



City of Kenmore
City Council Regular Meeting
Agenda
Monday, October 20, 2025
7:00 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/85451503825>

Password: 102025

Telephone: Dial US: +1 253 215 8782

Webinar ID: 854 5150 3825

SIGN UP FOR VIRTUAL PUBLIC COMMENT HERE: kenmorewa.gov/publiccomment

REQUEST AN ACCOMMODATION HERE: kenmorewa.gov/accommodation

Public Comment on Ballot Measures: [FAQs](#)

If you have technical difficulties accessing the meeting virtually, please contact the Deputy City Clerk at mkang@kenmorewa.gov.

Technical Difficulties - If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

1. CALL REGULAR MEETING TO ORDER - 7:00 PM

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land.

4. FLAG SALUTE

5. AGENDA APPROVAL

6. WHERE'S THE FUN?

7. PUBLIC COMMENTS

Welcome to the Council's meeting. Please address your comments to the Mayor and Council. You'll have three minutes to speak. If there are more than 20 speakers, time will be reduced to two minutes per speaker. The Clerk will call your name when it's your turn. The Presiding Officer may choose to alternate between in-person and online comments. Please state your name and city of residence and keep within the allotted time. To make every person feel welcome and safe here, please refrain from booing, clapping, heckling, yelling, or other interruptions. Please note: Under Washington State law (RCW 42.17A.555), public comment time may not be used to support or oppose candidates or ballot measures. Thank you for keeping remarks focused on City business. The meeting is recorded for transparency. Thank you for being here, and for sharing your input respectfully.

- A) **VIRTUAL PUBLIC COMMENT PRE-REGISTRATION:** To provide public comments virtually, please fill out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form opens Tuesdays at 12:00 Noon and closes Mondays at 12:00 Noon. You will be confirmed by the City Clerk's Office. If you are having difficulty, please reach out to the City Clerk's Office at clerks@kenmorewa.gov.

8. CONSENT AGENDA

- A) Approve the City Council Regular Meeting Minutes of Monday, September 22, 2025.
1. City Council Regular Meeting Minutes of Monday, September 22, 2025 (added 10/13)
- B) Approve the following Voucher Certification and Approval:
- Total Check #s 57015 through 57087 totaling \$440,111.70
 - Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 09/19/2025 in the amount totaling \$315,726.49
 - Total EFT Payment #s 1892 through 1901 total \$771,823.82
1. Voucher Certification & Approval 09/13/2025-09/26/2025

9. PRESENTATION

- A) Introduce New Staff - City Clerk Scott Passey, introduced by Deputy City Manager Stephanie Lucash

10. BUSINESS AGENDA

- A) November 4, 2025 General Election Ballot Measure:

**Northshore Park and Recreation Service Area
Proposition No. 1
Replacement Levy for Repair, Maintenance and Operation**

- Presentation by Northshore Park and Recreation Service Area (NPRSA)
- Questions and Discussion of the Council
- Public Comment Opportunity per RCW 42.17A.555(1)
- Potential Adoption of Proposed Resolution

1. Agenda Bill - Proposed Resolution No. 25-435 NPRSA Levy (added 10/15)
2. Attachment 1 - NPRSA Presentation (added 10/15)
3. Attachment 2 - Proposed Resolution No. 25-435 (added 10/15)

- B) Proposed Ordinance No. 25-0634, NE 196th Street Culvert Replacement Project Condemnation, presented by Environmental Services Director Richard Sawyer and Surface Water Capital Project Manager Andrew Silvia, *for discussion and potential adoption*
1. Agenda Bill - Proposed Condemnation Ordinance
 2. Attachment 1 - Proposed Ordinance No. 25-0634
 3. Attachment 2 - Exhibits A - I

11. STAFF REPORTS

- A) Brief Update on Private Development Activity in Kenmore, presented by Development Services Director Samantha Loyuk
1. Agenda Bill - Private Development Update
 2. Attachment 1 - Memo
 3. Attachment 2 - Presentation
- B) Other - City Manager Teri Killgore

12. COUNCILMEMBER REPORTS & COMMENTS

13. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

- A) Monday, October 27, 2025 7:00 PM - City Council Regular Meeting
Monday, November 10, 2025 7:00 PM - City Council Regular Meeting
Monday, November 17, 2025 7:00 PM - City Council Regular Meeting

NOTICE OF POTENTIAL QUORUMS

- A) [Click here for information about Potential Quorums of the City Council](#). Now found on the City website under City Council Meetings.

**City of Kenmore
City Council Meeting
Regular Meeting Minutes
Monday, September 22, 2025**

These minutes are created to capture Council action. This is not a verbatim transcript. Meeting video is available on the [City YouTube channel](#). Attachments are available on the [CivicClerk Agenda Management Portal](#).

PRESENT:

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

Staff: City Manager Teri Killgore
Deputy City Manager Stephanie Lucash
City Attorney Dawn Reitan
Acting City Clerk Michelle Kang
Co-Clerk Elly Gallo

Speaking Guests: Mike Stanger, A Regional Coalition for Housing (ARCH) Senior Planner

Public Comments Speaking Guests: (none)

CALL REGULAR MEETING TO ORDER

Mayor Herbig called the regular meeting to order at 7:00 PM.

LAND ACKNOWLEDGEMENT

Mayor Herbig read the Land Acknowledgement Honoring First Peoples.

FLAG SALUTE

Mayor Herbig led the Council in the Pledge of Allegiance.

AGENDA APPROVAL

The agenda was approved as presented.

PROCLAMATIONS

Mayor Herbig, on behalf of the City Council, proclaimed September 22-26, 2025 as Falls Prevention Awareness Week, throughout the City of Kenmore.

Mayor Herbig, on behalf of the City Council, proclaimed October 2025 as Domestic Violence Awareness Month, throughout the City of Kenmore.

WHERE'S THE FUN?

City Manager Teri Killgore highlighted Hank Heron making an appearance at the second week of Oktoberfest as well as Finance & Administration Director Melinda Merrell's daughter, Dominique, shown on TV as a Seahawks Dancer during Sunday's Seahawks game.

PUBLIC COMMENTS

The City Council provided an opportunity for public comment; no individuals signed up for public comment this evening.

Timestamped link here: https://www.youtube.com/live/7eW-1gknDPU?si=eBYXKaKBW_0PXthT&t=686

CONSENT AGENDA

- A. Approve the following Voucher Certification and Approval:
 - Total Check #s 56855 through 56930 totaling \$ 589,376.56
 - Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 08/22/2025 in the amount totaling \$332,407.79
 - Total EFT Payment #s 1880 through 1887 total \$123,460.33
 - Total Wire Transfers totaling \$600,763.51
- B. Approve the City Council Regular Meeting Minutes of Monday, September 8, 2025.
- C. Ratify the amendments to the 2021 King County Countywide Planning Policies by taking no action.
- D. Authorize the City Manager to execute Amendment No. 1 to Interlocal Agreement No. 25-C3175 with King County District Court.
- E. Authorize City staff to apply for a Boundary Line Adjustment (BLA) for the property located at 7010 NE 181st Street, Kenmore, Washington (tax parcel 011410-0590), sign the BLA application, and take all necessary actions to process and close the sale of said property including, but not limited to, processing the BLA or executing easements to address the minor encroachments.
- F. Authorize the Mayor to sign the letter supporting the Floodplain Enhancement and Recovery Act - S. 1564 to be submitted to the Committee on Banking, Housing, and

Urban Affairs and take all actions necessary to submit the letter on behalf of the City. (added 9/18)

MOTION: Approve the consent agenda outlined above.

Moved by Culver; seconded by O'Cain.

VOTE: Consent Agenda was approved by UNANIMOUS CONSENT

BUSINESS AGENDA

- A. Fee in Lieu of Providing Affordable Housing Units for Residential Development in the R4 and R6 Zones, presented by Assistant City Manager/Community Development Director Debbie Bent, Principal Planner Todd Hall, and A Regional Coalition for Housing (ARCH) Staff, *for discussion and direction*

MOTION: Authorize a fee in lieu rate effective January 1, 2026 of \$6 per square foot for providing affordable housing units for residential development in the R4 and R6 zones and for rental development projects at a rate of \$8 per square foot.

Moved by Sasson; seconded by Culver.

VOTE: 4 Yes – Culver, Sasson, O'Cain, Herbig; 2 No – Marshall, Loutsis; 0 Abstain.

MOTION PASSES.

- B. Kenmore Municipal Code Title 12 Update, presented by Engineering Director John Vicente, *for discussion*

Engineering Director John Vicente brought forth updates to Kenmore Municipal Code (KMC) Title 12 for Council discussion. This update would specifically update KMC 12.05, 12.40, 12.50, and 12.55, as well as update a City of Kenmore Road Standards resource. Staff will return at a later date for further discussion and an ordinance adoption.

STAFF REPORTS

COUNCILMEMBER REPORTS & COMMENTS

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 8:22 PM.

