

LEAVENWORTH CITY COUNCIL MINUTES

February 24, 2026

Mayor Carl J. Florea called the February 24, 2026 Leavenworth City Council meeting to order at 7:01 PM. Councilmember McMaster led the City Council in the Pledge of Allegiance.

ROLL CALL

Council Present: Mayor Carl J. Florea, Clint Strand, Anne Hessburg, Zeke Reister, Shane Thayer, Travis McMaster, Mike Bedard and Rob Eaton.

Staff Present: Matthew "Selby", Chantell Steiner, Maggie Boles, Brantley Bain and Andrea Fischer.

APPROVAL OF THE CONSENT AGENDA

Consent Agenda

1. Approval of Agenda
2. Approval of January 27, 2026 Study Session Minutes
3. Approval of January 27, 2026 Regular Meeting Minutes
4. 2026 Claims EFT & Checks 71706-71771 = \$455,941.50
5. Refer the postponed Resolution XX-2026 – Tree and Vegetation Management and Removal Policy to the Parks & Public Works Committee for further study

Councilmember Strand moved to approve the consent agenda. The motion was seconded by Councilmember Thayer and passed unanimously.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

Mayor Florea opened the floor for public comments. No members of the public, either in person or online, provided comments.

6. Public Safety Reports: **CORPORAL RANDY LAKE, LIAISON OFFICER**

The Chelan County Sheriff's report was not presented as Corporal Lake was not able to attend the meeting.

DEPUTY CHIEF MIKE SMITH, FIRE DISTRICT #3

The Chelan County Fire District #3 report was not presented as Deputy Chief Smith was not able to attend the meeting.

7. Presentation: Front Street Pedestrian Plaza Update

Holly Williams and Paul Fuesel from Psomas presented an update on the Front Street Pedestrian Plaza project. The team explained that they are completing the 10% design phase, which involves establishing the project vision based on survey data, geotechnical

information and preliminary investigations. She emphasized that this project represents a 50 to 100 year investment to fulfill the master plan's vision at a high level of quality.

City Engineer Brantley Bain requested clarification on the design phases. Fuesel explained that 10% design involves identifying all project components and issues, energizing community support and reflecting the physical reality of the site. The process then moves to 30% design where final decisions are made, followed by 60 to 90% phases that engineer everything for construction documents.

The presentation showcased images from the City and Chamber's recent trip to Bavaria, which serves as the quality benchmark for the plaza design. The concept reflects a curbside pedestrian plaza that transforms the current street closure into a permanent public plaza space. Key design features include a new bandshell, increased shade opportunities through cafe seating and trees, and enhanced lighting for festivals and events.

Regarding costs, the team presented planning level estimates that include construction costs, design costs, contingencies and inflation factors. The Front Street improvements only are estimated at \$26 million with the entire project costing around \$66 million including inflation projecting construction to begin in 2030.

Construction phasing was identified as critical to maintain business access and economic vitality throughout the construction period. The team outlined strategies for geographic divisions, utility work scheduling and maintaining storefront access through temporary pathways and coordinated construction activities. It was explained that their approach includes establishing project storefronts with liaisons, constant communication with business owners, advance notice of construction activities and community engagement activities to minimize impacts.

The Council inquired about coordination with the planned parking garage project. Ms. Williams confirmed they are already coordinating with City staff on potential integration opportunities, including shared facilities and coordinated design elements.

The Council asked questions and discussed the material that was presented.

City Engineer Bain confirmed he would prepare contract adjustments for Council for the 30 percent design phase within the next couple of weeks.

8. Public Hearing: Triplex and Residential Design Standards on February 24, 2026 @ 7:00 PM

Mayor Florea opened the public hearing at 7:42 PM.

Community Development Director Maggie Boles provided a staff report on proposed amendments to Leavenworth Municipal Code chapters 18.25 "District Use Chart", 18.36.025 "Residential Dwelling Standards", 18.36.045 "Duplex and Triplex Dwellings" and 21.90 "Common Definitions" related to triplexes and residential design standards.

She explained that the amendments would allow triplexes as a permitted use in all residential zones, whereas they are currently only allowed in multifamily districts. The proposal also updates residential design standards to address aesthetic compatibility concerns. The Planning Commission held a public hearing on December 3, 2025 and recommended moving the item forward. The City Council provided feedback during study sessions on January 27 and February 10, 2026, and those changes have been incorporated into the final draft.

No public comments were received either in person or online.

Councilmembers asked for clarification on the 15 percent glazing requirement, which Director Boles explained refers to windows on street-facing walls to prevent blank walls and add aesthetic appeal. Concern was also expressed for nonconforming lots less than 6,000 square feet and forcing maximum development on undersized lots rather than using smaller Accessory Dwelling Units (ADU). Director Boles clarified that the provision applies only to conversions of existing structures, not new construction, and referred to existing nonconforming code.

Hearing no additional comments, Mayor Florea closed the public hearing at 7:55 PM.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS

There were no action items for this meeting.

COUNCILMEMBER REPORTS

Councilmember Strand had no report.

Councilmember Hessburg attended the Link Transit Board meeting.

Councilmember Reister attended the Greater Leavenworth Museum Board meeting,

Councilmember Thayer attended the Community Engagement Night on February 3rd and attended Session 2 of the Civics Academy “Finance & Records”.

Councilmember McMaster attended the Community Engagement Night on February 3rd and attended Session 2 of the Civics Academy “Finance & Records”.

Councilmember Bedard attended the Downtown Steering Committee meeting and met individually with the Mosquito Board president to understand operations and aspects of public health and safety.

Councilmember Eaton attended the Downtown Steering Committee meeting and spoke about the upcoming Parks & Public Works Committee meeting on March 10th.

MAYOR/ADMINISTRATION REPORTS

Mayor Florea attended ribbon cutting for the Leavenworth Chamber of Commerce new welcome center located at 645 Front Street.

City Administrator Selby reminded Council about upcoming events including the Royal Lady presentation on March 3rd and Chamber banquet on March 5th requesting RSVPs through the City Clerk.

He announced the Council retreat is scheduled for Friday, May 29th and requested agenda input.

He is completing the recreation and tourism manager interviews and plans to have the new hire create an ad hoc committee for roundabout art design as a first priority.

Finance Director Chantell Steiner had no report.

Community Development Director Maggie Boles provided a comprehensive plan update, noting that the first elements are under Planning Commission review with draft sections available online.

She announced that the City's Permit Technician has resigned effectively at the end of March, and the position will be posted soon.

City Engineer Brantley Bain focused on moving public works projects toward bidding.

He indicated the five-year Capital Improvement Plan will be presented to Council soon, and he is currently working on two grants for the Autumn Strasse Road project connecting the Chumstick Highway to Titus Road.

INFORMATION ITEMS & FUTURE CONSIDERATIONS

- 9.** January 2026 Finance Report
- 10.** January 2026 Public Works Dept. Report
- 11.** January 2026 Planning Commission Minutes
- 12.** January 2026 Design Review Board Minutes

ADJOURNMENT

Seeing no other business, Councilmember Thayer moved to adjourn the February 24, 2026 meeting of the Leavenworth City Council. The motion was seconded by Councilmember Hessburg and passed unanimously.

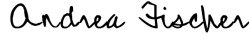
The meeting was adjourned at 8:11 PM.

APPROVED

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ATTEST

Signed by:

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Carl J. Florea
Mayor

Andrea Fischer
City Clerk