



SUMMARY OF THE MINUTES TOWN COUNCIL

Thursday, February 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).

Town Administrator Denice Kulseth (absent), Town Clerk Jennifer Krembs, and Finance Director Bethany Berry.

FLAG SALUTE

Mayor Jackson conducted the flag salute.

SET AGENDA

At 12:01 p.m., Mayor Jackson set the agenda.

ANNOUNCEMENTS

At 12:01 p.m., Mayor Jackson called for announcements. Mayor Jackson recognized the upcoming birthday of Councilmember Hushebeck. No further announcements.

PUBLIC COMMENT

At 12:01 p.m., Mayor Jackson invited public comment. Town and San Juan County (SJC) resident Ron Warden requested the opportunity to speak at the later public comment time; Mayor Jackson acknowledged the request. Town resident Michael McKinnon presented a neighborhood request on behalf of residents residing at 732 Nash Street (Linda Castleman), 756 Nash Street (Jeff Fitz), and 738 Nash Street (himself and his wife Haley Byrne). McKinnon requested the streetlights on the 700 block of Nash Street have the same level of brightness as the 600 block of Nash Street; current lighting shines into his bedroom at night and onto privately owned property. He shared the context of streetlights on neighboring streets and reviewed communication on his previous streetlight requests and excerpts from past Council meetings on the topic. He requested the opportunity to continue during the later public comment time. Town resident Jeff Rachwitz shared his concern about streetlighting and suggested reducing the height of the streetlights.

CONSENT AGENDA

At 12:08 p.m., the Consent Agenda was introduced by Mayor Jackson. Councilmember Hushebeck inquired about the proposed increase referred to in Resolution No. 2935 regarding Amendment 6 with Brown and Caldwell for the Water System Plan Final Project invoice. Public Works Director Douglas-Seitz explained the design project is at 30% and to move to the next phase it has been identified that the project must convert to a gravity system; the proposed identification of the additional work was not included in the original scope. Councilmember Hushebeck recognized the funding had been secured for the project. Councilmember de Freitas asked if the total bill would be increased. Douglas-Seitz explained it would not, but it would increase the total amount needed for engineering. No further discussion followed.

Moved by Geffen, seconded by Starr, to adopt the Consent Agenda as presented. No discussion. Motion passed unanimously.

Resolutions

- Resolution No. 2508-01 – Ratifying authorizing the interlocal agreement with the Town of La Conner for disposal of biosolids with an extension for service.
- Resolution No. 2935 - Authorizing Amendment 6 with Brown and Caldwell for the Water System Plan Final Project Invoice
- Resolution No. 2936 – Authorizing Amendment 1 to Task Order 2 with Brown and Caldwell for Water Treatment Plant Improvement Project
- Resolution No. 2937 - Ratifying Interlocal Task Order 14 for Lampard Road for guardrail repair
- Resolution No. 2938 - Adopting Engineering Design Standards for vegetation

Payments and Claims

- Utility billing refund warrant #61815; dated December 24, 2024, in the amount of \$209.26.
- Claim warrants #61816 to 61837 including EFT payments dated December 30, 2024, for Open Period #2 with warrants cut January 13, 2025, in the amount of \$141,840.63.
- Claim warrants #61838 to 61875 including EFT payments dated December 31, 2024, for Open Period #3 with warrants cut January 20, 2025, in the amount of \$242,762.16.

