



TOWN COUNCIL MEETING
Island County Hearing Room
September 8, 2026
6:00 pm

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Regular Council Meeting of August 25, 2026

MAYOR'S REPORT

PRESENTATION – Shannon Leatherwood, Coupeville School District Superintendent

AUDIENCE INPUT*

NEW BUSINESS

1. Approve Resolution 26-04 re: Island County Multi-Jurisdiction Hazard Mitigation Plan
2. Appoint Chuck Sanders to the Historic Preservation Commission At Large position

STAFF REPORTS

COUNCIL REPORTS

DISCUSSION

- Annexation of NW Broadway Street, S. Ebey Road, and SW Terry Road.

AUDIENCE INPUT*

ADJOURN

The public will be able to access the meetings in real time, by phone.

**As a reminder: This is time set aside for members of the public to speak to the Council about subjects of concern or interest, or items not already set aside for a public hearing. Audience input is limited to 3 minutes per person. Input requiring more lengthy comment is best submitted in writing. Audience input should not be used to support a candidate or ballot measure, as this is prohibited by law.*

To join the meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/TownOfCoupeville/coupeville-town-council-meeting>

In the event of technical issues, the virtual attendance option is not guaranteed.

To access the Town Council meeting remotely, by phone dial 571-317-3122 and use access code 707-347-805.

TOWN OF COUPEVILLE
Regular Council Meeting
August 25, 2026
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 Rick Walti, Kristo Allred, and Jackie Henderson

STAFF PRESENT

Clerk-Treasurer Corine Jackson and Deputy Clerk Chris Jolly

MOTION TO EXCUSE

Action: A motion was made by Councilmember Henderson, seconded by Councilmember Walti, to excuse Councilmembers Jenny Bright and Evan Henrich from the August 25, 2026 Regular Council Meeting. The motion passed unanimously.

APPROVAL OF AGENDA

The agenda of the August 25, 2026 Regular Council Meeting was approved as submitted.

APPROVAL OF MINUTES

The Minutes of the August 11, 2026 Regular Council Meeting were approved as submitted.

MAYOR'S REPORT

- Mayor Hughes reported that she and Public Works Director Grogan had a UAC meeting with Carley McArdel, who will be taking on some of Jeff Tasoff's workload. They discussed projects on the Capital Facilities List in preparation for the first Budget Workshop in September.
- Mayor Hughes reported that she, Public Works Director Grogan, and Community Planning Director Pitts, met with Coupeville School District Superintendent Shannon Leatherwood and Facilities Director Jon Becker. They discussed the projects the school district is working on, such as sound mitigation and solar panel installation. The school district is also working on a water line and meter inventory. Superintendent Leatherwood will give a presentation to the Council at the September 8th Council meeting.
- Mayor Hughes reported that Island Senior Services will be presenting to the Council at the September 22 Council Meeting. They will be introducing their new Executive Director.
- Mayor Hughes reported that the Coupeville Creative District's second annual car show was a huge success, with 87 vehicles. Mayor Hughes gave a shoutout to the Town's Public Works Clerk, Hannah Anderson, who entered her convertible Toyota Rav4.

- Mayor Hughes reported that schools in Coupeville start back on September 8th. Mayor Hughes also reminded the Council that the Farmer's Market is still open every Saturday from 10:00am to 2:00pm, and that the Coupeville Chamber's Murder Mystery Dinner is on Friday, August 28, and that tickets are only available online.

PRESENTATION

Island County Sheriff Rick Felici, and Superior Court Administrator Megan Frazier gave a presentation to the Council about the current state of the Island County Jail. The presentation highlighted the jail's needs as discussions are underway for a new jail.

AUDIENCE INPUT

- Krista Moser addressed the Council about a quilting retreat she is starting at a home on Summit Loop. Moser wants the Council and public to know that if they have any questions about the retreat, to reach out to her.

COUNCIL REPORTS

Councilmember Henderson

Councilmember Henderson reported that she was very impressed with the Island Roots presentation a couple months ago. Henderson talked about the great success Island Roots has had with their development in Langley, and that the public should reach out to them and engage with them if they have questions about the Coupeville project. Henderson commented that rumors are circulating that could be dispelled if members of the public would reach out to Island Roots to ask them questions.

ADJOURNMENT

At 6:55pm, Mayor Hughes adjourned the meeting.

Respectfully submitted,

MAYOR

Deputy Clerk Chris Jolly

Molly Hughes

TOWN OF COUPEVILLE

From the Desk of Mayor Molly Hughes

M E M O R A N D U M

September 4, 2026

TO: Town Council

RE: Island County Multi-Jurisdiction Hazard Mitigation Plan

Council,

The Hazard Mitigation Plan has been submitted to the State and approved. It has been submitted to FEMA and after a preliminary review, they find nothing of significance requiring modifications, although the full review will not be completed for another month.

