

**City of Kenmore
City Council Meeting
Special Meeting Minutes
Thursday, January 18, 2024**

These minutes are created to capture Council action. This is not a verbatim transcript.
Meeting video and audio is available on the City YouTube channel.

PRESENT:

Councilmembers: Mayor Nigel Herbig
Deputy Mayor Melanie O’Cain
Councilmember Joe Marshall
Councilmember Debra Srebnik
Councilmember Valerie Sasson
Councilmember Jon Culver
Councilmember Nathan Loutsis

Staff: City Manager Rob Karlinsey
Deputy City Manager Stephanie Lucash
City Attorney Dawn Reitan
City Clerk Anastasiya Warhol
Deputy City Clerk Michelle Kang
Co-Clerk Brian Randall
Housing and Human Services Manager Tambi Cork
Development Services Director Samantha Loyuk
Community Development Director Debbie Bent

Speaking Guests: Karen Peterson, Plymouth Housing Vice President of Real Estate
Elizabeth Murphy, Plymouth Housing Real Estate Development
Manager
Elsa Kings, A Regional Coalition for Housing (ARCH) Housing Trust
Fund Program Manager

Public Comments Speaking Guests:
Nathan MacDonald, Kenmore Resident
Kara Macias, Kenmore Resident
Edouard Lassalle, Kenmore Resident
Tracy Banaszynski, Kenmore Resident
Dakota Rash, Lake Forest Park Resident
Juliana Pooley, Kenmore Resident

Geoff Chism, Kenmore Resident
Dan Troyan, Kenmore Resident
Lou Novak, Kenmore Resident
Penny McGillivray, Kenmore Resident
James Lemcke, Kenmore Resident
Rachelle Stocum, Kenmore Resident
John Dolan, Kenmore Resident
Leanne Aten, Kenmore Resident
Melissa Pendleton, Kenmore Resident
David Black, Kenmore Resident
Janet Quinn, Kenmore Resident
Danielle Claar, Kenmore Resident
Susan Gardner, Kenmore Resident
Tom Herman, Kenmore Resident
Rebecca Adams, Kenmore Resident
Bob Greene, Kenmore Resident
Jeanne Galloway, Kenmore Resident
Amy Nelson, Kenmore Resident
Kristin Muller, Kenmore Resident
Linda Mitchell, Seattle Resident / Mary's Place Employee
Andrea Carnes, Kenmore Resident
Joe Hemnke, Kenmore Resident
Carl Michelman, Kenmore Resident – Virtual
Patrick O'Brien, Kenmore Resident
Stacey Valenzuela, Kenmore Resident – Virtual
Eli Ren, Kenmore Resident – Virtual
Chanin Kelly-Rae, Everett Resident – Virtual
Suzanne Garland, Kenmore Resident – Virtual
Heidi Shepherd, Shoreline Resident – Virtual
Sheila Walter, Kenmore Resident – Virtual
Heidi Braund, Kenmore Resident – Virtual
Laurie Sperry, Kenmore Resident – Virtual
Laura Hodge, Kenmore Resident
Peter Carr, Kirkland Resident / Kenmore Business Owner
William Moran, Kenmore Resident
Kris Gustafson, Kenmore Resident
Claire Robson, Bothell Resident
Glenn Rogers, Kenmore Resident
Karen Lee, Des Moines Resident / Plymouth CEO
Jeff Stockamp, Kenmore Resident
John Hendrickson, Kenmore Resident

Dennis Sills, Bothell Resident / Plymouth Employee
Aiden Thornsberry, Kenmore Resident
Dylan Thornsberry, Kenmore Resident
Jesse Simpson, Seattle Resident
Jane Lewis, Kenmore Resident
Stephanie Burrell, Kenmore Resident
Joe Nance, Kirkland Resident / Kenmore Business Owner
Chris Olson, Kenmore Resident
Brent Smith, Kenmore Resident
Landon B., Kenmore Resident
Diane Spencer, Kenmore Resident
Melissa Gustafson, Kenmore Resident
Theresa Dunning, Kenmore Resident
Vanessa Reid, Kenmore Resident
Courtney Gernhardt, Kenmore Resident
Carol Castellani, Kenmore Resident

CALL SPECIAL MEETING TO ORDER

Mayor Herbig called the special meeting to order at 6:00 PM.

EXECUTIVE SESSION

Pursuant to RCW 42.30.110(1)(i), the City Council entered an executive session to discuss potential litigation. This executive session lasted one hour, until approximately 7:00 PM. No final action was taken.

PUBLIC COMMENTS

The Council Chambers and Community Room were full of attendees. Overflow seating was provided in the foyer.

The City Council took comments from the public.

