



SUMMARY OF THE MINUTES TOWN COUNCIL

Thursday, April 3, 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, and Town Clerk Jennifer Krembs.

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. No announcements were forthcoming.

PUBLIC COMMENT

At 12:02 p.m., Stephanie O'Day, San Juan County resident, shared her concerns regarding the continuance of the public hearing on the OJC Property amendment to the Development Agreement for 825 Argyle Avenue as the small factory homes she hopes to purchase for the site have risen in cost by 4%. Mayor Jackson recognized County Council Chair Kari McVeigh. McVeigh shared information on the emergency relief funding for passenger ferry service. The County contracted with three different companies for passenger service between Anacortes and San Juan, Orcas, and Lopez, emergency barge service, and emergency interisland service. Reservations will be required for the free walk-on service. San Juan Safaris will provide twice daily service seven days a week between Cap Sante in Anacortes and Friday Harbor, Orcas, and Lopez; Shaw does not have a viable dock available. Outer Island Excursions will serve as the emergency interisland passenger service, providing transportation for pedestrians between the San Juan Islands in the event of Washington State Ferry disruptions. Pintail Marine will provide barge services as needed. The service will run mid-April through June 30th and data will be collected. More information can be found on the County website. Mayor Jackson thanked McVeigh for the update; McVeigh gave credit to County Councilmembers Fuller and Paulsen.

CONSENT AGENDA

At 12:13 p.m., the Consent Agenda was introduced by Mayor Jackson. No discussion followed.

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

Resolutions

- Resolution No. 2943 – Authorizing a lease agreement with San Juan County for limited use of a portion of 212 Sutton Road (TPN 350234001) for solid waste and recycling purposes.
- Resolution No. 2944 – Authorizing an interlocal agreement between the Town and San Juan County regarding cost sharing of landfill monitoring and reporting expenses.

- Resolution No. 2945 - Authorizing a small works contract with San Juan Heating LLC for a rooftop heat pump replacement.
- Resolution No. 2946 – Awarding the bid and authorizing an agreement with Mike Carlson Enterprises for the construction of a sand shelter.

Minutes Approval of the Summary of Minutes dated March 12, 2025, and March 20, 2025.

ACTION AND DISCUSSION ITEMS

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

At 12:15 p.m., Mayor Jackson opened the public hearing and continued the hearing until April 17, 2025.

Stormwater Management Plan Update

At 12:16 p.m., Mayor Jackson directed Community Development Director Ryan Ericson to present his update. Ericson explained why the Town has a Stormwater Management Plan and what it is used for. Under the Growth Management Act, the State requires local governments to have capital facilities plans outlining improvements over the next 20 years based on population projection, zoning, and land use, while taking into consideration the infrastructure costs for Town utility services of wastewater, stormwater, and refuse. These plans are incorporated into the Comprehensive Plan. The Town updated the Sewer Management Plan in 2019 and the Water Management Plan in 2024. The Stormwater Management Plan was last updated in 2005 and is due for an update. This requires completion of the Land Capacity Analysis to finalize zoning and density. Ericson explained how the consultant will use the data to identify deficiencies and provide recommendations for future improvement projects. The 2005 plan did not recommend improvements to Rose Lane. At that time, the Rose Lane model showed an 8-inch continuous stormwater pipe which is not there; this will be corrected in the next review. The stormwater plan is also used to determine utility rates. A total of 14 projects were recommended in 2005, and many of them have been completed. Ericson reviewed the status of each. The Land Capacity Analysis should be completed by early May, then the stormwater plan can be finalized and added to the 2025 Comprehensive Plan; potential projects must be documented in the Capital Facilities Plan. Ericson will respond to the Council's request for an in-house report on stormwater runoff from the 825 Argyle Avenue property onto Rose Lane before the next regular Council meeting and continued 825 Argyle Gardens public hearing. The addition of a Rose Lane stormwater improvement project would require a Comp Plan amendment. Adding the project would make it eligible for grant funding but it would not receive high ranking due to its small size.

ADMINISTRATOR'S REPORT

At 12:26 p.m., Administrator Kulseth reported on the following:

- Kulseth shared a new Town Attorney, Daniel Kenny, has been hired from the law firm Ogden Murphy Wallace. Kenny was peer nominated as a Rising Star by *Super Lawyer Magazine*, awarded lawyer to watch [Clerk note: *Best Lawyers: Ones to Watch in America, Land Use and Zoning Law; 2023, 2024, 2025*], and serves as the attorney for Gig Harbor, WA. The firm has additional resources specializing in various areas in municipal law. Former lawyer Mike Kenyon was gracious about the decision, and Kenyon is nearing retirement. Kulseth is hopeful about the new law firm's expertise.
- The Wastewater Treatment Plant project is going out for bid soon. Bids will take place in the form of bid alternatives, allowing the Town to add improvements if funds allow.
- Kulseth will speak tomorrow at the Chamber of Commerce quarterly meeting and will invite the community to participate in the 250th anniversary of Paul Revere's ride called Two Lights for Tomorrow taking place the night of April 18, 2025.
- The Town will celebrate Arbor Day on April 25th at Brickworks.
- The pedestrian safety reflective slap bands have arrived. Kulseth and Clerk Krembs will launch a public outreach campaign in the Fall.
- Kulseth distributed assessor booklets. It is helpful for residents to see Town and County property tax rates and how the money gets distributed.

FUTURE AND NON-AGENDA ITEMS

At 12:38 p.m., Councilmember Starr requested Nash Street lighting be on the next agenda. Councilmembers Turnage and Starr will lead the topic with exhibits from public requestor Michael McKinnon; potential action is anticipated. A separate conversation about Engineering Light Standards will be held at the next regular meeting. Mayor Jackson requested adding Local Improvement Districts (LIDs) as a topic so the Council could learn more about implementation possibilities. Town Attorney Kenny could provide a LIDs study session. Councilmember Turnage said residents of Rose Lane should be aware of the topic and invited to join the study session. Councilmembers Turnage and Starr offered to reach out to residents in the neighborhood. Councilmember de Freitas inquired about Purple Lane code enforcement; Ericson will contact de Freitas to provide an update.

PUBLIC COMMENT

No public comment was forthcoming.

ADJOURNMENT – Hearing no further business and no objection, Mayor Jackson adjourned the meeting at 12:57 p.m. The next regular meeting is scheduled for Thursday, April 17, 2025, at 12:00 p.m.

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. Attest : Jennifer Krembs, Town of Friday Harbor Clerk