The County's consultant on this project says that under normal situation, we would hold off on adoption of the plan until we receive official notice of approval from FEMA. However, this time, due to a reporting requirement FEMA has, they are requesting that we adopt the plan asap, prior to final plan review. This is why there is language in the Resolution allowing for small changes to the plan if FEMA comes back with notes. The consultant says she has never had a major modification necessary in a submitted plan that would require us to re-adopt.

If you would like to look at the plan one more time you can find it at:

<https://www.islandcountywa.gov/170/Department-of-Emergency-Management>

If you would like to look at Coupeville's section it is in Volume 2, Chapter 4.

Thank you.

Motion: Move to authorize the Mayor to approve Resolution 26-04 adopting the 2026 Island County Multi-Jurisdiction Hazard Mitigation plan.

RESOLUTION 26-04

A RESOLUTION OF THE TOWN COUNCIL OF COUPEVILLE, WA AUTHORIZING THE ADOPTION OF THE 2026 ISLAND COUNTY MULTI-JURISDICTION HAZARD MITIGATION PLAN

WHEREAS, Coupeville has exposure to natural hazards that increase the risk to life, property, environment and the Town's economy. Pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, the Disaster Mitigation Act of 2000 (Public Law 106-390) established requirements for pre and post disaster hazard mitigation programs requiring that "local and tribal government applicants for sub grants must have an approved local mitigation plan in accordance with 44 CFR 201.6 prior to receipt of a hazard Mitigation Grant Program sub-grant funding." The purpose of such local mitigation plan is to represent the Multi-Jurisdiction's commitment to reduce risks from natural and man-made hazards; and

WHEREAS, pursuant to 44 CFR 201.6, a coalition of Island County stakeholders with like planning objectives was formed to pool resources and create consistent mitigation strategies to be implemented within each partner's identified capabilities within the Island County Planning Area; and

WHEREAS, the coalition has completed a planning process that engages the public, assesses the risk and vulnerability to impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives, and creates a plan for implementing, evaluating and revising this strategy; and

WHEREAS, pursuant to 44 CFR 201.6, the 2026 Island County Multi-Jurisdiction Hazard Mitigation Plan has been reviewed and found to meet the regulatory criteria, and following adoption by participating jurisdictions, will be approved by FEMA, making all adopting jurisdictions eligible for mitigation project grants.

NOW, THEREFORE, BE IT RESOLVED by the Town of Coupeville that, the Town of Coupeville is a planning partner to the 2026 Island County Multi-Jurisdiction Hazard Mitigation Plan, which is pending FEMA review. The Town hereby adopts the 2026 Hazard Mitigation Plan in its entirety, including the Town of Coupeville's Annex Template.

It is further Resolved that if required, Island County is authorized to make any modifications deemed necessary to the 2026 Hazard Mitigation Plan as it relates to the Town's Annex that are of a non-monetary nature, without further approval or adoption by the Tow of Coupeville.

PASSED by the Town Council and **APPROVED** by the Mayor this 8th day of September, 2026.

TOWN OF COUPEVILLE

ATTEST

By _____

By _____

Molly Hughes, Mayor

Chris Jolly, Deputy Clerk

TOWN OF COUPEVILLE

From the Desk of Mayor Molly Hughes

M E M O R A N D U M

September 4, 2026

TO: Town Council

RE: Historic Preservation Commission Appointment

Council,

Attached is a recommendation from the Trust Board, and an application from a candidate, for the Member at Large position on the Historic Preservation Commission (HPC).

As you can see, Mr. Sanders has an impressive amount of historic preservation work in his background; restoration work on historic buildings, adaptive re-use of historic buildings, design review and historic building and community nominations for approval.

He has also volunteered as a docent at the Ebey House for the past four summers.

The At Large position is a joint appointment between the Town and the County. I have told Commissioner Bacon I am recommending this application for approval. We will have to move the current At Large person, Marshal Bronson, into a County position as the Town's positions are all full. We need to do this because Mr. Sanders lives in Freeland, outside of the Reserve boundaries. Even though Marshal lives in town, he can serve in a County position.

Thank you.

Motion: Mayor recommends motion to appoint Chuck Sanders to the At Large position on the Historic Preservation Commission.