Nigel Herbig, Mayor

Michelle Kang, Acting City Clerk



Voucher Certification & Approval

City of Kenmore

DATE RANGE: 09/13/2025 through 09/26/2025

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Kenmore and that I am authorized to authenticate and certify to said claim. The following checks and electronic payments are approved for payment:

Total EFT Payments: #1892-1901 **771,823.82**

Total Checks: #57015 through 57087 **440,111.70**

Total Payroll EFT & Bank Drafts: Payroll/Taxes/FSA/HSA/Retirement/Life Ins.; Dated 9/19/2025 **315,726.49**

[Teri Killgore \(Oct 10, 2025 12:53:24 PDT\)](#)

City Manager / Date

Oct 10, 2025

Finance Director / Date

Oct 3, 2025

Vendor Name	Payment Number	Payment Date	Description (Item)	
A1 LANDSCAPING AND CONSTRUCTION, INC	1892	09/26/2025	Jul-Aug 2025 Contractor 61st Ave NE 24-C3087	649,686.53
CENTER FOR HUMAN SERVICES	1893	09/26/2025	Invoice for Period 9 Mar-Jun 2025	17,516.09
JACOBS ENGINEERING GROUP	1894	09/26/2025	Jul-Aug 2025 Design Consult. Svcs. T38	73,778.01
U.S. BANK PURCHASE CARDS	1895-1901	09/26/2025	Supplies, Conferences, Computer Hardware/Software, Subscriptions, Membership Fees, CMO Retreat, Prizes, Social Media Bosts	30,843.19
AFLAC	57015	09/19/2025	Employee Medical/Disability Plans	32.89
AWC EMPLOYEE BENEFIT TRUST/VIMLY	57016	09/19/2025	Employee Health Insurance	106,572.62
VOID	57017	09/19/2025	VOID	-
DEPARTMENT OF LABOR AND INDUSTRIES	57018	09/19/2025	City of Kenmore	7,010.31
VOID	57019-20	09/19/2025	VOID	-
ESD - LTC	57021	09/19/2025	Long Term Care Fund	2,561.36
ESD - PFML	57022	09/19/2025	Paid Family & Medical Leave	5,334.48
VOID	57023	09/19/2025	VOID	-
NATIONAL LIFE INSURANCE CO.	57024	09/19/2025	Life Insurance	37.50
WESTERN SYSTEMS, INC	57025	09/26/2025	School Beacon Retrofits PO# 00209	19,494.88
4LEAF INC	57026	09/26/2025	25-C3127 4LEAF Aug 2025	4,507.30
ACORN CONSULTING LLC	57027	09/26/2025	Oct 2025 Retainer for Consulting for Lobbying	6,000.00
AM TEST, INC	57028	09/26/2025	Swamp Creek TMDL, Swim Beach Monitoring A25I0135-01 to 06 & A25I0002-01 to 06	600.00
AMERICALL DIVISION OF ANSWERING SERVICE CARE LLC	57029	09/26/2025	Aug 2025 After Hrs Call out Svc	170.66

Vendor Name	Payment Number	Payment Date	Description (Item)	
AQUATECHNEX LLC	57030	09/26/2025	Aquatic Weed Maint 25-C3143	2,098.21
ARTS OF KENMORE	57031	09/26/2025	Jul-Oct 2025 Consulting	1,980.00
ASSOCIATION OF WA CITIES	57032	09/26/2025	GIS Consulting Svcs	8,485.00
AURORA RENTS	57033	09/26/2025	Excavator Rental for SW W09336 Swale Cleanout	1,071.42
BCN TELECOM, INC.	57034	09/26/2025	Sept 2025 CH Phones	1,036.60
BUILDERS EXCHANGE OF WASHINGTON INC	57035	09/26/2025	PWOC Site Work RFP Posting	18.90
CALPORTLAND COMPANY	57036	09/26/2025	Materials W09336 Swale Repair 88th/160th PI & W011729 Swale Repair	263.08
CANON FINANCIAL SERVICES, INC.	57037	09/26/2025	Sept 2025 Copier Rental 2nd Floor	266.32
CASCADE PEST CONTROL	57038	09/26/2025	CH Rodent Abatement	826.50
CENTRICITY GIS, LLC	57039	09/26/2025	Aug 2025 Cityworks Update/Respond Migration	625.00
CITY OF KIRKLAND	57040	09/26/2025	Human Svcs Pool Payment Portion 2 of 2	29,672.50
COMCAST BUSINESS	57041	09/26/2025	Sept-Oct 2025 Internet & Cable CH & Ti'awh-ah-dees Park	233.09
CONFLUENCE ENVIRONMENTAL COMPANY	57042	09/26/2025	Aug 2025 Development Review 23-C2923 Professional Svcs 23-C2991	2,440.56
CONSOLIDATED PRESS	57043	09/26/2025	Fall Quarterly Newsletter Printing 2025	5,737.39
DTG RECYCLE	57044	09/26/2025	Mulch Rhododendron Park	3,948.00
ELYON MAINTENANCE, INC.	57045	09/26/2025	SR522 Landscape Svcs 25-C3100 Landscape Maint & Mitigation Mgmt 24-C3074	25,774.55
FERGUSON WATERWORKS #3156	57046	09/26/2025	SW Materials	80.21
FLEMINGS HOLIDAY LIGHTING LLC	57047	09/26/2025	2025 Holiday Lighting Deposit	1,824.22
HONEY BUCKET	57048	09/26/2025	Temp Restroom Ti'awh-ah-dees Park	437.95
HORIZON DISTRIBUTORS INC	57049	09/26/2025	Materials for Parks, SW W09336 Swail Cleanout Turf for CH & Hangar	965.52
INSLEE, BEST, DOEZIE & RYDER, P.S.	57050	09/26/2025	Aug 2025 Professional & Legal Svcs	30,930.44
KING COUNTY FINANCE	57051	09/26/2025	Aug 2025 Waste Disposal & Sewer Treatment Capacity Charge	300.92
LAKE CITY PARTNERS ENDING HOMELESSNESS	57053	09/26/2025	Q2-Q4 2024 Homelessness Response	13,500.00
MATRIX CONSULTING GROUP, LTD	57054	09/26/2025	Dev Services Fee Study - August - 25-C3106	10,400.00
MINUTEMAN PRESS	57055	09/26/2025	Signs for Lobby Doors	250.39
MOJO STRATEGIES	57056	09/26/2025	Outsourced KAPE Communications	1,008.75
NAMI EASTSIDE	57057	09/26/2025	Q2 2025 Youth Mental Health Programs	1,250.00
NICKOLAI MEDVEDITSKOV	57058	09/26/2025	Refund Cash Dep - 2 Yr Maint & Defect Agreement PRJ19-084	3,877.30
NORTHWEST PAVEMENT MANAGEMENT ASSOCIATION	57059	09/26/2025	2025 NW Pavement Mgmt Conf - 2 attendees	700.00
OFFICE DEPOT	57060-63	09/26/2025	Misc. Office Supplies	93.46
OLBRECHTS & ASSOCIATES, PLLC	57064	09/26/2025	Aug 2025 Hearing Examiner Svcs 16-C1588	2,017.75
OSBORN CONSULTING INC.	57065	09/26/2025	Aug 2025 Consulting Svcs 23-C2994	60,194.60
OSTROMS	57066	09/26/2025	Wellness Event - 1 Employee Not Covered by Ins.	49.00
PACE ENGINEERS, INC.	57067	09/26/2025	Aug 2025 On-Call Eng Svcs 21-C2667	2,389.50

Vendor Name	Payment Number	Payment Date	Description (Item)	
PACIFIC TOPSOILS	57068	09/26/2025	Material Disposal - Vegetation	1,755.31
PHILLIP ALDEN TAVEL, PLLC	57069	09/26/2025	Mar-Aug 2025 Conflict Defense Svcs 25-C3102	4,000.00
PLYWOOD SUPPLY	57070	09/26/2025	Materials Parks, SR 25687 & Log Boom Repairs	54.93
PUGET SOUND ENERGY	57071	09/26/2025	Aug 2025 Gas & Electricity	18,821.49
REPUBLIC SERVICES #172	57072	09/26/2025	Aug 2025 Solid Waste Rhododendron Pk, PW Shop & CH	2,583.51
SARAH ROBERTS	57073	09/26/2025	Jul & Aug 2025 Prosecution Services	27,898.07
SHERWIN WILLIAMS CO.	57074	09/26/2025	Paint & Supplies CH & Log Boom Graffiti	269.14
STAPLES	57075	09/26/2025	Supplies Parks, Facility & Hangar Maint	2,207.36
STATE AUDITOR'S OFFICE	57076	09/26/2025	Aug 2025 Audit Svcs for 2024 Audit	2,642.90
STEWART MACNICHOLS HARMELL, INC.	57077	09/26/2025	Aug 2025 Public Defense Svcs 06-C537	5,000.00
TACOMA SCREW PRODUCTS, INC.	57078	09/26/2025	Materials Log Boom Pk SR 25687 Pier Maint	58.26
VOID	57079	09/26/2025	VOID	-
ULINE	57080	09/26/2025	Cocktail Tables for CMO Events	662.10
V2WORKS	57081	09/26/2025	Project 1 - ShopMore Webpage Work	4,702.50
WA STATE DEPT OF TRANSPORTATION	57082	09/26/2025	Project Mgmt W Samm Bridge	88.48
WAPRO	57083	09/26/2025	WAPRO Fall Conf. Registration - TM	220.00
WASHINGTON CITY/COUNTY MGMT ASSOC	57084	09/26/2025	WCMA Subscription TK	375.00
WASHINGTON STATE DEPARTMENT OF ECOLOGY	57085	09/26/2025	Aquatic Weeds Control Permit	530.00
WILLIAM HEALY	57086	09/26/2025	DOT Training	475.00
ZIPLY FIBER	57087	09/26/2025	Sept 2025 Phones City Hall	698.52
MISSION SQUARE / 109964	DFT0002849-50	09/19/2025	City of Kenmore 401a & 401a Loan	31,148.66
DRS 457	DFT0002851-52	09/19/2025	DRS 457 Deferred Comp	831.50
MISSION SQUARE 457 / 304745	DFT0002853-57	09/19/2025	ICMA 457 Deferred Comp	7,973.38
NAVIA HSA	DFT0002858	09/19/2025	Employee Health Savings Contribution	250.76
LINCOLN NATIONAL LIFE INSURANCE	DFT0002859-60	09/19/2025	Life Ins/ADD & LTD	2,453.72
PERS DEPT OF RETIREMENT SYSTEMS	DFT0002861-68	09/19/2025	Public Employees Retirement	30,646.23
NAVIA FSA	DFT0002869	09/19/2025	Employee Flexible Spending Account	895.37
BANNER BANK 941 DEPOSIT	DFT0002870	09/19/2025	Federal Withholding, SS & Medicare	36,920.28
PAYROLL	Electronic Dep	09/19/2025	Direct Deposit	204,606.59
Grand Total:				1,527,662.01

