



SUMMARY OF THE MINUTES TOWN COUNCIL

Thursday, March 20, 2025 – Council Chambers – Afternoon Session

CALL TO ORDER

Mayor Jackson called the regular session of the Town Council to order at 12:00 p.m.

ROLL CALL

Councilmembers: Steve Hushebeck (Position No. 1), Richard Geffen (Position No. 2), Anna Maria de Freitas (Position No. 3), Mason Turnage (Position No. 4) and Barbara Starr (Position No. 5).

Mayor Raymont Jackson; Town Administrator Denice Kulseth; Finance Director Bethany Berry; Town Clerk Jennifer Krembs (absent), and Executive Assistant Julie Greene.

FLAG SALUTE

FLAG SALUTE

SET AGENDA

At 12:01 p.m., Mayor Jackson set the agenda. There will be a closed session after the conclusion of today's meeting. Town Administrator Kulseth noted a change to the published agenda continuing the Public Hearing for the Planned Residential Development at 1032 Guard Street to April 3, 2025.

PUBLIC COMMENT

At 12:05 p.m., M. Patricia Morse, County resident, spoke on behalf of herself and three County residents [identified in the minutes by Executive Assistant Greene but not introduced to the Council: Vern Howard, Steve Buck, and Brian Brown] requesting the renaming of Breezeway Park to Judy and Jerry Alhadeff Park in recognition of their generosity to the community.

CONFIDENT AGENDA

At 12:10 p.m., the Consent Agenda was introduced by Mayor Jackson. No further discussion followed.

Moved by Councilmember Geffen, seconded by Councilmember Hushebeck, to adopt the Consent Agenda as presented. Motion passed unanimously.

Resolutions

Resolution No. 2942 – Adopting Friday Harbor Landfill Post Closure Financial Assurance Plan Update for years 2024 through 2034.

Minutes Approval of the Summary of Minutes dated March 6, 2025.

ACTION AND DISCUSSION ITEMS

Public Hearing – OJC Property – Amendment to Development Agreement for 825 Argyle Avenue

At 12:07 p.m., Mayor Jackson opened the public hearing. Applicant Stephanie O'Day confirmed she had read proposed Resolution 2943. Community Development Director Ryan Ericson shared a presentation outlining Council's authority to amend the Development Agreement, the proposed increase in density, and the staff's support of the amendment increasing the maximum density on Lot 2 of the Argyle Gardens short plat from five units to eight units, bringing the total plat density to nine units. Staff explained to Council the additional three units with parking spaces will increase the property's total impervious surface from ~29% to ~34%, an increase of 1400 square feet. Ericson provided a site plan of the proposal with existing stormwater drainage lines, and proposed