EBEY'S LANDING
NATIONAL HISTORICAL RESERVE

Trust Board

Spencer Johnson, Chair

Jared van der Duim, Vice Chair

Lynda Austin, Treasurer

Georgie Smith, Secretary

Janet Lewis

Joe Price

Atalie Rudat

John Whittet, WA State Parks

Elexis Fredy, NPS

*Ali Roos
Reserve Manager*

Trust Board Partners

National Park Service

Washington State Parks

Island County

Town of Coupeville

162 Cemetery Rd.
Post Office Box 774
Coupeville, WA 98239
info@ebeyreserve.com
www.EbeyReserve.com

September 1, 2026

Mayor Molly Hughes and Town Council - Town of Coupeville

Island County Board of Commissioners - Island County

Re: Recommendation of Chuck Sanders to the Historic Preservation Commission

Dear Mayor Hughes, Town Councilmembers, and Island County Commissioners:

On behalf of the Trust Board of Ebey's Landing National Historical Reserve, I am writing to formally confirm the Trust Board's recommendation of Chuck Sanders for appointment to the joint Town of Coupeville/Island County at-large position on the Historic Preservation Commission (HPC).

At its August 27, 2026 meeting, the Trust Board unanimously voted to recommend Mr. Sanders for appointment to this position.

The Historic Preservation Commission is established through the Town of Coupeville and Island County's unified regulations for Ebey's Landing National Historical Reserve, Coupeville Town Code Chapter 16.13 and Island County Code Chapter 17.04A. Pursuant to Coupeville Town Code 16.13.060(B)(3) and Island County Code 17.04A.060(B)(3), one member of the seven-member Commission is appointed jointly by the Town of Coupeville and Island County upon recommendation of the Trust Board.

In accordance with that process, the Trust Board respectfully recommends Chuck Sanders to the Town of Coupeville and Island County for appointment to the joint position on the Historic Preservation Commission.

We appreciate Mr. Sanders' willingness to serve and the Town and County's continued partnership in supporting the Historic Preservation Commission and the shared preservation responsibilities within Ebey's Landing National Historical Reserve.

Sincerely,

Alix L. Roos

Reserve Manager

Trust Board of Ebey's Landing National Historical Reserve

Reserve.manager@ebeyreserve.com

Mobile (360) 672-2512

Office (360) 678-6084

August 14, 2026

Jason Benson

Trust Board of Ebey's Landing National Historical Reserve
Coupeville, WA

Dear Jason:

I'm sending you this summary of my background and experience relevant to my possible position on the Reserve's Historic Preservation Commission, as you requested:

- Education:
Bachelor of Architecture, Tulane University, 1970;
Master of Architecture, Harvard University, 1973.
- Professional Experience:
Boston, 1972-1976-
Boston Waterfront Park, member of design team;
Adaptive reuse projects of local historic buildings;
Historic District preservation plan, team member, Albany, New York.
New Orleans, 1976-1990-
Adaptive reuse of downtown historic buildings, requiring city Historic District Landmarks Commission and SHPO approval using Secretary of Interior Standards;
1984 New Orleans World's Fair, member of design team, included renovation of historic downtown wharves and warehouses.
Boulder, 1990-2020-
Adaptive reuse of local historic buildings, requiring Boulder Landmarks Board approval;
Renovation of historic buildings as restaurants for national company in various American cities;
Accessibility consultant for Boulder commercial property owner.
- Volunteer Experience:
Historic Boulder, non-profit preservation advocacy organization, Board Member for 25 years, Vice President and Preservation Committee Chairman, Historic Boulder served as advisor to the city Landmarks Board and applicants would typically meet with our Committee for design review, guidance and approval; HB also initiated and nominated local historic districts and individual historic landmarks for city approval;
Member of Colorado Endangered Places Committee, proposal and selection for endangered historic places on the state list.
Docent at Jacob and Sara Ebey House, last four summers.
- Miscellaneous:
Historic American Building Survey, Stratford Plantation, Virginia, summer student program, documenting main plantation buildings, 1969.
Restoration of our New Orleans home, ca 1834, hands on project 1976-1986, resulting in listing as a Local Individual Landmark in 1985.

On a personal note, I want to say that my wife Stephanie and I moved to beautiful Whidbey Island six years ago and are happy to have become part of this wonderful community. I love history and being a docent at the Ebey House has led me to learn about the fascinating story of the PNW- the early explorers, Native Americans, pioneer settlers, and the origins of Whidbey Island towns and places.

As an Islander, I am particularly impressed by and proud of the establishment of the Ebey's Landing National Historical Reserve, the preservation and conservation of such a unique cultural landscape. My hats off to all who so worked hard to make it happen!

In my retirement I enjoy volunteer activities that contribute to the public good.

So I would be honored to serve on the Reserve's Historic Preservation Commission, if I can contribute to it's mission.