VENDOR HISTORY REPORT

01/01/2025 TO 09/26/2025

Name	Volume
2S DESIGN BUILD LLC	143,408.50
4IMPRINT	193.89
4LEAF INC	21,850.32
A & A LIMOUSINE & BUS SERVICE	9,212.00
A1 LANDSCAPING AND CONSTRUCTION, INC	1,398,720.47
ABS VALUATION	1,800.00
ACORN CONSULTING LLC	46,500.00
ADVANCE TESTING & SERVICE INC	2,090.00
AFLAC	296.01
AFRICANS ON THE EASTSIDE	1,500.00
AGORA REFRESHMENTS	1,849.78
AJ AND ASSOCIATES LLC	400.00
ALEX TREE SERVICE LLC	12,456.10
ALL CLIMATE HEATING AND AIR	335.27
ALLAN FRANCA VIDEOGRAPHER	1,550.00
ALPHAGRAPHICS	1,218.87
ALWAYS ACTIVE SERVICES LLC	57,548.25
AM TEST, INC	5,550.00
AMADOR FARMS	1.00
AMERICALL DIVISION OF ANSWERING SERVICE CARE LLC	1,701.60
AMERICAN GENERAL LIFE GPO/400S	1,982.97
AMERICAN PUBLIC WORKS ASSOCIATION	2,015.00
AMERICAN TRAFFIC SOLUTIONS INC	349,695.14
AMY'S ARITISTIC EXPRESSIONS	1,995.00
ANCHOR QEA, LLC	1,294.72
ANNA ARNOTT	137.00
ANSER ADVISORY CONSULTING, LLC	42,103.00
APWA/WA CHAPTER	1,650.00
AQUATECHNEX LLC	26,689.39
ARMSTRONG SERVICES	79,353.36
ARTS OF KENMORE	4,951.80
ASPECT CONSULTING LLC	787.50
ASSOCIATION OF WA CITIES	32,200.88
ATHINA ABRAHAM	150.00
AURORA RENTS	4,779.62
AWC EMPLOYEE BENEFIT TRUST/VIMLY	956,686.18
AZTECA SYSTEMS, LLC	46,065.54
BADGER DAYLIGHTING CORP	3,145.33
BANNER BANK 941 DEPOSIT	704,684.07
BASTYR UNIVERSITY	50,250.00
BCN TELECOM, INC.	9,300.02
BEAVERS NORTHWEST	9,386.79
BECKWITH CONSULTING GROUP	63,940.00
BERNICE CARBAUGH	9,642.80
BIZDIVERSITY	500.00

BLUE WAVE BAND	1,600.00
BOTHELL KENMORE CHAMBER OF COMMERCE	7,220.00
BOUNCE HOUSE LLC	1,998.15
BRIGHT SPARK EARLY LEARNING SERVICES	600.00
Bud Clary Dodge/Chevrolet	51,863.98
BUILDERS EXCHANGE OF WASHINGTON INC	256.95
BULGER SAFE & LOCK, INC.	986.31
CALPORTLAND COMPANY	1,149.87
CANON FINANCIAL SERVICES, INC.	2,396.88
CAPITAL ONE TRADE CREDIT/MCLENDON	89.22
CAPITOL CITY PRESS INC	550.97
CASCADE PEST CONTROL	2,183.26
CEDAR GROVE COMPOSTING, INC.	2,400.57
CENTER FOR HUMAN SERVICES	45,769.09
CENTRICITY GIS, LLC	27,406.25
Chandler Smith	171.43
CHICAGO TITLE	34.80
CHICAGO TITLE COMPANY OF WASHINGTON	1,500.00
CITY OF BELLEVUE	175,675.35
CITY OF KENT	575.00
CITY OF KIRKLAND	61,501.00
CITY OF LAKE FOREST PARK	83,861.00
CITY OF MAPLE VALLEY	1,779.02
CITY WIDE FENCE COMPANY, INC	5,642.24
CIVICPLUS LLC	10,433.67
CLEARVIEW NURSERY, INC.	738.04
CODE PUBLISHING COMPANY	4,315.85
COMCAST	10,972.14
COMCAST BUSINESS	11,031.43
COMMANDLINK	24,989.58
CONFLUENCE ENVIRONMENTAL COMPANY	41,509.21
CONSOLIDATED PRESS	16,737.38
CONTECH ENGINEERED SOLUTIONS, INC	20,707.00
CONVERGINT TECHNOLOGIES	1,369.79
CORINA PFEIL	120.00
COSTAR REALTY INFORMATION INC	8,529.48
COSTCO	65.00
COX PRINTING & SIGNS	396.70
CREATION ORGANICS, LLC	2,301.19
CREATIVE HOUSE BRANDING	679.00
CUSTOMINK LLC	2,613.72
CWA CONSULTANTS, PS	25,340.00
D.P. NICOLI, INC.	1,139.17
DAILY JOURNAL OF COMMERCE	3,948.50
DAMODAR NAGANDLA	1,447.73
DANSOUND INC	8,440.16
DAVID JONES	244.11
DAVID MAN CHE CHAN	150.00
DAVID ORR	2,143.40

DAVID TALLENT	40.00
DEERE & COMPANY	8,115.62
DEPARTMENT OF COMMERCE	115,295.96
DEPARTMENT OF LABOR AND INDUSTRIES	61,027.79
DEVON LEGER	5,000.00
DIVERSIFIED	10,417.00
DOMESTIC ABUSE WOMENS NETWORK	2,500.00
DREW MARTIN	4,000.00
DRS 457	15,598.50
DTG RECYCLE	46,860.65
E SQUARED SYSTEMS, LLC	1,300.36
EBIX, INC.	177.86
ELECTRONIC BUSINESS MACHINES	1,895.28
ELNAH JORDAN	3,500.00
ELYON MAINTENANCE, INC.	164,821.85
ENVIRONMENTAL SYSTEMS RESEARCH INST	21,309.37
ERIC LONG	130.40
ESD - LTC	22,720.02
ESD - PFML	48,693.35
ESD - UI TAX ADMINISTRATION	6,211.60
EVERMARK, LLC	307.70
EXPLOREN BORGES LLC	3,200.00
FACET NW, INC.	60,475.09
FERGUSON CONSULTING	50,000.00
FERGUSON WATERWORKS #3156	3,880.32
FIRE PROTECTION, INC	5,537.81
FLEMINGS HOLIDAY LIGHTING LLC	2,963.82
FLYNN BEC LP	4,204.13
FLYWAY RETAIL + LIVING	5,502.69
FOOTPRINT PROMOTIONS	435.29
FOURTEEN CREATIVE	3,570.80
FRANKLIN COVEY	20,201.78
FUELCARE	3,300.32
GALLO, ELHAM	442.49
GAMES2U	854.00
GAMETIME	493.43
GAYLEN SAUVE	600.00
GAYLYNN BRIEN	480.00
GCP WW HOLDCO, LLC	6,745.46
GMP CONSULTANTS LLC	25,575.65
GORDON THOMAS HONEYWELL	37,200.00
GOVERNMENT FINANCE OFFICERS ASSOC	225.00
GRAINGER	577.58
GRAND EVENT RENTALS	18,936.24
GRANICUS	7,302.76
GREAT FLOORS LLC	2,534.60
GYANCARLO GARCIA	848.97
H.D. FOWLER COMPANY	9,232.51
HARPER'S PLAYGROUND	1,776.00

HAWK EQUIPMENT SERVICES INC	1,212.22
HDR ENGINEERING, INC	8,768.50
HEALTH MANAGEMENT ASSOCIATES INC	9,392.50
HEIDELBERG MATERIALS	2,360.07
HERRERA ENVIRONMENTAL CONSULTANTS	16,680.95
HESTON PHOTOGRAPHY	2,074.41
HHX, LLC	1,811.51
HILLIS CLARK MARTIN & PETERSON P.S.	8,895.92
HIMA NURSERY, INC.	6,491.38
HOLMBERG COMPANY	3,357.73
HOME DEPOT CREDIT SERVICES	4,835.04
HONEY BUCKET	8,126.00
HORIZON DISTRIBUTORS INC	9,206.71
HOUSING CONNECTOR	2,500.00
HRA VEBA TRUST	47,716.87
HUNTINGTON TECHNOLOGY FINANCE	24,221.71
ICAP TRUST	7,500.00
ICLEI	1,200.00
INSLEE, BEST, DOEZIE & RYDER, P.S.	313,750.50
INTEGRA REALTY RESOURCES - SEATTLE	8,000.00
INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS	505.00
IRUM YASIR BUTT	250.00
ISABELLE MAADI	490.92
IVONNE CASTRO	150.00
iWORQ SYSTEMS	2,800.00
JACOBS ENGINEERING GROUP	408,031.16
JAMES E SAUERS	3,394.50
JANET RAYOR	675.00
JANET SHAW	103.00
JASON RICHARD SPERLING	250.00
JET CITY PRINTING	1,094.07
KBA INC.	126,789.16
KELLEY PORTER	248.00
KENDALL FORD OF MARYSVILLE	52,050.68
KENMORE ELEMENTARY PTA	3,750.00
KENMORE HERITAGE SOCIETY	2,500.00
KENMORE LINK LLC	7,500.00
KENMORE MIDDLE SCHOOL	8,000.00
KENMORE SENIOR CENTER	7,812.50
KEY CODE MEDIA, INC.	1,025.47
KIMLEY HORN AND ASSOCIATES, INC.	44,759.00
KING COUNTY BAR ASSOCIATION	200.00
KING COUNTY FINANCE	250,938.38
KING COUNTY FINANCE	3,429.24
KING COUNTY FINANCE	8,145.94
KING COUNTY FINANCE W.L.R.D.	9,533.00
KING COUNTY MUNICIPAL CLERKS ASSOC	60.00
KING COUNTY POLICE CHIEFS ASSOCIATION	50.00
KING COUNTY RECORDER'S OFFICE	305.50

