

LEAVENWORTH CITY COUNCIL MINUTES

March 10, 2026

Mayor Carl J. Florea called the March 10, 2026 Leavenworth City Council meeting to order at 7:02 PM. Councilmember Reister led the City Council in the Pledge of Allegiance.

ROLL CALL

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

Council Absent: Shane Thayer.

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

Councilmember Bedard moved to excuse Councilmembers Thayer from the March 10, 2026 City Council meeting. The motion was seconded by Councilmember Hessburg and passed unanimously.

APPROVAL OF THE CONSENT AGENDA

Consent Agenda

1. Approval of Agenda
2. Approval of February 10, 2026 Study Session Minutes
3. Approval of February 10, 2026 Regular Meeting Minutes
4. 2026 Claims EFT & Checks 71772-71842 = \$331,816.14
5. February 2026 Payroll \$491,477.92
6. Change Order No. 1 – Osborn Asbestos Abatement
7. Mayoral Appointment of Skyler Cuthill for Housing Advisory Committee Position No. 7 – Expires 1/2029

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

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

Cynthia Cowell from the Small Business Administration announced that a disaster loan outreach center is available at the Chamber of Commerce Administration offices (940 US Highway 2) through March 20, 2026, offering low-interest loans for flood damage from December's flooding. Loans are available up to \$100,000 for personal property, \$500,000 for primary residences, and \$2,000,000 for business physical damage and economic losses.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS

8. Resolution 06-2026 – Transportation Safety Action Plan Acceptance

Councilmember Hessburg moved to accept and approve Resolution 06-2026 – Leavenworth Transportation Safety Action Plan. The motion was seconded by Councilmember Reister and passed unanimously.

9. Ordinance 1720 – Triplex and Residential Design Standards

Councilmember Bedard moved to adopt Ordinance 1720 – Amending Triplex and Residential Design Standards. The motion was seconded by Councilmember Hessburg and passed with a vote of 5-1 with Councilmember Reister opposed.

10. Parking Lot Improvements Bid Award

Councilmember Eaton moved to accept the construction bid and authorize the Mayor to execute a contract with Central Washington Asphalt, Inc. for the Parking Lot Repair project in the amount of \$407,165.65 including Washington State sales tax. The motion was seconded by Councilmember Bedard and passed unanimously.

11. Discussion: Pfleeger Sewer Exemption

Community Development Director Maggie Boles presented Adam Pfleeger's request for a sewer exemption following the Chelan County Boundary Review Board's denial of his annexation application. Pfleeger seeks to connect to City sewer for new construction on his West Benton property due to challenging topographic conditions and wetland buffers that complicate septic system installation. The exemption would require Pfleeger to obtain legal perpetual access, recording notice to title, performing necessary system upgrades, and paying applicable fees.

The Council expressed frustration with the Boundary Review Board's authority and impact on City annexation decisions and questioned if the board is legal. The Council asked if staff could investigate the Boundary Review Board's legal authority while agreeing to move forward with Pfleeger's sewer exemption request given the environmental benefits and property constraints.

12. Memo from the Housing Advisory Committee RE: Pre-Approved Plans

The Housing Advisory Committee submitted a memo requesting restrictions preventing Accessory Dwelling Unit (ADU) residences built using pre-approved plans from being converted to bed and breakfasts. Council expressed strong opposition to allowing conversions, viewing it as contrary to the housing program's intent of providing affordable housing rather than subsidizing tourism businesses. The Council discussed various approaches to restrictions, including permanent prohibitions, time-based limitations and buyback provisions requiring payment of the City's subsidy value plus inflation adjustments to clear title restrictions.

The discussion revealed that property owners receive approximately \$15,000-\$19,000 in benefits from using pre-approved plans, and the City is near its maximum allowed bed and breakfast capacity.

Community Development Director Maggie Boles noted the need to examine how bed and breakfast maximums are calculated, particularly regarding whether multifamily housing should be included in the housing stock calculations used to determine the 4% bed and breakfast cap.

The Council requested more detailed analysis and data for future consideration, with general agreement that some form of restriction should be implemented to preserve the program's original intent while addressing concerns about property rights and long-term community planning.

This item will be brought forth for Council consideration at a later date.

COUNCILMEMBER REPORTS

Councilmember Strand attended the Parks & Public Works Committee meeting.

Councilmember Hessburg attended the Parks & Public Works Committee meeting.

Councilmember Reister attended the Chamber Banquet.

Councilmember McMaster had no report.

Councilmember Bedard attended the Housing Advisory Committee meeting, the Mosquito Control Board meeting, the Chamber Banquet, the Civics Academy and a meeting with downtown business owners who shared opinions about parking and the Front Street closure.

Councilmember Eaton attended Royal Lady installation, the Chamber Banquet, the Parks & Public Works Committee meeting and a meeting with downtown business owners who shared opinions about parking and the Front Street closure.

MAYOR/ADMINISTRATION REPORTS

Mayor Carl Florea had no report.

City Administrator Selby reported the recycling center survey will be going out soon following previous discussions about operational changes. He noted that glass recycling was the most used service at the recycling center and is available to people outside of the City limits due to being funded by donations.

He announced that there will be a storm debris drop-off day scheduled for April 11, 2026 from 8:00 AM – 2:00 PM at the Cemetery. Public Works will also have Spring Clean up for residents for May 7th, 14th and 21st. A flyer from Winton Mfg. Compost Works went to all residents informing them of a new curbside yard waste service.

The City is looking to hire a seasonal full-time construction manager for the construction projects slated for this summer/fall. This will save the City money over using consultants to manage the projects.

Finance Director Chantell Steiner reminded the finance committee of the Finance meeting Thursday, March 12th at 1:00 PM and noted the December financial numbers were available in the current finance report.

Community Development Director Maggie Boles reported on a successful Planning Commission meeting working through the comprehensive plan and praised the Citizens Academy program for connecting with community members not typically seen at engagement events.

Interim Public Works Director Brantley Bain expanded on the construction management position, explaining the City has scheduled 18 construction projects requiring management this summer, making it more cost-effective to hire a seven-month employee rather than consultants.

He also announced a bid-opening for the Commercial Street lift station project.

INFORMATION ITEMS & FUTURE CONSIDERATIONS

ADJOURNMENT

Seeing no other business, Councilmember Reister moved to adjourn the March 10, 2026 meeting of the Leavenworth City Council. The motion was seconded by Councilmember Bedard and passed unanimously.

The meeting was adjourned at 7:52 PM.

APPROVED
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Carl Florea

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Carl J. Florea
Mayor

ATTEST
Signed by:

Andrea Fischer

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Andrea Fischer
City Clerk