

TOWN OF COUPEVILLE
Regular Council Meeting
July 22, 2025
6:00pm

CALL TO ORDER

At 6:00pm, Mayor Hughes called the meeting to order and led the Council in reciting the Pledge of Allegiance.

PRESENT: Mayor Molly Hughes, Councilmembers Jenny Bright, Rick Walti, Michael Moore, and Jackie Henderson

STAFF PRESENT: Deputy Clerk Chris Jolly, Community Planning Director Joshua Engelbrecht, Assistant Planner Lisa Walsh, Clerk-Treasurer Corine Jackson, and Public Works Director Joe Grogan

EXCUSE COUNCILMEMBER

Action: A motion was made by Councilmember Henderson, seconded by Councilmember Moore, to excuse Councilmember Pat Powell from the July 22, 2025 Regular Council Meeting. The motion passed unanimously.

APPROVAL OF AGENDA

The Presentation by Building Official Scott Austin was removed from the agenda. A New Business item to approve street closures was added to the agenda.

Action: A motion was made by Councilmember Bright, seconded by Councilmember Henderson, to approve the agenda of the July 22, 2025 Regular Council Meeting as amended. The motion passed unanimously.

APPROVAL OF MINUTES

The minutes of the July 8, 2025 Regular Council Meeting were approved as submitted.

MAYOR'S REPORT

- Mayor Hughes attended the Ebey's Trust Board workshop. The National Parks Service is processing \$93,000 for the reserve, about half of what was originally budgeted. Some of the Reserve's programs are still running, but the three staff members are being laid-off in September.
- The Coupeville Lions Annual Garage Sale made \$52,024 this year – the most ever! Special thank you to Rick Walti and the many volunteers who helped with the sale.
- Mayor Hughes attended the Library's Touch-A-Truck event. It was very hot this year, so the crowd wasn't as big as usual.
- The Boardwalk replacement project is still moving forward. They are completing the concrete pours within the next week. Will be finished before Arts & Crafts Festival. The fifteen feet of Boardwalk adjacent to Toby's Tavern will have to be concrete due to the

oil tank found under the street. The shell midden that was found is being screened one shovel at a time, which is costing more than expected. Street funds are being used to cover the screening. Public Works Director Grogan is looking for a faster option.

- The Sidewalk project has been started when the crew isn't able to work on the Boardwalk. The wall on the Haller House side will be shorter than originally planned. The previously approved rock stamp design on the wall will not happen due to high costs for the stamps. They are looking into screening the wall with vegetation instead.
- Mayor Hughes attended the 25th Anniversary of Regency in Oak Harbor. It was a very nice event.
- Mayor Hughes attended the 120th Anniversary of the Coupeville Wharf. It was a major success, with lots of attendees. Special thank you to the Port of Coupeville for getting the deferred maintenance completed and all the work they've done to restore the Wharf.
- Mayor Hughes attended the most recent Coupeville Chamber Member's Meeting, where the filmmakers gave an overview of their plans for filming in Coupeville.
- There are several fun events coming up before the next Council Meeting, including the 61st Coupeville Arts & Crafts Festival.

AUDIENCE INPUT

- Ellen Stone addressed the Council about short-term rentals on street level on Front St. She would like to see the unit at Salty Vons become a short-term rental due to its ADA accessibility. Noted her son's disability and the difficulty they've had finding ADA accessible accommodations.
- Barbara Summers addressed the Council about short-term rentals on street level on Front St. Summers believes there is overwhelming support for making the code change, and that some people in support of the change did not attend the July 1 Planning Commission Meeting.
- Julie Lloyd addressed the Council in support of allowing residential and short-term rentals on street level. Lloyd cited that her building would be a good location for an artist to live and work.
- Becky Bolte addressed the Council about the Krueger MOA, would like to know more about it before any changes are made.
- Ricardo Reyes addressed the Council about the Krueger MOA and some areas the need clarification. Reyes specifically cited confusion about whether the development on Third St. would be included in the HOA, and confusion about who is responsible for maintaining the stormwater retention pond.
- Vickie Chambers (Comment in Chat, read by Deputy Clerk Jolly) thanked staff and Council for reading the letter she sent about the Boardwalk and Sidewalk project.

NEW BUSINESS

Professional Services Contract with QCC

Action: A motion was made by Councilmember Walti, seconded by Councilmember Bright, to

authorize the Mayor to sign a contract with Quality Control Corporation for \$540,000 to upgrade our Utility Telemetry. The motion passed unanimously.

Street Closures for Mistakhan Filming

Action: A motion was made by Councilmember Henderson, seconded by Councilmember Bright, to approve the street closures associated with Film Permit FP25-001, for the filming of Mistakhan. The motion passed unanimously.

COUNCIL REPORTS**Councilmember Walti**

Councilmember Walti attended the Utility Advisory Committee meeting on July 14. The new well on Keystone Hill Rd. is making good progress. The Sarkasian Springs feasibility grant is in, so work will begin soon on the feasibility study for connecting them to the Town's water utility. The Utility Advisory Committee also discussed transportation improvements among other items.

Councilmember Bright

Councilmember Bright reported that the Island Transit Board met on July 11, where they reviewed the Draft Transit Development Plan. The draft is on Island Transit's website for the public to view.

DISCUSSION**Second Quarter Financial Report**

Clerk-Treasurer Jackson shared the Second Quarter Financial Report with the Council. Jackson reported that revenues are on track with what was budgeted, and the expenditures are below what was budgeted, but will likely increase in the third and fourth quarters. Property taxes are on track and sales tax and hotel/motel taxes are up from last year. Councilmembers Henderson and Moore asked clarifying questions about tax revenues and utility revenues.

Rental Agreement with St. Mary's Catholic Church

Mayor Hughes reported that the Town has been in talks with the Catholic Church to rent the old fire station for Public Works Storage. They've agreed on \$750 per month, starting August 1. Mayor Hughes would like to sign the lease before August 1, and bring back to Council for ratification at the August 12 Regular Council Meeting.

Krueger MOA

Community Planning Director Engelbrecht gave a presentation about the Krueger Memorandum of Agreement and the Town's updates to Development Regulations. As it stands, parcels in the MOA are potentially limited by the Development Credits framework, where other neighborhoods are not. There are questions about whether ADU's would count as one dwelling credit or less. The presentation seeks to understand whether the Council would like to change the MOA to allow more development. The Mayor and Councilmembers asked clarifying questions about how ADU's are currently counted in the MOA, and how the Town can guarantee affordability. The Council requested more public input and more information.

Short-Term Rental Feedback

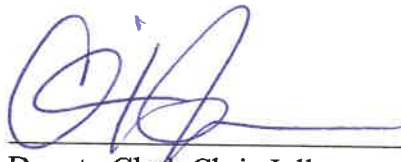
Community Planning Director Engelbrecht presented to findings from the July 1 Planning Commission meeting where the public gave input on short-term rentals at street level on Front

St. 21 participants gave public comment. There is broad support from over-water building owners, but feedback from business owners is mixed. Parking is cited as a major concern with allowing more residential or short-term rentals on Front St. Councilmembers asked questions about specific narrow revisions, short-term rental definitions, ADU's on the landward side, and whether the Town can justify allowing short-term rentals at street level on the water side, but not on landward side of the street. The Council agreed they were open the seeing what narrow revisions would look like, and what the legal implications would be.

ADJOURNMENT: 8:28pm

Respectfully submitted,

MAYOR


Deputy Clerk Chris Jolly
Molly Hughes