



TOWN OF BEAUX ARTS VILLAGE

TOWN COUNCIL MINUTES

June 10, 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/Planner Stacia Schroeder.

GUESTS: Water Department Supervisor Bob Durr and Eric Antonelli, Gary Fulton, Eric Christofferson, Susan Bogert.

Mayor Howes called the meeting to order at 7pm.

MINUTES: Councilmember Saal moved to approve the May 13, 2025 minutes as written. Councilmember Dix seconded.

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

CLAIMS: Councilmember Wheeler moved to approve the Final June 10, 2025 Claims Register for check numbers 16826 through 16849 in the amount of \$33,939.51.

Councilmember McCarthy seconded.

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

CLERK'S REPORT:

2024 ANNUAL REPORT: Clerk/Treasurer Spens reported that the 2024 Annual Report was submitted to the State Auditor's Office on May 22, 2025.

BANKING / ONLINE BILLPAY QUESTIONS: Clerk/Treasurer Spens outlined two options for EFT / ACH payments to vendors through Washington Federal Bank. The first is the option she originally described to Council, which costs a flat \$25 per month and allows an unlimited number of transactions per month. She also learned of another option that allows access to two authorized users, can be used to pay any vendor either by EFT, ACH, or online check, and offers 5 free transactions per month. Each transaction after that cost \$0.40 per transaction. Given that we process 20 to 25 transactions per month, the second option is clearly more cost effective. It was the consensus of the Council that she should enroll the Town in the second option.

MARSHAL'S REPORT: No report.

WATER REPORT: Water Supervisor Bob Durr reported that Bellevue drained our water tank through the intertie, which apparently was installed without a backflow-prevention device. The Water Department should receive a credit for the estimated 25,000 gallons Bellevue used. Because the Water Department is billed for usage at commercial rates, the value of 25,000 gallons should be in the neighborhood of \$20,000 - \$30,000.

Mr. Durr also asked for a \$20,000 line item to be added to the Water Department's Capital Investment Plan to purchase a replacement pump.

WABA REPORT: WABA's Summer Picnic is scheduled for July 26th. The North Dock project is finished; the remaining work will be postponed until October.

APPEARANCES: Eric Christofferson expressed his negative reaction to the number of cars parking in front of homes rather than in driveways. Mayor Howes asked him to direct his concerns to the Town Marshal. He also expressed concerns about the number of variances that have been granted in recent years as he feels it makes it harder to deny future variances.

Susan Bogert asked about the "No Turn" sign that was to be installed on SE 27th at 103rd Ave, as SE 27th comes up from the beach. A delivery vehicle that attempted to turn right onto 103rd got hung up and blocked traffic until it could be removed. Councilmember Wheeler said it was difficult to find a place to install the sign, but he will work with Town Engineer Schroeder to get it installed.

PUBLIC HEARING: MIDDLE HOUSING REGULATIONS: Mayor Howes opened the public hearing at 7:24 pm and asked for public comments.

As there were no public comments, Mayor Howes closed the public hearing at 7:25 pm. She then described the three ordinances the Council is reviewing tonight for middle housing regulations, engineering standards, and stormwater manual updates.

Councilmembers discussed each ordinance and recommended minor changes to clarify language.

MOTION: Councilmember Stowe moved to pass Ordinance No. 478 amending BAVMC 18.10 to comply with state mandates for middle housing. Councilmember Saal seconded. Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

MOTION: Councilmember Saal moved to pass Ordinance No. 479 amending BAVMC 13.15 to adopt the 2024 Washington State Stormwater Management Manual. Councilmember Wheeler seconded. Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

MOTION: Councilmember Wheeler moved to pass Ordinance No. 480 amending BAVMC 15.10 to update public-works engineering standards. Councilmember Stowe seconded. Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

PUBLIC HEARING: FIRST READING - COB FRANCHISE FOR WATER SUPPLY LINE THROUGH BEAUX ARTS: Mayor Howes explained that Bellevue is still reviewing the current version of the proposed franchise agreement, and there is nothing available for a first reading. The public hearing is hereby continued to July 1st or later, depending on when a final draft is available.

Mayor Howes also commented that Ann Marie Soto, the attorney working on the Town's behalf through this negotiation, has shared the Town's comments with Bellevue, including our initial calculations for the franchise fee (based on King County guidelines), and we are now waiting for their response. She reminded everyone that the franchise in question is only for the existing facilities. A revised franchise will be required when Bellevue decides on the location of new supply lines through the 104th / 105th Arterial right-of-way.

2026 – 2031 CIP / TIP: Councilmember McCarthy asked for additions, revisions, etc. to the 2025 – 2030 CIP / TIP to make it current for the coming year. Councilmembers offered updates. Councilmember McCarthy will prepare and distribute a final version for Council action at a public hearing during the July Council meeting.

Mayor Howes mentioned that she would like each piece of the Townwide survey to be posted to the Town's website as they are completed. This will help residents better understand where their property lines are relative to Town rights-of-way, which will also be useful for permitting questions, tree work, etc.

MAYOR AND COUNCILMEMBER REPORTS:

TOWN SIGNAGE: Councilmember Wheeler reported that the "blind driveway" sign on the Arterial has been replaced and that there are now spare posts for name signs at the maintenance shed.

GLEN PATH: Councilmember Dix reported that she finished installing irrigation along the Glen Path. She has received a \$4,000 estimate for purchasing and installing additional plants near the north end of the path. It was the consensus of the Council to review the recommended plantings in July.

1Q2025 TREASURER'S REPORT: Councilmember McCarthy reported that he has reviewed the 1Q2025 Treasurer's Reports, found them to be accurate, and signed them indicating his approval.

KING COUNTY SHERIFF'S OFFICE CONTRACT: Mayor Howes reported that negotiations of the KCSO Contract have opened. She will update the Council on their progress.

2024 COMPREHENSIVE PLAN UPDATE: Mayor Howes commented that the Puget Sound Regional Council is asking why the Town's updated Comp Plan does not address affordable housing. PSRC wants the Town to work with ARCH to develop affordable housing in Beaux Arts and to create a loan program to support affordable housing.

FUTURE COUNCIL TOPICS: Mayor Howes reminded the Council that the Townwide Survey continues again next year, that the Camping Ordinance is still in the wings, and that guidance for updates to the Tree Code is pending.

NEXT MEETING: The next regular Council meeting is scheduled for Tuesday July 8,

2025 at Councilmember Dix' house.

ADJOURN: Councilmember Wheeler moved to adjourn the meeting at 8:42 pm.

Councilmember Saal seconded.

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

Respectfully submitted,

Sue Ann Spens

Clerk/Treasurer