KING COUNTY REGIONAL HOMELESSNESS AUTHORITY	47,666.00
KING COUNTY SHERIFF	3,013,583.64
KING COUNTY TREASURY	89,856.51
KITTRICH CORP	863.97
KPFF CONSULTING ENGINEERS	489,124.80
LAKE CITY PARTNERS ENDING HOMELESSNESS	63,500.00
LAKESIDE INDUSTRIES	1,248.57
LANGUAGE LINE SERVICES, INC.	862.92
LIGHTHOUSE CONSULTING INC	129,428.55
LINCOLN NATIONAL LIFE INSURANCE	22,255.58
LOUDEDGE, INC.	695.00
MACDONALD MILLER FACILITY SOLUTIONS	7,842.93
MARINE FLOATS CORPORATION	11,272.32
MARY MILLER STEPHENS	10,000.00
MATRIX CONSULTING GROUP, LTD	22,200.00
McGRATH HUMAN RESOURCES GROUP	4,000.00
MCKINSTRY	11,295.50
MELANIE O'CAIN	657.00
MICHAEL CHAMBERLAIN	189.60
MICHELLE KANG	79.16
MINAL GUHE	400.00
MINUTEMAN PRESS	21,901.81
MISSION SQUARE / 109964	577,024.75
MISSION SQUARE 457 / 304745	146,055.41
MISSY RAINES	4,000.00
MOJO STRATEGIES	3,455.00
MOORLANDS GROVE, LLC	7,500.00
MORGAN SOUND INC	4,900.10
MORGAN STANLEY CAPITAL MANAGEMENT LLC	10,000.00
MORUP SIGNS, INC.	1,768.72
MPH INDUSTRIES, INC	305.81
MSR COMMUNITIES LLC	7,500.00
MSR KENMORE CREEK HOMES	7,500.00
MSR TRI AT INGLEWOOD LLC	7,500.00
NAMI EASTSIDE	5,937.50
NARWHAL MET, LLC	3,400.00
NATIONAL BARRICADE CO., LLC	8,448.00
NATIONAL LIFE INSURANCE CO.	337.50
NATIONAL SCLERODERMA FOUNDATION	150.00
NAVIA FSA	29,661.93
NAVIA HSA	13,264.44
NELSON ELECTRIC, INC.	9,811.99
NELSON TRUCK EQUIPMENT CO	4,805.74
NICKOLAI MEDVEDITSKOV	3,877.30
NIGEL HERBIG	1,458.91
NIKHIL PATNE	250.00
NORTH AMERICAN SAFETY, INC.	2,588.00
NORTH PACIFIC HOMES LLC	29,369.40
NORTHSHORE PARK & REC SERVICE AREA	2,720.00

NORTHSHORE SCHOOL DISTRICT	679,981.95
NORTHSHORE SCHOOLS FOUNDATION	750.00
NORTHSHORE SENIOR CENTER	35,062.50
NORTHSHORE UTILITY DIST	108,888.57
NORTHSHORE YOUTH SOCCER ASSOC.	55.00
NORTHWEST ARBORICULTURE LLC	17,837.40
NORTHWEST PAVEMENT MANAGEMENT ASSOCIATION	700.00
NORTHWEST TROPHY	148.78
NUHSA	1,871.00
OFFICE DEPOT	5,955.42
OLBRECHTS & ASSOCIATES, PLLC	4,461.25
OLSON BROTHERS PRO VAC LLC	45,349.32
OLYMPIC ENVIRONMENTAL RESOURCES INC	28,458.12
OLYMPIC NURSERY INC	4,405.25
OPEN DOORS FOR MULTICULTURAL FAMILIES	2,500.00
O'REILLY/FIRST CALL	441.85
OSBORN CONSULTING INC.	252,692.89
OSTROMS	49.00
OUR FAMILY FARM	22.00
OUTCOMES BY LEVY, LLC	10,200.00
PACE ENGINEERS, INC.	79,105.00
PACIFIC AIR CONTROL, INC.	16,525.58
PACIFIC TOPSOILS	8,514.04
PANE'N THE GLASS WINDOW CLEANING LLC	1,100.00
PARAMETRIX INC	345,413.74
PARDALIS GROUP III LLC	3,500.00
PARKROSE/McLENDONS HARDWARE	450.27
PARMA POST & POLE, INC.	1,027.06
PAWS	4,661.00
PENDLETON CONSULTING LLC	9,348.00
PERFORMANCE SYSTEMS INTEGRATION LLC	326.21
PERS DEPT OF RETIREMENT SYSTEMS	715,044.59
PETTY CASH CUSTODIAN	35.26
PHILLIP ALDEN TAVEL, PLLC	4,000.00
PLYWOOD SUPPLY	778.44
PREMIER MEDIA GROUP	1,000.00
PRIME HOMES LLC	7,500.00
PROCOM LLC	122.00
PSR MECHANICAL, LLC	4,640.56
PUGET SOUND CLEAN AIR AGENCY	5,845.75
PUGET SOUND EMERGENCY RADIO NETWORK OPERATOR	3,369.60
PUGET SOUND ENERGY	316,931.36
PUGET SOUND FINANCE OFFICERS ASSOC	80.00
PUGET SOUND PLANTS	1,787.31
PULTEGROUP	7,500.00
QUADIENT FINANCE USA INC	3,883.49
QUADIENT LEASING USA, INC.	1,291.54
RAKESH CHAKARI MALLAREPPA	250.00
RAMEZ DEBBAS	12,511.86

RECLAIM LAND MANAGEMENT LLC	1,309.20
REGIONAL ANIMAL SERVICES OF KC	8,423.00
REGIONAL CRISIS RESPONSE AGENCY	104,066.50
REPUBLIC SERVICES #172	18,894.35
RISAN ATHLETICS, INC.	1,157.05
RM HOMES LLC	7,500.00
ROADWAY MANAGEMENT TECHNOLOGIES LLC	23,142.00
ROBERT BLAKE	500.00
ROMAN YEROKHIN	6,051.20
RONALD TANG	16.85
ROOPCHAND NARKEDAMILLI	125.00
ROSS MAYER	109.66
SAGACITY MEDIA, INC.	1,200.00
SAMANTHA LOYUK	143.00
SAMUEL RODRIGUEZ	210.00
SARAH ROBERTS	123,312.52
SAVIBANK	26,566.83
SCHINDLER ELEVATOR CORPORATION	4,370.05
SCORE	120,120.48
SEATTLE PUMP & EQUIPMENT CO	4,853.35
SEATTLE RECONOMY	500.00
SEATTLE TIMES	11,544.50
SEATTLE'S CHILD	3,550.00
SELENA FITCH	885.05
SELLEN CONSTRUCTION COMPANY, INC.	8,649.60
SENTINEL OFFENDER SERVICES, LLC	609.50
SHANNON & WILSON, INC.	1,800.00
SHERI GRIMES	40.00
SHERWIN WILLIAMS CO.	1,797.45
SHI INTERNATIONAL CORP.	49,212.56
SHIELD OF ARMOR SAFETY LLC	1,532.50
SHORELINE FIRE DEPT	300.00
SHRED IT, C/O STERICYCLE, INC>	1,030.71
SIGN CONNEXION LLC	5,070.97
SISKUN POWER EQUIPMENT	5,264.04
SITESCapes, INC.	2,790.00
SNOHOMISH COUNTY	15,247.00
SOFTWAREONE, INC.	663.29
SOMERSAULT WELLNESS LLC	3,300.00
SOUND PUBLISHING, INC.	500.00
SOUND SAFETY PRODUCTS CO.	361.60
SP & CO/SUSSMAN PREJZA & CO	7,250.00
SPECIALTY DOOR SERVICE, INC.	1,447.40
STAPLES	21,542.59
STATE AUDITOR'S OFFICE	17,178.85
STATE OF WA DEPT. OF LICENSING	1.60
STEPHANIE LUCASH	322.00
STEVE GOEWEY	752.89
STEWART MACNICHOLS HARMELL, INC.	45,000.00

SUNBELT RENTALS	2,304.96
SUPERION, LLC	2,672.90
T MOBILE USA, INC.	15,640.92
TACOMA SCREW PRODUCTS, INC.	58.26
TARA DUNFORD	1,852.50
TASTAD CONSTRUCTION INC	199,338.20
TERI KILLGORE	1,288.45
THE LODGE AT ST. EDWARD PARK	5,081.82
THE ORIGINAL POOP BAGS	1,419.89
THOMCO CONSTRUCTION, INC.	50,000.00
TOASTMASTERS INTERNATIONAL	250.00
TOTAL LANDSCAPE CORP	178,730.06
TOURNESOL SITEWORKS, LLC	2,589.70
Town and Country Fence Inc.	20,740.84
TRICO COMPANIES LLC	558,966.11
TRUGREEN	3,223.49
TRUSTEES OF THE HAMLINE UNIVERSITY OF MINNESOTA	2,206.11
TUBE ART DISPLAYS, INC	2,383.63
TYLER TECHNOLOGIES, INC.	1,212.65
U.S. BANK	1,436.99
U.S. BANK N.A. / CUSTODY	404.00
U.S. BANK PURCHASE CARDS	227,054.96
ULINE	2,858.25
UNITED RENTALS NW, INC	2,215.01
UPS STORE KENMORE	433.56
URBAN ACCESSORIES, INC.	3,960.59
US POSTAL SERVICE	7,275.84
UTILITIES UNDERGROUND LOCATION CTR	1,875.48
V2WORKS	7,837.50
VAUGHAN, KENT	1,382.24
VECA ELECTRIC & TECHNOLOGIES, LLC	43,021.00
VERIZON WIRELESS	400.34
VINIT KELKAR	250.00
WA ASSOC OF BUILDING OFFICIALS	290.00
WA CITIES INSURANCE AUTHORITY	907,745.00
WA STATE DEPT OF ENTERPRISE SVCS	12,761.16
WA STATE DEPT OF LABOR & INDUSTRIES	398.40
WA STATE DEPT OF TRANSPORTATION	2,073.77
WA STATE DEPT OF TRANSPORTATION	132.02
WAGNER ARCHITECTS	643,498.37
WALTER E. NELSON CO.	1,492.37
WAPRO	220.00
WASHINGTON ASSOCIATION OF CONSERVATION DISTRICTS	1,759.31
WASHINGTON AUDIOLOGY SERVICES, INC.	1,163.40
WASHINGTON AUTISM ALLIANCE	1,000.00
WASHINGTON CITY/COUNTY MGMT ASSOC	2,660.00
WASHINGTON STATE DEPARTMENT OF ECOLOGY	35,988.00
WASHINGTON STATE OFFICE CASH MGMT	689.50
WASHINGTON STATE TREASURER	3,051.76