Sincerely,

Charles (Chuck) Sanders



STAFF REPORT

Date: August 2, 2026

To: Mayor Hughes and Town Council

From: Marshal Miller

Re: Month of July 2026

Town Calls For Service

In June, there were 92 calls for service; led by 12 Public Assistance complaints, 10 Animal complaints, and 10 Traffic Complaints. We responded to 9 Welfare Checks, 7 Motor Vehicle Accidents, 4 Disorderly Conduct complaints, 4 Suspicious activity reports, and 4 Trespassing complaints. Of the 7 Motor Vehicle Accidents; 3 were Car vs Deer, 2 were Car vs Car, and 2 were Hit & Run collisions. 5 of the 9 Welfare Checks were determined to be for mental health reasons, we were unable to locate or contact 3, and 1 was canceled before we responded.

Other Crimes

Drugs (1) – was charged for a drug offense.

Burglary (1) – still under investigation.

Domestic Violence (1) – Citizen was arrested for DV.

Court Order Violation (1) – Citizen arrested for violating a court order (DV)

DUI – (1) – A subject was arrested for DUI and Hit and Run.

Driving Suspended – (1) Citizen was arrested for Driving while suspended.

Disorderly Conduct – (1) Subject arrested.

Traffic

We issued 8 traffic infractions and 11 written warnings for speeding or other minor violations.

Events

The Arts & Crafts Festival went well this year. We had one incident of Buskers in the food court that resulted in an arrest.

School Back in Session

School will be back in session next week. Time to remind everyone to pay special attention while driving in our School Zones, and routes leading to them.



ISLAND COMMUNICATIONS CALLS FOR SERVICE

2026

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
911 Hang Up	6	8	5	5	6	7	11	3					51
Alarm Comm / Resid	3	6	5	6	10	3	6	4					43
Animal Complaint	8	7	5	4	13	11	4	10					62
Assault	1	1			3	1	2						8
Assist Agency	3	1	2	2	1								9
Assist Public	14	11	20	7	16	14	9	12					103
Burglary Comm / Resid	1			1		1		1					4
Civil / Verbal Dispute	1	1			5	2	3	3					15
Court Order Viol	1			1	2	1	1	3					9
Death Investigation													0
Disorderly Conduct	5	1	9	11	1	4	3	4					38
Domestic Violence	1	1		1	2	2	1	1					9
Fire / Medical Call	1	2		1	2		2						8
Fraud / Forgery	4	3	2	1	3		4	3					20
Harassment	3		4	2	1	1		1					12
Juvenile Complaints	2		3		2		1	1					9
Malicious Mischief	1		1	1									3
Marine Incident							1						1
Mental	1	4	3	2	3	2							15
Missing Person	1		1	3	1			1					7
MVA -Vehicle Accident	3	3		2	5	2	8	7					30
Noise		1	1	2		1	2	1					8
Nuisance					2			1					3
Property	1		6	3		3		2					15
Prowler													0
Sex Crime	2	2		3	2	6							15
Suicide Threat	1	3		3									7
Suspicious Activity	7	6	3	3	4	5	2	4					34
Theft		2	5	2	3	1	4	1					18
Threats	1		2		1		1	1					6
Traffic Complaint	8	10	11	14	11	7	8	10					79
Trespassing	4	1	8	4	3	6	7	4					37
Unsecure Premise			1										1
Vehicle Prowl		3	3		1		1	1					9
Vehicle Theft/TMVWOP								1					1
Vice - Alcohol	1				1	1							3
VUSCA - Drugs	1	1	1		2	1	1	1					8
Wanted Person					1	2							3
Weapons Violation	3		1	1	1			1					7
Welfare Check	10	7	12	11	7	8	7	9					71
Misc / Other Calls	3	3	3	3	5	1	2	1					21
Total Town calls	102	88	117	99	120	93	91	92	0	0	0	0	802
CPD in Town	59	53	60	55	64	49	58	62					460
ICSO in Town	43	35	57	44	56	44	33	30					342
CPD in County	16	17	20	15	13	20	16	14					131
Traffic Stops	34	14	45	54	15	45	35	32					274

Coupeville Marshall's Office											
2025											
Responses to Whidbey Health Compared to Town Responses											
	January	February	March	April	May	June	July	August	September	October	November
	December										
911 Hang Up		1	7	3	3	1	3	1			
Alarm Commercial	1	2			6	1	8	2			
Animal		1		1	2			3			
Assault Phys					11			1			
Assist Agency	1	2			3		1				
Assist Public	5	7	4	2	4	5	1	11			
Civil											
Disorderly Conduct	4	1	0	9	1	3	1	2			
Domestic Violence						1					
Harassment	1	2		2	0						
Information											
Juvenile Complaint	1	1			1						
Malicious Mischief											
Mental Non Criminal		3	1								
Missing Person	1	0									
Sex Offense	1	1		1		4					
Suicidal				2	1						
Suspicious	1	6	2	1							
Theft			1	4							
Threats											
Traffic complaint	1	7	9	1				2			
Trespass	2	4	0	1	3		3	1			
Verbal Dispute							4	3			
Vice Liquor/Drugs	1	0			1	1					
Wanted Person						0					
Weapons			1			1					
Welfare Check	2	8	1	3	2		2	1			
TOTALS	22	43	19	24	23	17	11	10			
			42	43	37	22	28	46			

STAFF REPORT

DATE: September 4, 2026

TO: Mayor Molly Hughes and Members of the Town Council

FROM: Joseph Grogan, Public Works Director

RE: Public Works Summary Report

In parks: The crew have been working their magic on the Johnson lot, they have located the old service lines and extended them to the southeast corner of the property and connected a temporary restroom.