47 upgrades to the existing stormwater drainage lines that the applicant must install from their property to the
48 opposite side of Rose Lane; the required upgrades are a new catch basin, a new pipe connecting the property to
49 that catch basin, and a new pipe connecting the new catch basin to the Town's existing type 2 bubbler structure on
50 the south side of Rose Lane. The existing structure allows water to sheet flow down the remainder of Rose Lane. In
51 response to a question from Council regarding the uncontaminated flow on Rose Lane, Ericson explained to eliminate
52 sheet flow, Public Works will need to reconnect the bubbler structure to the storm pond at the terminus of Rose
53 Lane and Spruce Street. Councilmember Turnage requested a timeline for attaching the new line to the stormwater
54 basin and expressed concerns about the impact of any increase in stormwater on Rose Lane as it's perpetually
55 flooded in the winter. Kulseth said this street improvement has not been discussed, but a plan could be developed.
56 Councilmember de Freitas noted concerns with the existing drainage problem. Ericson explained the
57 improvements would eliminate use of a sump pump and trough drain through the sidewalk by having a tightline
58 straight to the existing stormwater system. This will eliminate sheet draining across Rose Lane from the north side
59 immediately below the subject property. Until these improvements are made, the new units would tie into the
60 existing lines. Councilmembers questioned installing additional units prior to upgrading the stormwater system.
61 Ericson sees this project as the start of the system improvements. Councilmember Turnage agrees with increasing
62 density but believes the infrastructure must be in place. Councilmember de Freitas suggested a contingency
63 requiring simultaneous installation of the housing and stormwater improvements. Kulseth suggested adding a
64 discussion of project priorities to next week's council retreat, noting that stormwater improvements have not been
65 adequately funded, and the cost has fallen on developers, contributing to system problems throughout town.
66 Ericson described the existing stormwater system consists of an onsite catch basin and sump pump that discharges
67 into a trough drain in the sidewalk and into a gutter. A few feet later the gutter terminates, which at that point, the
68 water sheets across Rose Lane. He said the additional housing units would not create significantly more runoff.
69 Public Works Director Jesse Douglas-Seitz clarified the percentage increase for the parcel seems high but, upon
70 considering the entire stormwater area starting at Grover Street, the total increase would be closer to .5 to 1%.
71 Councilmember Starr announced her support for the development but concurred with the recommendation to
72 jointly complete the project and system improvements. Councilmember Hushebeck requested an estimated cost
73 for the system improvements and practicality of accomplishing them anytime soon. O'Day presented the project as
74 an addition of three, or more likely two, 400-square foot units. The existing two water hookups would be replaced
75 with a single larger hookup. She just replaced the pump in the catch basin. She acknowledged that Rose Lane has
76 a huge drainage problem and made a plea not to tie her project to the Rose Lane repairs as she understands from
77 speaking with Town staff that this could take years to complete. O'Day will obtain a right of way permit to run
78 drainage across Rose Lane into a catch basin and is willing to modify the project to request just two additional units
79 for a total of seven tiny homes. She explained the units are identical to those at the site so the development will
80 be cohesive. Council asked O'Day the monthly rental rate for the proposed units; she responded rent is currently
81 \$1,400-\$1,500 including water, sewer, garbage, and yard care. To help the Council visualize the amount of
82 stormwater runoff from the proposed increase in impervious surface, Ericson stated the additional impervious
83 surface created by this project is less than or comparable to that of a typical 1800 square foot residence with 400
84 square foot driveway; he will calculate the volume of increased water flow per the Council's request.
85

86 At 12:33 p.m., Mayor Jackson opened the hearing to public comment. No public comment was forthcoming.
87

88 At 12:34 p.m., Mayor Jackson opened the Council discussion.
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90 **Councilmember Starr moved, Councilmember de Freitas seconded, continuing the hearing to the April 3, 2025, council meeting. Councilmembers Geffen and Hushebeck announced their preparedness to vote in favor of the applicant but agreed to wait until after further discussion at the council retreat. Motion passed unanimously.**
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92 Wastewater Treatment SCPPL Update
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94 At 12:37 p.m., Mayor Jackson directed Douglas-Seitz to present his update. Douglas-Seitz explained the Small
95 Communities Project Priority List (SCPPL) was established by the Department of Ecology (DOE) as a source for
96 wastewater treatment plant funding. The Town's DOE funding agreement executed in 2021 by Resolution 2649
97

98 has been extended twice and is expiring July 1, 2025. Douglas-Seitz requested Amendment 3 to the original
99 contract to allocate construction funds and extend the construction completion date to March 30, 2027. Paperwork
100 for the SCPPL must be completed prior to going out to bid; therefore, he is asking that Council authorize the Mayor
101 to sign the agreement and allow staff to prepare a resolution for this agreement to be signed at a future council
102 meeting. The DOE is adding \$2.7 million to the \$1.7 million already allocated, bringing the plant's DOE funding to
103 approximately \$4.5 million.