WEST COAST PLUMBING AND HEATING, INC.	823.20
WESTERN DISPLAY FIREWORKS, LTD.	32,000.00
WESTERN ENTRANCE TECHNOLOGY, LLC	1,223.22
WESTERN SYSTEMS, INC	19,494.88
WESTLAKE HARDWARE WA-153	3,963.25
WILLIAM HEALY	475.00
WM CORPORATE SERVICES INC.	36,071.29
WONDERLAND CHILD & FAMILY SERVICES	500.00
WOODINVILLE FARMERS MARKET	12,500.00
WSDOT/LTAP CENTER	525.00
XEROX CORPORATION	5,096.87
XYLEM LLC	5,643.91
YOU LEE KIM	150.00
ZACHARY SERLETH	3,000.00
ZESBAUGH, INC.	1,542.80
ZIPLY FIBER	7,528.96
ZONAR SYSTEMS	544.56
ZUMAR	311.63
	18,394,890.69

2025-09-26 Voucher List for Approval - Revised with Correct Dates

Final Audit Report

2025-10-10

Created:	2025-10-03
By:	Jenilee Knox (jknox@kenmorewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmT8HuAsw22oafadMQWLJkvYYDOttobi9

"2025-09-26 Voucher List for Approval - Revised with Correct Dates" History

-  Document created by Jenilee Knox (jknox@kenmorewa.gov)
2025-10-03 - 4:40:17 PM GMT
-  Document emailed to Melinda Merrell (mmerrell@kenmorewa.gov) for signature
2025-10-03 - 4:41:27 PM GMT
-  Email viewed by Melinda Merrell (mmerrell@kenmorewa.gov)
2025-10-03 - 7:50:19 PM GMT
-  Document e-signed by Melinda Merrell (mmerrell@kenmorewa.gov)
Signature Date: 2025-10-03 - 7:50:28 PM GMT - Time Source: server
-  Document emailed to Teri Killgore (tkillgore@kenmorewa.gov) for signature
2025-10-03 - 7:50:30 PM GMT
-  Email viewed by Teri Killgore (tkillgore@kenmorewa.gov)
2025-10-10 - 0:21:20 AM GMT
-  Document e-signed by Teri Killgore (tkillgore@kenmorewa.gov)
Signature Date: 2025-10-10 - 7:53:24 PM GMT - Time Source: server
-  Agreement completed.
2025-10-10 - 7:53:24 PM GMT

City Council Agenda Bill
City of Kenmore, WA



Meeting Date: 10/20/2025

Subject/Topic:	Proposed Council Action/Motion:
Northshore Park and Recreation Service Area (NPRSA) Proposition No. 1 Replacement Levy for Repair, Maintenance and Operation Proposed Resolution No. 25-435 Department: City Clerk's Office Prepared by: Michelle Kang Deputy City Clerk Attachments: 1. NPRSA Presentation 2. Proposed Resolution No. 25-435	☐ Information Only ☐ Receive and File ☒ Discuss ☐ Provide Direction ☐ Public Hearing ☒ Adopt/Approve ☐ Authorize ☐ Other: RCW 42.17A.555(1) Public Comment Opportunity Adopt Proposed No. 25-435 Expressing [Support/Opposition] for Northshore Park and Recreation Service Area Proposition No. 1 Replacement Levy for Replacement, Maintenance and Operation

Approvals:

Department	City	Finance	City
Head <u>SLL 10/15/25</u>	Attorney <u>Initials & Date</u>	Director <u>N/A</u>	Manager <u>TK 10/15/25</u>
			Optional <u>N/A</u>

Summary/Background:

At the City Council Regular Meeting of October 13, 2025, the City Council directed City Staff to coordinate with Northshore Park and Recreation Service Area (NPRSA) staff and bring forward a presentation about Proposition No. 1 Replacement Levy for Repair, Maintenance and Operation. The Council also directed Staff to bring a proposed resolution forward to express a collective decision in regard to the levy ballot measure.

Generally, under RCW 42.17A.555, the City Council may not use public facilities to discuss any ballot measure unless specific measures are put in place. RCW 42.17A.555 authorizes the City Council to take action to express a collective decision, or to vote upon a resolution, or to support or oppose a ballot proposition so long as (a) any required notice of the meeting includes the title and number of the ballot proposition, and (b) members of the council or members of the public are afforded an approximately equal opportunity for the expression of an opposing view.

Per RCW 42.17A.555(1), members of the public are afforded an approximately equal opportunity for the expression of an opposing view of any ballot proposition. At this Regular Meeting of Monday, October 20, 2025, members of the public will be provided with a special public comment opportunity where they will be afforded an approximately equal opportunity for the expression of an opposing view of the ballot proposition.

The Council has also provided on the City’s website more information about City Council meetings and Ballot Measures under [FAQs](#).

Previous Council Action(s):

None

Fiscal Consideration:

N/A

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:

[DEIA Strategic Plan](#) | [City’s Equity Framework Toolkit](#)

N/A

[City Council Priorities](#) or Budget Objective Being Addressed:

N/A



SENIOR CENTERS

LEVY RENEWAL



**Information about the November 4, 2025
levy renewal**



What is NPRSA?

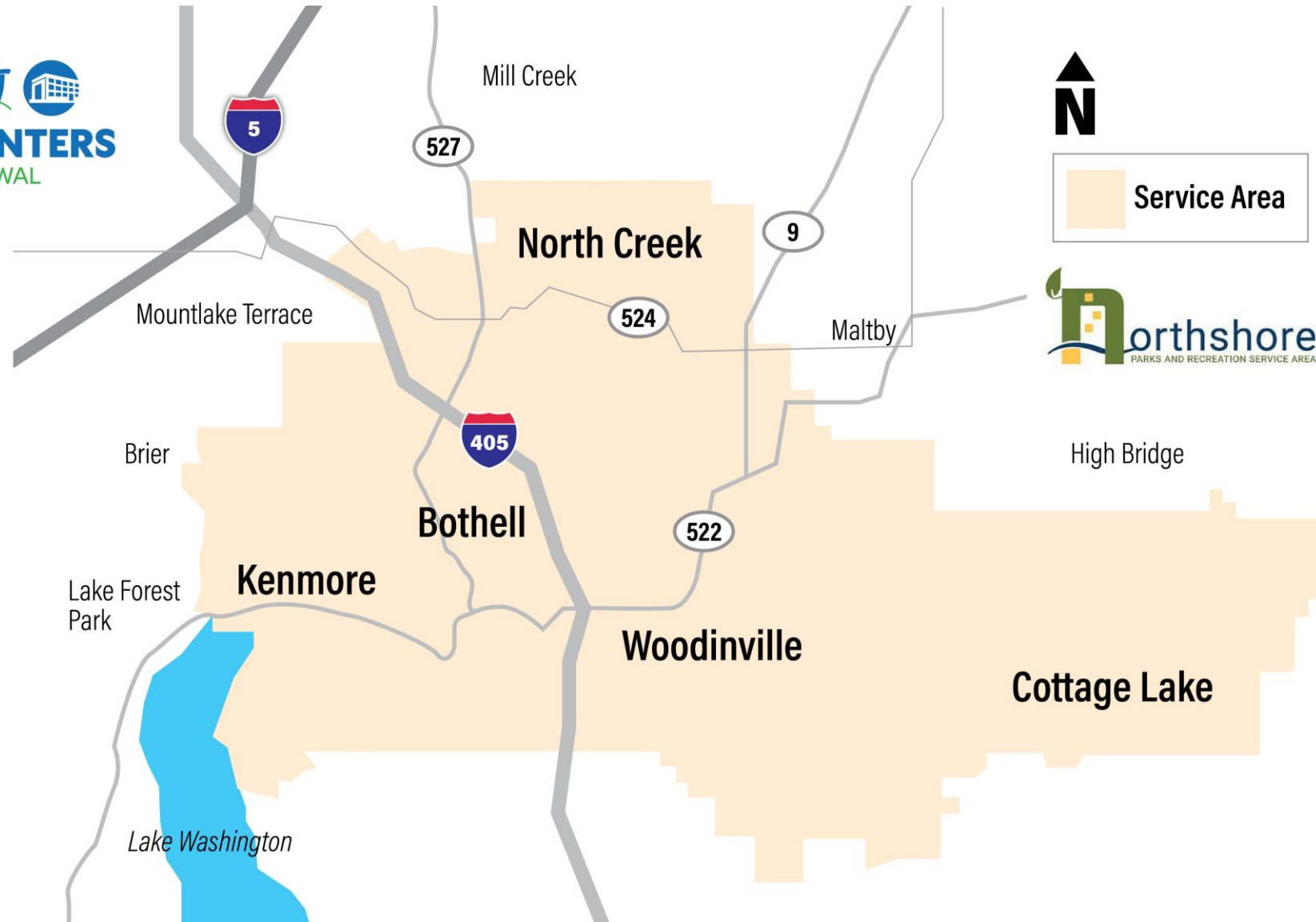
The Northshore Parks and Recreation Service Area (NPRSA) is a voter-approved tax district that includes Bothell, Kenmore, Woodinville, and parts of King and Snohomish counties. It was created in 1988 and shares boundaries with the Northshore School District.