In sewer: We have had two separate incidents involving plumbing parts getting lodged in the lift station pumps. One pump was affected in the front St. lift station and one pump was affected at the South Main station.

The Motor Control Center and the variable frequency drives have been installed at the wastewater treatment plant to help reduce nutrients.

In Streets: After reviewing the Engineers draft speed calming strategy for Terry Rd. Broadway and Parker Rd. They identified the best location for a speed table on Broadway is in the county, not within town limits. I plan to bring a discussion to add this stretch of road into town limits when the five-acre woods are annexed.

In Water: The Navy has completed the installation of two monitoring wells between the town well's 1/90 and 1/06 to help identify the PFOS plume.

The water treatment plant treated just over 9,160,000 gallons in August. This is below average for August just over 10,000,000 gallons.

The wastewater treatment plant treated 3.43 million gallons in August, the 24-hour flows were low for this time of year, from a high of 124,000 gallons to a low of 102,000.





TOWN OF COUPEVILLE

MEMORANDUM

Meeting Date: September 8, 2026
To: Mayor Hughes & Members of Town Council
From: Josh Pitts, Community Planning Director
Subject: August Monthly Report

AUGUST AND SEPTEMBER ACTIVITIES

Community Planning

Planning and building activity remained steady over the past month, with staff assisting applicants, residents, contractors, and property owners with land use, permitting, zoning, and code compliance matters. While construction activity remains moderate, increased development inquiries and pre-application discussions suggest continued investment in the community and potential for additional permit activity in the coming months.

Staff has been working closely with the new owner of a bed and breakfast to complete permitting and ensure compliance with applicable regulations, including the limit of two guest rooms and the requirement that the owner or manager reside on-site while guests are present, consistent with CTC 16.10.110.B. In accordance with CTC 5.36, adjacent property owners were notified of the approval to operate; the owner has since applied for a conditional use permit to increase the number of guest rooms, with a public hearing scheduled before the Town's Hearing Examiner on October 15, 2026, at 10:00 a.m. A public notice will be sent to all property owners within 300 feet about 14 days before the hearing.

Given the level of attention surrounding bed and breakfast regulations in recent months, staff has identified this topic as a higher-priority item in the proposed 2027 work plan. Staff will ask the Planning Commission and Town Council to consider whether changes are warranted to how bed and breakfasts are regulated in residential zones, including appropriate residential densities, whether limits should be based on guest rooms or the number of guests, whether bed and breakfasts should be permitted within ADUs, and other related standards.

Critical Area Ordinance

Staff is continuing work on the periodic update of the Town's Critical Areas Ordinance (CTC 16.34), as required under RCW 36.70A.060 as part of the Comprehensive Plan update process. The update incorporates best available science and current state guidance to protect wetlands, critical aquifer recharge areas, fish and wildlife habitat, frequently flooded areas, and geologically hazardous areas. Staff anticipates presenting the draft ordinance to the Town Council for discussion on September 22, 2026, with adoption anticipated in October.

2027 Work Plan

Staff is preparing a 2027 Planning Work Plan to establish and prioritize planning projects for the upcoming year, providing a framework for allocating resources and advancing initiatives consistent with Town Council goals, Planning Commission priorities, community needs, state requirements, and available staff capacity. The Work Plan may include code amendments, mapping projects, policy updates, and planning studies, while remaining flexible to address emerging issues and legislative requirements.

Assistant Planner

Lisa Walsh, the Town's Assistant Planner, resigned from her position effective August 28. Lisa was a tremendous asset to the Town, supporting not only the Planning Department but also Utility Billing and Public Works, and her contributions are greatly appreciated. Given current permit activity, the Town does not intend to rush to fill the position; Mayor Molly and Josh will first assess the Town's needs and review the appropriate position title and job description.

TOWN OF COUPEVILLE

From the Desk of Mayor Molly Hughes

M E M O R A N D U M

September 4, 2026

TO: Town Council

RE: Annexation of SW Broadway Street, SW Ebey Road and SW Terry Road

Council,

As you know, we added two parcels into our Urban Growth Area in the Comp Plan update and will be formally annexing them soon. The 5-acre woods on Broadway Street and the School District parcel bordered by Ebey and Terry Roads. The County also included these UGA additions in their Comp Plan update. We did not include the roads adjacent to these parcels.

