearing at 7:18 pm.

Town Attorney Linehan commented that the documents presented for tonight’s discussion are a bit confusing. Dept of Commerce’s model ordinance was never intended to be adopted as an ordinance but to serve as a guideline for language to update each city’s development regulations. Bolded language in the model ordinance is instructional but not necessarily required, so removing those definitions that will not be used in the BAV ordinance will simplify and clarify the ordinance. He suggested that the Council review the “big picture” items and find ways to fit new middle-housing rules into existing code as much as possible to make the final code more user-friendly.

Town Planner Schroeder pointed out that the redlined code pages in the Council’s packet already incorporate the changes needed for middle housing. She suggested that the Council focus on those and disregard the so-called “model ordinance.”

Town Attorney Linehan suggested that the Council adjourn briefly to an Executive Session to discuss potential litigation. Mayor ProTem McCarthy adjourned the regular meeting for a ten-minute Executive Session at 7:50pm. At 8:00 pm, the regular meeting was reconvened.

Town Planner Schroeder reviewed the redlined code changes and answered the Council’s questions. Town Attorney Linehan clarified that Beaux Arts is only required to allow two housing units per lot, i.e., a principal residence and an ADU, which the Town’s code already

allows.

At the end of this discussion, it was decided that Town Planner Schroeder will prepare an updated draft of the redlined code sections for further discussion. She will pass those to Town Attorney Linehan so that he can create adopting ordinance language. Once Ms. Schroeder's draft is ready, she will forward it to Clerk/Treasurer Spens for distribution to the Council so they can resume their review while Mr. Linehan is crafting the ordinances needed to adopt the new regulations.

It was the consensus of the Council to hold a public hearing in May to continue this review and include any interested public and to hold another in June, if needed, prior to adoption.

Town Attorney Linehan left the meeting at 8:30pm.

#### **COB FRANCHISE FOR WATER SUPPLY LINE THROUGH BEAUX ARTS:**

Councilmember Stowe gave an update on the franchise negotiations. He explained that the Bellevue is treating the intertie we have with them as a commercial water connection and will not be included in the franchise agreement. He also explained that a franchise fee is appropriate for this situation because no Beaux Arts residents are served by the water distribution line Bellevue wishes to replace.

Councilmember Stowe then outlined a method for calculating the value of this franchise agreement using calculations from similar situations in King County. Town Engineer Schroeder added that it helps to think of the franchise fee as a land-lease for the right-of-way that Bellevue's water line will occupy. After discussion of the fee methodology, it was the consensus of the Council that the fee Councilmember Stowe has suggested is a reasonable starting point for ongoing negotiations.

#### **MAYOR AND COUNCILMEMBER REPORTS:**

**FUNDING FOR BAV WATER LINE REPLACEMENT:** Councilmember Wheeler reminded the Council that he continues to look for grant money to offset a portion of the cost of the Water Department's water-line replacement. So far, he has found loans from the Public Works Board, which are low interest but still loans, not grants. He also looked into funding through Congressman Adam Smith's office but discovered that it is not available for projects like ours.

**GREENSPACE MAINTENANCE:** Councilmember Dix reported she has arranged for the removal of a maple along the Angle Path.

**CANOPY STUDY:** Councilmember Dix reported that the KCD Canopy is underway.

**GLEN PATH / ANGLE PATH:** Councilmember Dix reported that she has nearly finished installing irrigation along the Glen Path and hopes to finish it in time to cover the whole path with chips from the maple tree removal.

**MITIGATION TREES:** Councilmember Dix mentioned that our current tree code has no

monitoring requirement to ensure the health and viability of trees planted to mitigate a removal.

**NEXT MEETING:** The next regular Council meeting is scheduled for Tuesday May 13, 2025 at Councilmember Stowe's house. Clerk/Treasurer Spens commented that she is having shoulder surgery on May 1<sup>st</sup> and may miss this meeting. She will collaborate with Mayor Howes and Deputy Clerk Tych to ensure continuity for the May meeting.

**ADJOURN:** Councilmember Saal moved to adjourn the meeting at 9:03 pm. Councilmember Wheeler seconded.

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

Respectfully submitted,

Sue Ann Spens  
Clerk/Treasurer