Timestamped link here:

https://www.youtube.com/live/82ZW5HA7A_A?si=EynNXYwv0eZZMxxK&t=4186

BUSINESS AGENDA

Plymouth Affordable Housing Project: Proposed Community Engagement and Timeline, presented by Deputy City Manager Stephanie Lucash, Housing and Human Services Manager Tambi Cork, and Plymouth Staff, *for Discussion and Direction*

[Agenda Bill - Plymouth Affordable Housing Project: Proposed Community Engagement and Timeline](#)

[Attachment 1 - Development Agreement \(from December 11, 2023 Meeting\)](#)

[Attachment 2 - Ordinance No. 23-0600 \(from December 11, 2023 Meeting\)](#)

[Attachment 3 - Example Good Neighbor Agreement Language](#)

[Attachment 4 - Frequently Asked Questions \(Added 1/18/2024\)](#)
[Presentation - Plymouth Affordable Housing Project](#)

Staff explained that affordable housing was and continues to be a top priority over the last few years. The Council has directed the Staff to create affordable housing policies, and to build affordable housing units. Procedurally, the Kenmore Municipal Code (KMC) requires that the Plymouth development agreement be answered in the form of an ordinance by the Council in one of three ways: approving, modifying, or denying. To date, the Plymouth Project has been brought before the Council approximately 19 times, in various mediums. In addition, the City has issued press releases, quarterly newsletters, mailings, and social media posts which mentioned Plymouth.

After a noisy disruption, Mayor Herbig reminded attendees not to talk back to the panelists and allow the panelists to finish presenting to the Council.

After gathering community input, Staff have created and provided an FAQ document providing answers to the most common questions. In addition, Staff have provided a modified development agreement option for the Council. While neither a change in location or in density are allowed by funders, the following modification options from the original agreement are being proposed: restricting the residency to seniors, aligning ground floor commercial space with Council's economic priorities, require a "Community Engagement Board", and require a "Good Neighbor Agreement". Each modification will have nuanced implications.

Plymouth Housing Staff explained the varied funding sources which included the Wahington State Housing Finance Commission (61%), City of Kenmore (11%), National Housing Trust Fund (9%), A Regional Coalition for Housing (7%), Washington State Department of Commerce's Housing Trust Fund (5%), Plymouth Housing Contribution (3%), Federal Home Loan Bank AHP (2%), and Connecting Housing to Infrastructure (1%). If the Development Agreement isn't approved by February 12, the project may lose 4.2 million dollars in National Housing Trust Funds, creating a funding gap.

City Staff presented a proposed community engagement plan initiated by a vote to approve or modify the Development Agreement. The engagement plan would involve two additional town halls, one additional public hearing, and three opportunities to comment at special or regular Council meetings between January 22nd and February 12th. Staff closed by saying they are proud of their continued efforts to deliver on the Council priority and direction around affordable housing.

Councilmembers asked many questions, such as the following:

- Where did we get the 55 and older standard for seniors? Plymouth answered that 55 was decided on as a trend from other locations.
- What are types of good neighbor agreements? City Staff noted that these can include operational, minimum performance expectations of the building operator, program rules or a code of conduct, safety security plan, a parking management plan are some examples. The agreements would need to be scrutinized to ensure there is enforcement power.
- Can the City require that only Northshore community members be prioritized? Plymouth Staff noted that they cannot break Fair Housing laws but will rely on local referrals to get as many locals into the building as possible.
- Are there options for a long-term lease? The ARCH Representative noted that it was possible.
- What is the expected mix of disabilities allowed? Plymouth answered by saying that disability can be seen as a spectrum of anxiety disorders to those who are wheelchair bound and mentally ill. They believe it'll be unlikely that the population will be predominantly severely mentally ill persons. The program will not utilize King County's coordinated entry system.
- Can the City get referrals from Mary's Place even though those are often women with children? The Plymouth team noted that Mary's place serves independent women as well.
- What type of services and staff ratio will be offered? Plymouth Staff explained that the building is funded to have 4 or 5 case workers and each worker would have a caseload of approximately 20 cases. A tenant support aid, and other staff will be available. There will be at least two staff present during the daytime.
- Is it possible for tenants to have partners or guests to stay with them in the apartment? Plymouth stated that a partner would need to be added to the lease, but it would be allowed.
- Is a ground lease agreement a possible modification? An ARCH representative responded by saying yes.

Councilmembers offered closing remarks prior to the vote.

MOTION: Deputy Mayor O'Cain moved to Deny the Development Agreement and Direct staff to bring an ordinance denying the Plymouth Development Agreement for potential adoption at the 1/22 regular meeting and place that ordinance on the 1/22 Consent Agenda. Councilmember Marshall seconded the motion.

VOTE: 4 Yes – O'Cain, Marshall, Srebnik, Loutsis; 3 No – Culver, Sasson, Herbig; 0 Abstain.

MOTION PASSES.

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 11:05 PM.



Anastasiya Warhol (Feb 13, 2024 11:11 PST)

Anastasiya Warhol, City Clerk



Nigel G. Herbig (Feb 16, 2024 13:02 PST)

Nigel Herbig, Mayor

City Council Special Meeting Minutes from January 18, 2024

Final Audit Report

2024-02-16

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