The staff has been discussing the pro's and cons of annexing these roads, all currently owned by Island County.

It makes sense to annex Broadway Street, the town owns the property on both sides. Traffic engineering is suggesting we put a traffic calming speed hump south of the town limit sign, but that would be on the county road, so currently we could not install one. The question is, do we annex up to Black Road or all the way to the WSDOT right-of-way? See map.

The town owns SW Terry Road to the west side of Terry Manufactured Home Park. If the school district decides to build the new elementary school on the Terry/Engle parcel, there will be pedestrian and auto safety issues to address. If the town annexed the remainder of Terry, we could, for example, work with the school to make improvements if they build a school at this location. For example, safe ingress and egress for buses and cars and sidewalks for pedestrians. See map.

If we annexed Ebey Road it would be easier for the town to work on utility lines in the street. We currently have a franchise agreement with the County but their permitting process to work in their right-of-way and under their roads is long and expensive. A question would be: Would we annex from Terry Road to the PSE substation? Do we annex up to the WSDOT right-of-way? See map.

Pro's for annexing Engle and Terry would be having the authority to make ingress and egress decisions, authority to make safety improvements, and total authority to do utility infrastructure projects. Con's are we would be responsible for the maintenance of these roads. Joe has checked the State's street condition maps and reports that Broadway, Terry and Engle are rated 96 out of 100, excellent condition. (I have included the map of our

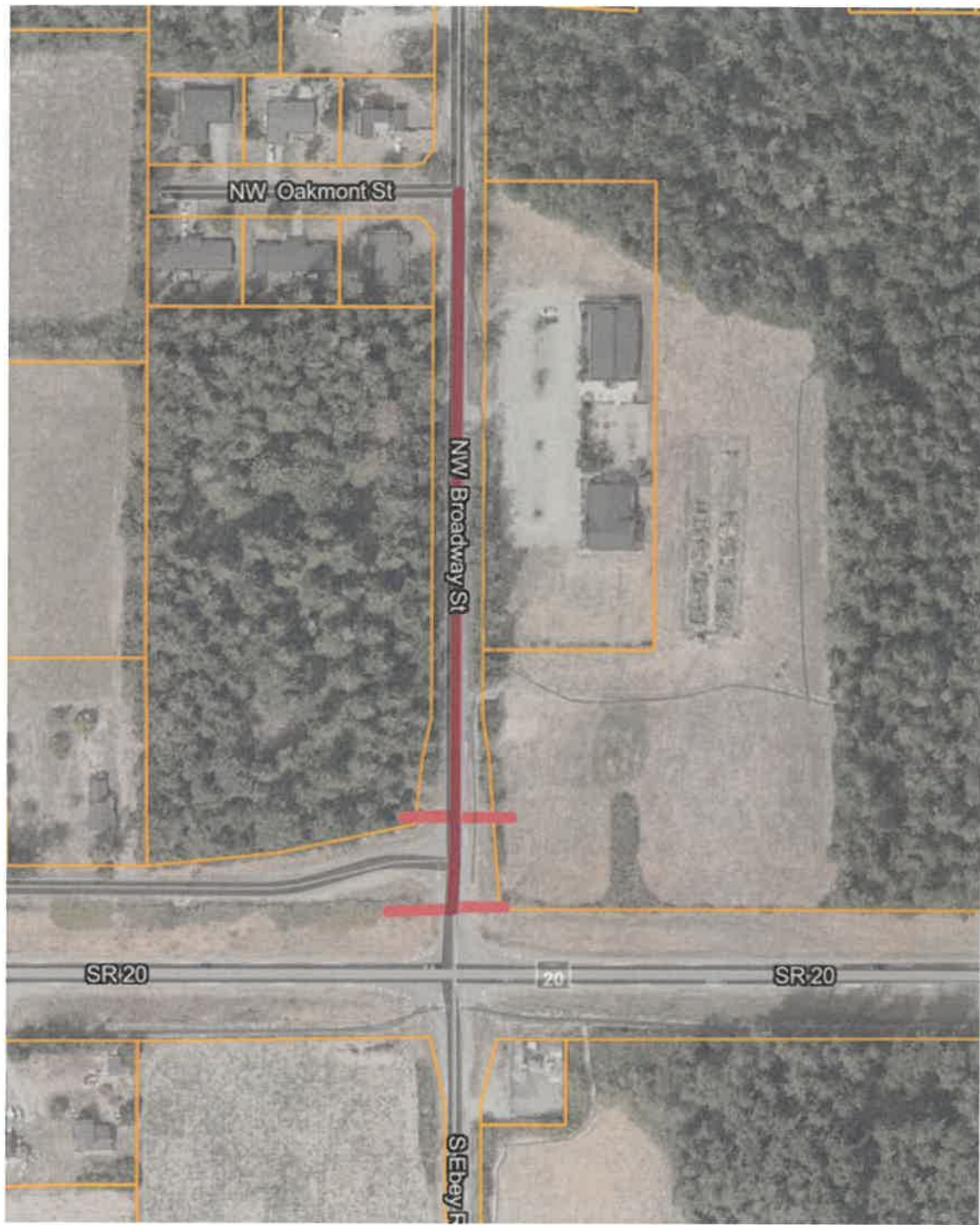
town's street conditions that Joe provided. Nice to see almost every street in town is rated excellent-blue, or good-green.)