NPRSA maintains two community buildings, thanks to levy dollars:

- Northshore Senior Center
- Health & Wellness and Adult Day Health Center



NPRSA Service Area



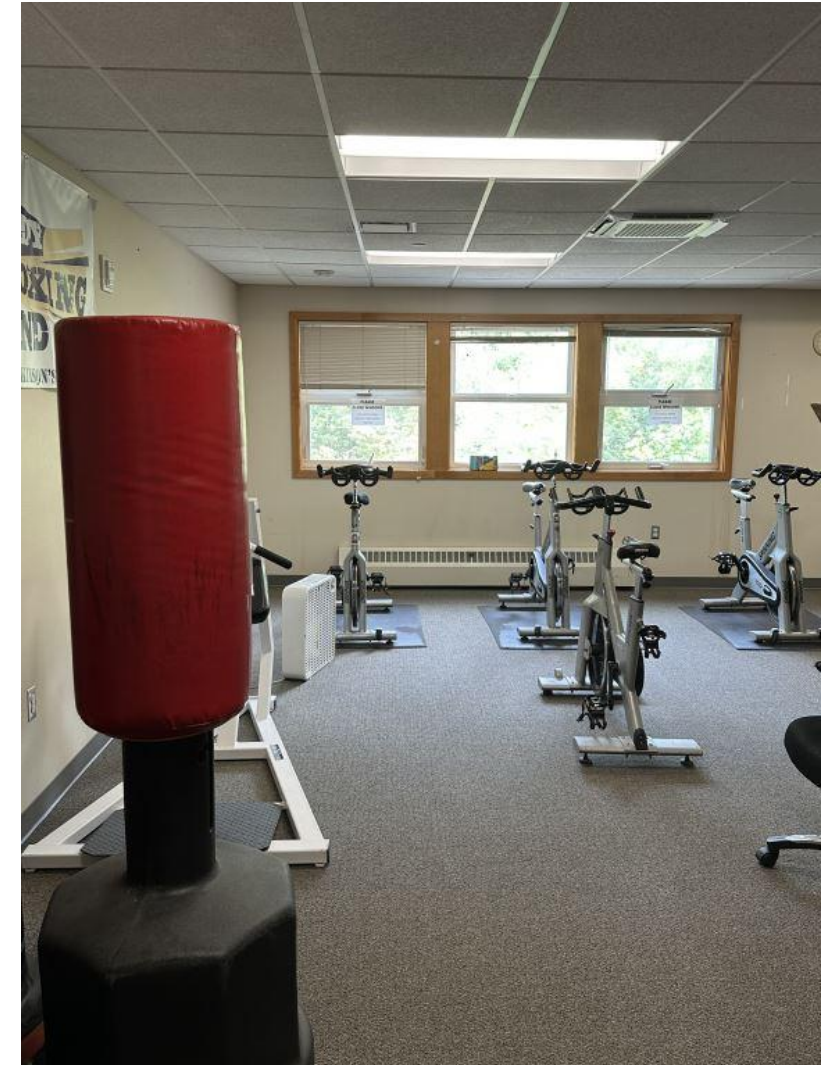
NPRSA's 2019 levy

Voters approved a tax rate of 4 cents per \$1,000 of assessed property value, which was collected starting in 2020 and expires this year. NPRSA has collected about \$1.5M every year to invest into the buildings to ensure that the Northshore Senior Center continue programs like:

- Community dining and food pantry access
- Adult day health care and rehabilitation programs
- Fitness classes and wellness support
- Social activities and caregiver support
- Transportation and resource connections for those in need

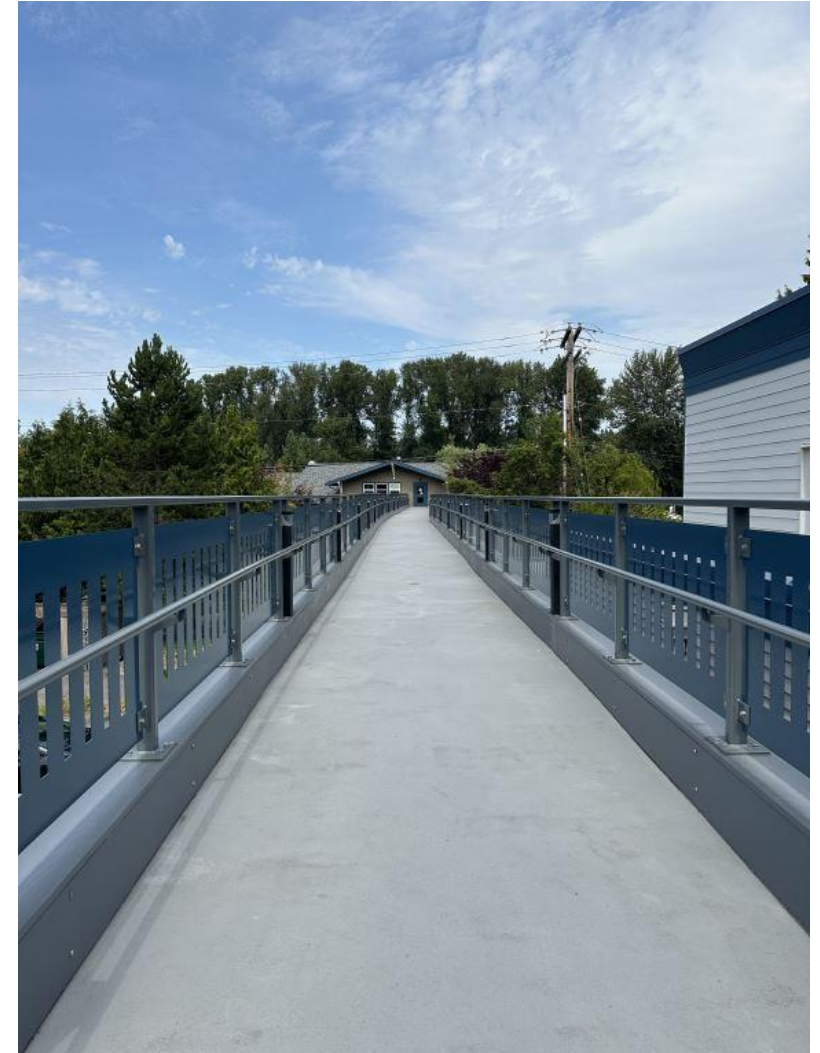
NPRSA's 2019 levy

- Grease interceptor replacement and crawl space repair at the Health & Wellness Center (2025)
- Exterior building repairs & repainting (2025)
- Health & Wellness Center exterior building repainting (2025)
- Pedestrian bridge handrail replacement (2024)
- Health and Wellness Center roof and heating, ventilation and air conditioning (HVAC) replacement (2023)
- Senior Center roof/HVAC replacement (2023)



NPRSA's 2019 levy

- Pedestrian bridge walkway resurfacing (2022)
- Pedestrian bridge structural repair (2022)
- Flooring replacement (2022)
- Bathroom floor drains installation (2021)
- HVAC ionizer installation (2021)
- Water heater replacement (2021)
- Sidewalk concrete repair (2021)
- HVAC control system upgrades (2021)



NPRSA's November 4, 2025 levy renewal

This is not a new tax—it's a continuation of local funding that expires at the end of 2025.



If renewed, Proposition 1 would:

- Fund building repair needs at the senior centers to ensure continued accessibility
- Maintain safe, functional, and accessible spaces for senior center users
- Continue funding to invest in spaces our community relies on

NPRSA's November 4, 2025 levy renewal

Duration: six years

- 2026–2031, replaces 2019 levy that expires in 2025



NPRSA's November 4, 2025 levy renewal

Proposed tax rate is 5 cents per \$1,000 of assessed property value

- Based on an average tax assessed home value of \$1 million dollars, a homeowner would be taxed at the rate of \$4.17 per month



Election Day: November 4, 2025



Proposition 1 requires 60 percent of vote to pass, and must meet a validation requirement of 40% voter turnout of the last General Election

Learn more at <https://nprsawa.org/2025-levyrenewal>

For information about the Northshore Senior Center facilities and programs, visit: www.northshoreseniorcenter.org

For voter registration and election details, visit: www.kingcounty.gov/elections or www.snohomishcountywa.gov/elections



**CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 25-435**

**A RESOLUTION OF THE CITY COUNCIL OF KENMORE, WASHINGTON,
EXPRESSING [SUPPORT/OPPOSITION] FOR NORTSHORE PARK AND
RECREATION SERVICE AREA PROPOSITION NO. 1 REPLACEMENT LEVY
FOR REPAIR, MAINTENANCE AND OPERATION.**

WHEREAS, Northshore Park and Recreation Services Area (NPRSA) seeks voter approval for Proposition No. 1, Replacement Levy for Repair, Maintenance and Operation; and

WHEREAS, the ballot title Proposition No. 1 reads:

**Northshore Park and Recreation Service Area
Proposition No. 1
Replacement Levy for Repair, Maintenance and Operation**

Shall the Northshore Park and Recreation Service Area be authorized to impose regular property tax levies of five cents (\$.05) or less per thousand dollars of assessed valuation for each of six (6) consecutive years?