104
105 **Councilmember Hushebeck moved, Councilmember Starr seconded, approval to authorize the Mayor to sign the**
106 **Department of Ecology's Amendment No.3, Small Community Project Priority List, for ratification at a future council**
107 **meeting. Motion passed unanimously.**

108
109 **ADMINISTRATOR'S REPORT**

110 At 12:41 p.m., Administrator Kulseth reported on the following:

- 111 • The Town earned AWC's Well City Award and will continue to receive a 2% health insurance premium
112 discount.
- 113 • State historical society member and state coordinator for “America’s 250th” met with Kulseth to invite the
114 Town to officially partner in the 250th anniversary of America. This effort to boost heritage tourism starts
115 April 18th with participants placing two candles in the window as a tribute to the midnight ride of Paul
116 Revere. Next year’s suggested celebrations include a day of community service on Flag Day, Independence
117 Day, and a public reading of the Constitution by community youth on Constitution Day, September 17th.
118 No funding is available, but the organization will provide promotional materials. The state has signed on.
119 Suggested local partners include the American Legion, San Juan Historical Museum, San Juan Island
120 Chamber of Commerce, San Juan Islands Visitors Bureau, and schools. Council approved signing on as
121 official partners of America’s 250th.
- 122 • Port Director Todd Nicholson has requested permission to install Level 2 EV chargers in two Town parking
123 spaces at the Port. They received a grant for the chargers plus two fast chargers being installed next to the
124 Port restrooms. Council was not in favor of the request and recommended installation in the Port’s upper
125 parking lot.
- 126 • The Council requested a joint meeting with the Port; Kulseth will follow up.
- 127 • The closed session is to update the Council on collective bargaining.

128
129 At 12:53 p.m., Mayor Jackson acknowledged County Councilmember Kari McVeigh. McVeigh noted the County is
130 discussing America’s 250th celebrations and sees this as an opportunity for a cooperative venture with the Town.
131 The earmark for the multimodal trail from Town to Zylstra Lake will now be used to run the trail from Linde Park to
132 Redtail Trail and across the Land Bank’s Beaverton marsh property.

133
134 **FUTURE AND NON-AGENDA ITEMS**

135 At 12:57 p.m., Councilmember de Freitas requested quarterly meetings with the Sheriff and Fire Chief.
136 Councilmember Turnage would like further discussion regarding Nash Street lighting. Councilmember Starr
137 requested a follow up on Purple Lane. Ericson requested for clarification on the request, and Council explained
138 they wanted to know about enforcement issues with stormwater runoff, construction debris, and neighborhood
139 concerns about the parking lots/road surfacing. Ericson explained the gravel road will receive asphalt surfacing
140 when the weather allows. Councilmembers Hushebeck and McVeigh attended the Cross Border Alliance Zoom
141 call. Councilmember de Freitas noted her business is receiving cancellations from Canadians, as well as Americans
142 due to financial uncertainty; there is an expectation of a 25% to 50% drop in tourism just as the ferries are back in
143 regular service. McVeigh’s takeaways from the Zoom meeting included that Americans are directing spending at
144 companies that support their values and that over 50% of Canadians see America as an active threat to the Canadian
145 way of life. Councilmember Geffen mentioned the development of online Canadian marketplaces to encourage
146 buying Canadian. According to Councilmember Hushebeck, the Canadians say the islands need the Sidney ferry.
147 Mayor Jackson suggested tribal involvement. Councilmember de Freitas said the Visitors Bureau has not budgeted
148 outreach to Canada but could use social media to share the islands’ support for Canada. Councilmember Turnage

149 asked for reassurance there will not be a repeat of joint Town/County meeting technical issues with future online
150 meetings. Kulseth explained that the Town and County Clerks determined that future meetings will alternate
151 between Town Council and County Council Chambers rather than being held at an outside unsecured location.

152

153 **PUBLIC COMMENT**

154 No public comment was forthcoming.

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156 **ADJOURNMENT** – Hearing no further business and no objection, Mayor Jackson adjourned the meeting at 1:12
157 p.m. The next regular meeting is scheduled for Thursday, April 3, 2025, at 12:00 p.m.

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159 * * * * *

160 **These minutes were approved by motion of the Town Council . The original document is retained by the Clerk in**
161 **the Town Council's permanent records. Attest : Jennifer Krembs, Town of Friday Harbor Clerk**