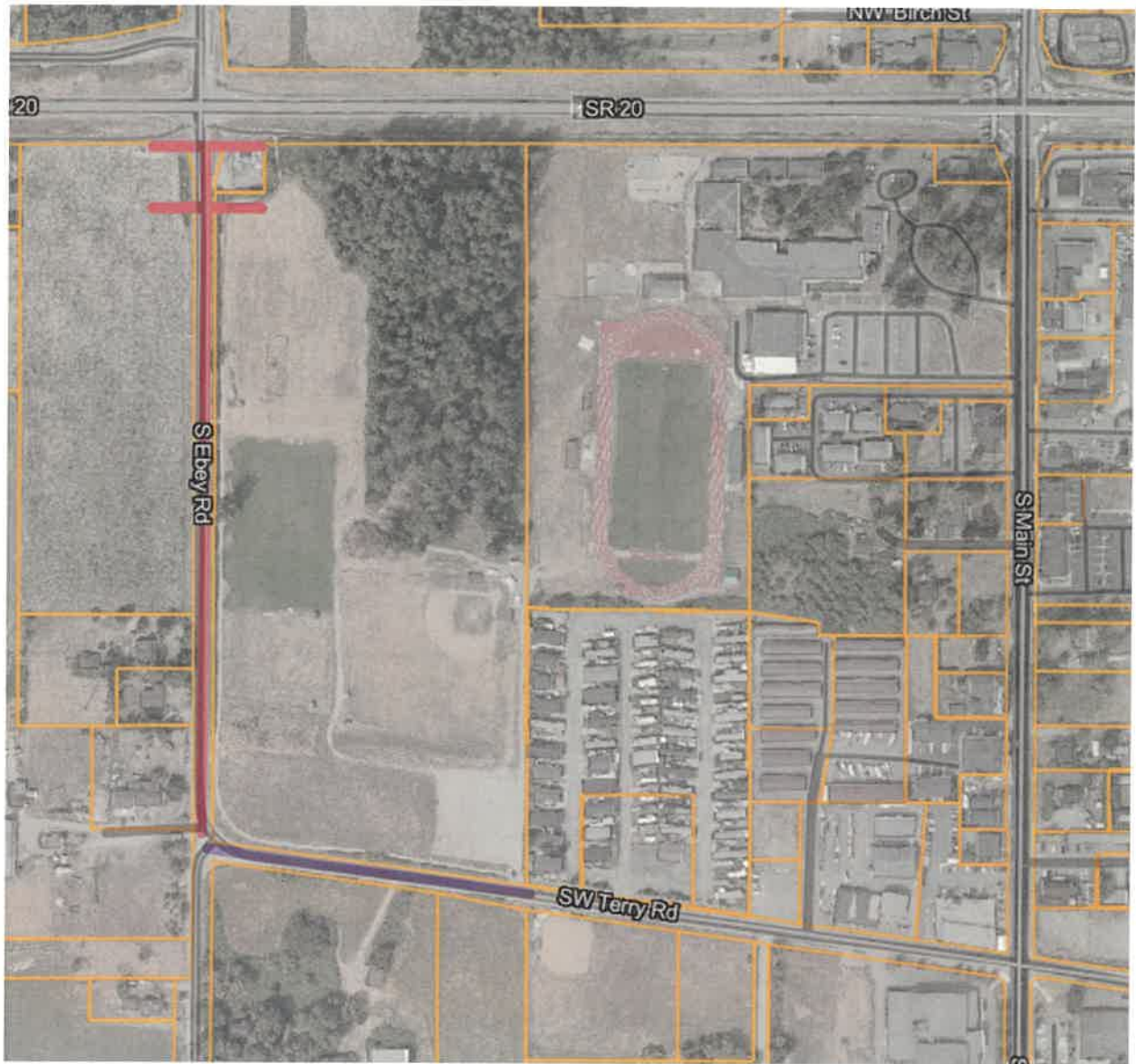
Josh has talked to Island County Planners, and they are in favor of us annexing Broadway and have no objection to us annexing Ebey and Terry.