Yes

No

WHEREAS, the ballot measure's explanatory statement reads that

If approved, Proposition 1 would renew a six-year property tax levy for the Northshore Park and Recreation Service Area (NPRSA), beginning in 2026. NPRSA is a special purpose district that owns and maintains two public facilities: the Northshore Senior Center and the Health & Wellness and Adult Health Center, serving residents in Bothell, Kenmore, Woodinville, northern King and southern Snohomish counties.

The levy funds would be used for needed building repairs, replacement of aging infrastructure, upgrades to ensure safety and accessibility, energy efficiency improvements, and other needed facility improvements. The levy would also fund ongoing maintenance to preserve the condition and usability of facilities.

The measure would authorize NPRSA to collect property taxes at a rate not to exceed \$.05 per \$1,000 of tax assessed value; or about \$50 per year (\$4.17 per month) for a home with a tax assessed value of one million dollars. The previous levy providing similar funding is set to expire at the end of 2025.

The services and programming within NPRSA buildings are provided by the Northshore Senior Center, a separate nonprofit organization. These programs include health services, fitness and wellness activities, community dining, and other services for older adults and individuals with disabilities.

If the measure is approved, NPRSA would be authorized to levy property taxes annually for six years to fund building improvements and maintenance activities. If the measure is not approved, the current levy would expire and this funding would not be renewed.

WHEREAS, RCW 42.17A.555 authorizes the City Council to take action to express a collective decision, or to vote upon a resolution, or to support or oppose a ballot proposition so long as (a) any required notice of the meeting includes the title and number of the ballot proposition, and (b) members of the council or members of the public are afforded an approximately equal opportunity for the expression of an opposing view; and

WHEREAS, in accordance with the procedural requirements of RCW 42.17A.555, the City Council discussed Northshore Park and Recreation Service Area Proposition No. 1 Replacement Levy for Repair, Maintenance and Operation during its Regular Meeting of Monday, October 20, 2025. At this meeting, the City Council ensured that the Council and members of the public were given equal opportunity for expression of opposing views.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Kenmore City Council adopts this resolution to express its official [support/opposition] for Northshore Park and Recreation Service Area Proposition No. 1 Replacement Levy for Repair, Maintenance and Operation.

PASSED BY THE CITY COUNCIL AT A MEETING THEREOF ON THE 20th DAY OF OCTOBER 2025.

CITY OF KENMORE

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

Scott Passey, City Clerk

APPROVED AS TO FORM:

Dawn Reitan, City Attorney

City Council Agenda Bill
City of Kenmore, WA



Meeting Date: 10/20/2025

Subject/Topic:	Proposed Council Action/Motion:
NE 196th St. Culvert Replacement Project Condemnation Ordinance Department: Environmental Services Prepared by: Andrew Silvia Capital Project Manager Richard Sawyer Environmental Services Director Attachments: Ordinance 25-0634 Exhibits A-I to Ordinance 25-0634	☐ Information Only ☐ Receive and File ☐ Discuss ☐ Provide Direction ☐ Public Hearing ☒ Adopt/Approve ☐ Authorize ☐ Other: Adopt Ordinance No 25-0634 authorizing the acquisition by condemnation of property interest as needed for the NE 169th St. Culvert Replacement Project.

Approvals:

Department	City	Finance	City
Head RS 10/10/2025	Attorney DR 10/10/2025	Director N/A	Manager TK 10/10/25
			Optional N/A

Summary/Background:

Summary:

Designing this project requires data collection (e.g. land surveying and other minimally invasive professional services) throughout and adjacent to the anticipated project limits, an area that includes private properties. Following months of negotiation with Environmental Services Division (ESD) staff, the owners of two of these properties have refused to permit access for this work. Staff are asking for Council to acquire temporary access easements by condemnation to enable the design work to proceed and keep the project on schedule. This action is only for property access to collect data.

Background:

In 2023, Council adopted an updated schedule of annual service charges for surface water management based on the "Rapid Progress+" rate revenue scenario. Rapid Progress+ is a plan for accelerated open space acquisition and delivery of culvert replacement capital projects such as the NE 169th St Culvert Replacement, which is included in the adopted capital improvement plan. It was among the highest-ranked priorities for replacement identified in an independent fish barrier prioritization study ESD commissioned in 2022, owing largely to the existing, undersized culvert's role in prohibiting fish passage and creating flood impacts to neighboring residences.

A contract for design of the project was executed in May 2025 and the first task in the scope of work is data collection. Engineering designers and permitting specialists collect data within anticipated projects' spatial limits to inform their understanding of existing site conditions. This enables proper

engineering design and preparation of complete permit applications, without which projects of this scale cannot be lawfully completed. This project's proposed data collection activities include land surveying, identification of any sensitive environmental and archaeological features (mature trees, wetlands, historic or cultural artifacts, etc.), and limited subsurface exploration, all of which are accomplished using hand tools and cause no permanent impacts. The approximate spatial extents of this work are outlined in the image below. No work will be performed inside existing buildings.



Because the project's anticipated limits span public right of way and private property, ESD staff requested property owners' permission to temporarily enter their properties and collect design data in May. Two property owners have refused to permit access, except for a brief site visit in August. Staff from ESD, assisted by project consultants, the City's Development Services Department, and WA Department of Fish and Wildlife, have engaged these property owners in numerous discussions, meetings, and written correspondence over the last several months. Unfortunately, this effort to

understand and address their concerns has not changed the owners' willingness to permit access to their properties.

Maintaining the current schedule to complete the project by 2027 requires the completion of design data collection work without further delay. This is especially important considering the project's recent selection for a \$750,000 grant award from the King County Flood Control District. The work supported by this grant must be completed by 2028.

Previous Council Action(s):

None

Fiscal Consideration:

The estimated total cost of acquiring the access easements is expected to be de minimis based on the very limited use needed.

The project is currently funded by the Surface Water Management Capital Fund and was recently awarded a \$750,000 grant from the King County Flood Control District. There is sufficient project funding to cover the cost of these acquisitions.

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:

[DEIA Strategic Plan](#) | [City's Equity Framework Toolkit](#)

The project supported by this proposed action addresses DEIA Strategic Plan Objective 5.3.5, which reads as follows:

"Equitably replace assets before reaching the end of their expected life cycle; use a fair, systematic approach to asset replacement and repair rather than the "squeaky wheel" approach."

As noted above, this project was identified and scheduled for delivery based on its high priority (5th out of 56 culverts evaluated) per a 2022 independent fish barrier prioritization study. Programming project delivery in this way also aligns with the "Evidence-Based Decision Making" criterion in the City's Equity Framework Toolkit.

The proposed action would also support the "Consideration of Marginalized Populations" element of the Equity Framework Toolkit in that it would advance a project that will restore access to habitat for native salmonid species that serve as an important subsistence, cultural, and economic resource for the indigenous tribespeople of the Pacific Northwest. Eliminating fish barriers that impede the historical treaty rights of local tribes to fish helps counteract the past harm done to the tribes by the installation of barrier culverts.

[City Council Priorities](#) or Budget Objective Being Addressed:

1. Continue to implement the adopted Climate Action Plan and promote environmental stewardship, including water, air, forest, and habitat restoration and preservation.

CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 25-0634

**AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON,
AUTHORIZING THE ACQUISITION BY NEGOTIATION OR
CONDEMNATION OF CERTAIN REAL PROPERTY INTERESTS
NEEDED FOR THE NE 169TH ST CULVERT REPLACEMENT
PROJECT, AND AUTHORIZING NEGOTIATION OR
CONDEMNATION OF CERTAIN REAL PROPERTY INTERESTS
NEEDED FOR SAID PROJECT.**

WHEREAS, the City of Kenmore is working towards designing and constructing certain improvements to NE 169th Street, to replace an existing undersized stream culvert with a new, fish passable stream crossing structure, which is known as NE 169th Street Culvert Replacement Project, ("Culvert Project"); and

WHEREAS, the existing undersized culvert crossing at NE 169th Street has led to long-term and routine local flooding, negatively impacted the maintenance and longevity of stormwater facilities, negatively impacted the maintenance and longevity of NE 169th Street, which represents the only public access to dozens of residential properties, and created a fish passage barrier; and

WHEREAS, the City's Culvert Project is for public use and purposes, which include, but are not limited to, removal of barrier to fish passage, environmental protection, water quality, protection of streams and habitat restoration, enhanced stormwater management, reduction of flooding risks, and protection of public infrastructure such as stormwater facilities and public rights-of-way; and

WHEREAS, the City's making of the Culvert Project requires temporary access to certain real properties for data collection, which would then allow for the design and construction of the Culvert Project, and the necessary data collection includes, but is not limited to, surveying topographic features and real property boundaries, performing geotechnical hand auger borings and testing soil density, assessing critical areas and mature trees, and surveying cultural resources (collectively, "Data Collection"), but negotiations to obtain temporary access from property owners have not been successful; and

WHEREAS, to allow for the City's making of the Culvert Project it is necessary to acquire, condemn, appropriate, take and damage portions of and interests in certain real properties in the form of temporary access easements for Data Collection, and said interests in the real properties are legally described and depicted in **Exhibits A through I**, which are attached hereto and incorporated herein by this reference as if set forth in full ("Temporary Easements"), and the real properties subject to this Ordinance are further

identified by King County Tax Parcel No., and site address as follows:

- **Tax Parcel No.** 56345000650; **Site Address:** 8122 NE 169th Street, Kenmore WA 98028
- **Tax Parcel No.** 563450-0641; **Site Address:** 8202 NE 169th Street, Kenmore WA 98028
- **Tax Parcel No.** 5634500570; **Site Address:** 8203 NE 169th Street, Kenmore WA 98028

WHEREAS, to allow for the making of the Culvert Project, the City needs the Temporary Easements for Data Collection for a two (2) month period beginning from the date the Temporary Easements are signed by the parties or court ordered ("Temporary Easement Duration"); and

WHEREAS, if the City is unable to acquire by negotiation the necessary Temporary Easements in a timely manner it will jeopardize the design, funding, and construction of the Culvert Project, thus necessitating the filing of a petition in eminent domain (condemnation petition) for the making of the Culvert Project; and

WHEREAS, the City is authorized by RCW 35A.64.200 to exercise all powers relating to eminent domain pursuant to Chapters 8.12 and 8.28 RCW; and

WHEREAS, the City has complied with the notice requirements of state law by providing written notice to the owners of the real property identified herein of the planned final action of adopting this Ordinance, and by publishing notice of such planned final action in the manner set forth in RCW 8.25.290; and

WHEREAS, on October 20, 2025, the City Council considered this Ordinance and comments received relating to this Ordinance, and hereby determines and finds that the adoption of this Ordinance is necessary and required for the making of the Culvert Project which is for a public use;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Incorporation of Recitals. The recitals set forth above are adopted and incorporated herein as if set forth in full.