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

ACTION AND DISCUSSION ITEMS

Purple Lane Update

At 12:47 p.m., Mayor Jackson introduced the Purple Lane Update and called upon Community Development Director Ryan Ericson to present. Ericson shared Purple Lane, also known as Finnegan Way, is a Planned Residential Development (PRD). The PRD was approved in 2019 for 26 lots over three phases without timelines. Ericson reviewed the Purple Lane timeline, phases, requirements, and final plat process. The final plans are vested to land use controls in effect at the time of preliminary plat approval for five years after final plat approval; Finnegan Way is subject to plat conditions of approval until 2027. Ericson shared changes to the original approval including relocation of Phase III Lot #9 to Lot #18, increase of permanent stormwater controls, and asphalt paving of Finnegan Way. Site plans show perimeter buffers, setbacks, and stormwater detention tanks. Councilmember Turnage expressed concern with the TrueGrid material used in the parking lots stating the material will not prevent gravel from overflowing onto the asphalt, noxious vegetation will grow, and extra maintenance will be required. Mayor Jackson inquired why asphalt was not being used for both road and parking surfaces. Ericson explained the original PRD was approved with TrueGrid; however, if it presents a public health and safety concern, the Town can request a change during the vesting period. Councilmember Turnage expressed concern for people with mobility issues. Ericson offered to talk to the owner/developer Charles Thomas about the concern. Councilmember Hushebeck asked if a pervious material was considered. Douglas-Seitz explained pervious material presents more expense and specialty equipment to maintain, locally there are no resources, and the site is located on bedrock. Ericson shared the current state of project construction, occupancy status, and stormwater requirements for Phases I, II, and III. Councilmember Starr expressed concern with offering temporary occupancy permits before the pavement and landscaping plans have been approved. Ericson explained a typical PRD long plat would require roads prior to building permits; however, phasing without terms was agreed upon and construction was allowed for this project. In the future, phasing with defined terms at each phase and timeframes with the ability to apply changes to align with code revisions is the goal. Councilmember Hushebeck recognized asphalt cannot be laid due to weather constraints. Ericson shared the code enforcement to date at the site including erosion control. Councilmember Turnage commented on how cost cutting on this project has impacted the residents and requested foliage screening for the refuse containers. Councilmember Hushebeck suggested the Homeowners Association could be a resource for some of these concerns. Councilmember De Freitas paraphrased the need to have better controls over future development agreements; Council concurred. Ericson referred to several ordinances the Town has

adopted to address noxious vegetation in the right-of-way and tall grasses, and at a future date he will bring forward the International Property Management Code for the Council to review. Ericson will follow up with more code enforcement with contractor M.E.M. Enterprises for erosion control. No further discussion. Councilmember Geffen noted he is a Finnegan Ridge resident; if decisions are to be made by Council, he will recuse himself.

FUTURE AND NON-AGENDA ITEMS

At 12:47 p.m., Mayor Jackson called for future agenda items. Councilmember Turnage requested addressing McKinnon’s concern. Councilmember De Freitas suggested addressing McKinnon’s request when the Town Administrator is present.

PUBLIC COMMENT

At 12:49 p.m., Mayor Jackson opened public comment. Ron Warden shared his concerns about the Purple Lane development as an apartment owner downhill from the development. He shared his experience with the developer and explained the additional cost he has incurred to mediate the development’s lack of management of laterally moving water impacting his building’s asphalt. Warden expressed his frustration with construction conditions and the impacts on the neighboring properties. Michael McKinnon requested the Town apply the same residential standard lighting on Nash Street as applied on neighboring streets. Finnegan Ridge resident Jeff Rachwitz thanked Councilmembers Starr and Turnage for advocating for the Purple Lane neighborhood. Rachwitz shared neighborhood efforts to tame noxious weeds and expressed disappointment in the development’s management and cost per unit. Mayor Jackson invited SJC Councilmember Kari McVeigh to address the Council. McVeigh shared SJC Manager Jessica Hudson would attend the first Council meeting of the month, McVeigh the third. She expressed excitement for the upcoming joint Town and County Council meeting. She expressed concern for national level issues that could impact both the Town and SJC and is hopeful about working together to find solutions. Mayor Jackson thanked McVeigh.

ANNOUNCEMENT

No announcements were forthcoming.

ADJOURMENT – Hearing no further business and no objection, Mayor Jackson adjourned the meeting at 1:03 p.m. The next regular meeting is scheduled for Thursday, March 6, 2025, at 12:00 p.m.

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These minutes were approved by motion of the Town Council. The original document is retained by the Clerk in the Town Council’s permanent records. A ttest: Jennifer M. Krembs, Town of Friday Harbor Clerk