The last thing to consider is the Hwy 20/Broadway intersection. The town is having a study done with recommendations from WSDOT on improving safety. I'm not saying WSDOT has recommended a roundabout, but they have been clear in a couple meetings with Joe and I that roundabouts are 'their preferred' safety improvement. Roundabouts cost millions of dollars. If we annex these streets right up to the WSDOT right-of-way, we take the County off the list of potential partners for improvements. I don't believe the school has included any street safety money in their budget for a new school, they are doing a traffic study now. No matter what WSDOT recommends, there have been no discussions on who will pay for improvements, there is no guarantee the school or the County would contribute even if we don't take possession of the roads.

Lots to think about.

Thank you.





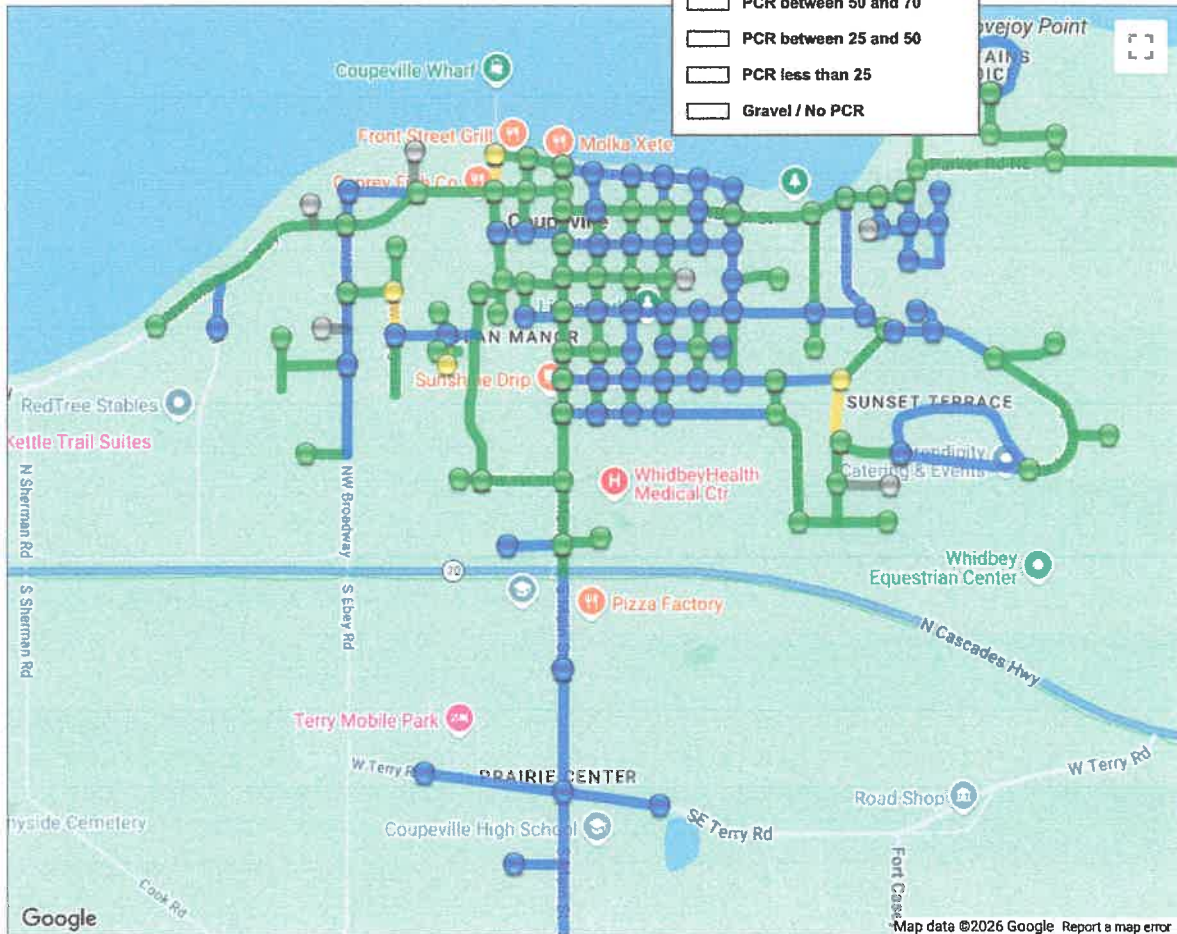
Projects — TIB Initiatives — Small City Street Preservation

Town of Coupeville - Street Inve

Average PCR for Coupeville: 89.8

Miles of Roadway :

ments: 178



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