Section 2. Acquisition of Real Property – Public Use & Necessity.

- A. The City Council finds and determines that the Culvert Project is for the public use and purposes identified in the incorporated recitals set forth above.
- B. The City Council finds and determines that it is necessary for the making of the

Culvert Project to acquire, condemn, appropriate, take and damage portions of and interest in the real properties described and depicted in Exhibits A through I. The rights and interests in the real properties herein described and depicted are hereby condemned, appropriated, taken and damaged in the form of temporary easements for Data Collection for the Temporary Easement Duration identified herein, subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

Section 3. Source of Funds. The cost and expense of acquiring all rights and interests in the real properties described and depicted in Exhibits A through I shall be paid for from the Surface Water Management Capital Fund.

Section 4. Condemnation Authorization. The City Manager, City staff, City Attorney's Office, and/or City consultants for the Culvert Project are authorized and directed to enter into any and all negotiations and agreements necessary to acquire the rights and interests in the real properties described and depicted in Exhibits A through I. If such negotiations fail to acquire such interests in the real properties in a timely manner, in the sole determination of the City Manager, the City Attorney, or designee from City Attorney's Office, is authorized to file a Petition in Eminent Domain, prosecute proceedings provided by law to condemn, appropriate, take and damage the necessary interests in said real properties and take all actions to carry out and implement the provisions of this Ordinance.

Section 5. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 20th DAY OF OCTOBER, 2025.

CITY OF KENMORE

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

Scott Passey, City Clerk

Approved as to form:

Dawn Reitan, City Attorney

Filed with the City Clerk: 10/10/2025

Passed by the City Council:

Ordinance No.: 25-0634

Date of Publication:

Effective Date:

EXHIBIT A

TEMPORARY ACCESS EASEMENT
ANDREW L. AND KERI L. HOLLENBECK
8122 NE 169TH STREET KENMORE, WA 98028
KING COUNTY TAX PARCEL NO. 563450-0650

GRANTOR'S PARCEL

LOT 1 OF KING COUNTY SHORT PLAT NO S9150122, RECORDED UNDER KING COUNTY RECORDING NO 9507059006, TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATED IN FRONT OF, ADJACENT TO OR ABUTTING THEREON, SITUATE IN THE CITY OF KENMORE, COUNTY OF KING, STATE OF WASHINGTON.



10/9/2025

EXHIBIT B

TEMPORARY ACCESS EASEMENT
ANDREW L. AND KERI L. HOLLENBECK
8122 NE 169TH STREET KENMORE, WA 98028
KING COUNTY TAX PARCEL NO. 563450-0650

TEMPORARY ACCESS EASEMENT ACQUIRED BY GRANTEE:

THAT PORTION OF THE GRANTOR'S PARCEL (SAID PARCEL BEING DESCRIBED AS EXHIBIT "A")
DESCRIBED AS FOLLOWS:

THE SOUTHERLY 350 FEET AS MEASURED AT RIGHT ANGLES WITH THE NORTHERLY RIGHT OF
WAY MARGIN OF NE 169TH STREET.

CONTAINING 36,529 SQUARE FEET, MORE OR LESS.

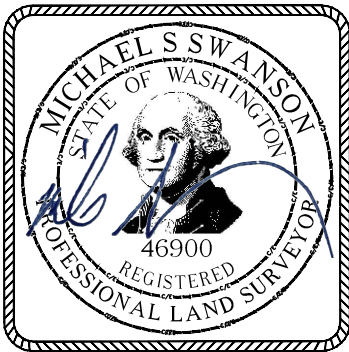
EXCLUDING ACCESS TO RESIDENTIAL AND ASSESSORY STRUCTURES.



10/9/2025

EXHIBIT "C"

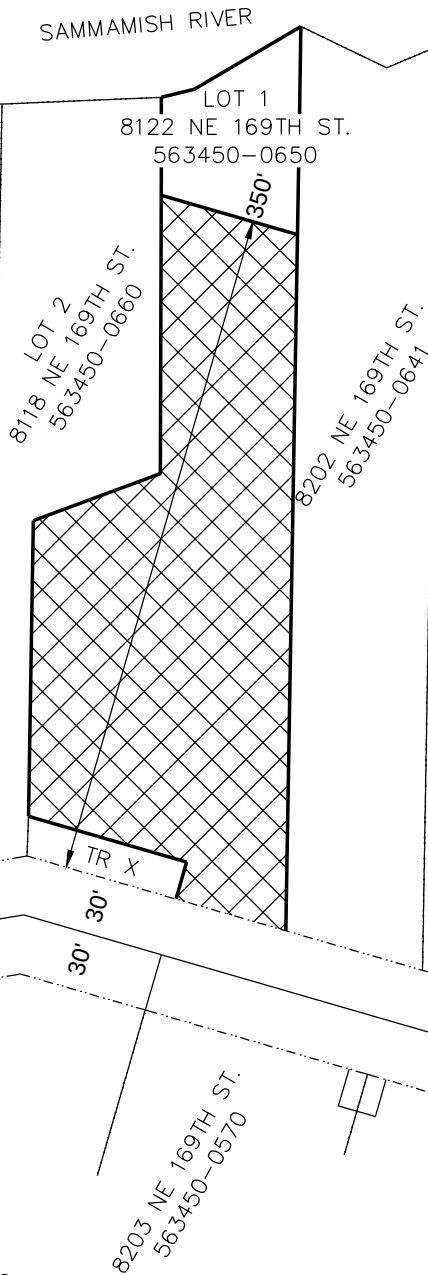
GOV'T LOT 1 SEC. 12, T. 26 N., R. 4 E., W.M.



10/9/2025



SCALE IN FEET



 TEMP ACCESS EASEMENT AREA

NE 169TH STREET CULVERT REPLACEMENT

TEMPORARY ACCESS EASEMENT

PARCEL 563450-0650

8122 NE 169TH STREET, KENMORE, WA 98028

DRAWN BY: M. SWANSON

DATE: 10-07-2025

ATLAS

17619 NE 67TH CT, #100 Ph: (425) 598-2200
REDMOND, WA 98052 Fax: (425) 502-8067

EXHIBIT D

TEMPORARY ACCESS EASEMENT
JAMES AND PHILIMENIA HARDING
8202 NE 169TH STREET KENMORE, WA 98028
KING COUNTY TAX PARCEL NO. 563450-0641

GRANTOR'S PARCEL

THAT PORTION OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST,
W.M. IN KING COUNTY, WASHINGTON AND OF SECOND CLASS SHORELANDS ADJOINING,

BEGINNING ON THE EAST LINE OF SAID GOVERNMENT LOT 1 AT A POINT NORTH 0°57'20" EAST
832.75 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 73°52'00" WEST 661.34 FEET TO THE TRUE POINT OF BEGINNING OF THIS
DESCRIPTION;

THENCE CONTINUING NORTH 73°52'00" WEST 75.40 FEET;

THENCE NORTH 0°10'23" EAST TO THE SAMMAMISH RIVER;

THENCE EASTERLY ALONG SAID RIVER TO A POINT 72.50 FEET DISTANT EASTERLY FROM SAID
LAST DESCRIBED BOUNDARY MEASURED AT RIGHT ANGLES TO SAME;

THENCE SOUTH 0°10'23" WEST TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTHERLY 30 FEET IN WIDTH THEREOF DEEDED TO KING COUNTY FOR ROAD
UNDER KING COUNTY RECORDING NO. 3061594.



10/9/2025

EXHIBIT E

TEMPORARY ACCESS EASEMENT
JAMES AND PHILIMENIA HARDING
8202 NE 169TH STREET KENMORE, WA 98028
KING COUNTY TAX PARCEL NO. 563450-0641

TEMPORARY ACCESS EASEMENT ACQUIRED BY GRANTEE:

THAT PORTION OF THE GRANTOR'S PARCEL (SAID PARCEL BEING DESCRIBED AS EXHIBIT "D")
DESCRIBED AS FOLLOWS:

THE SOUTHERLY 350 FEET AS MEASURED AT RIGHT ANGLES WITH THE NORTHERLY RIGHT OF
WAY MARGIN OF NE 169TH STREET.

CONTAINING 26,292 SQUARE FEET, MORE OR LESS.

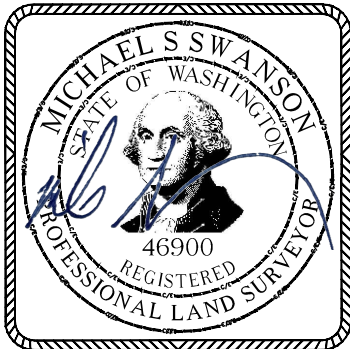
EXCLUDING ACCESS TO RESIDENTIAL AND ACCESSORY STRUCTURES.



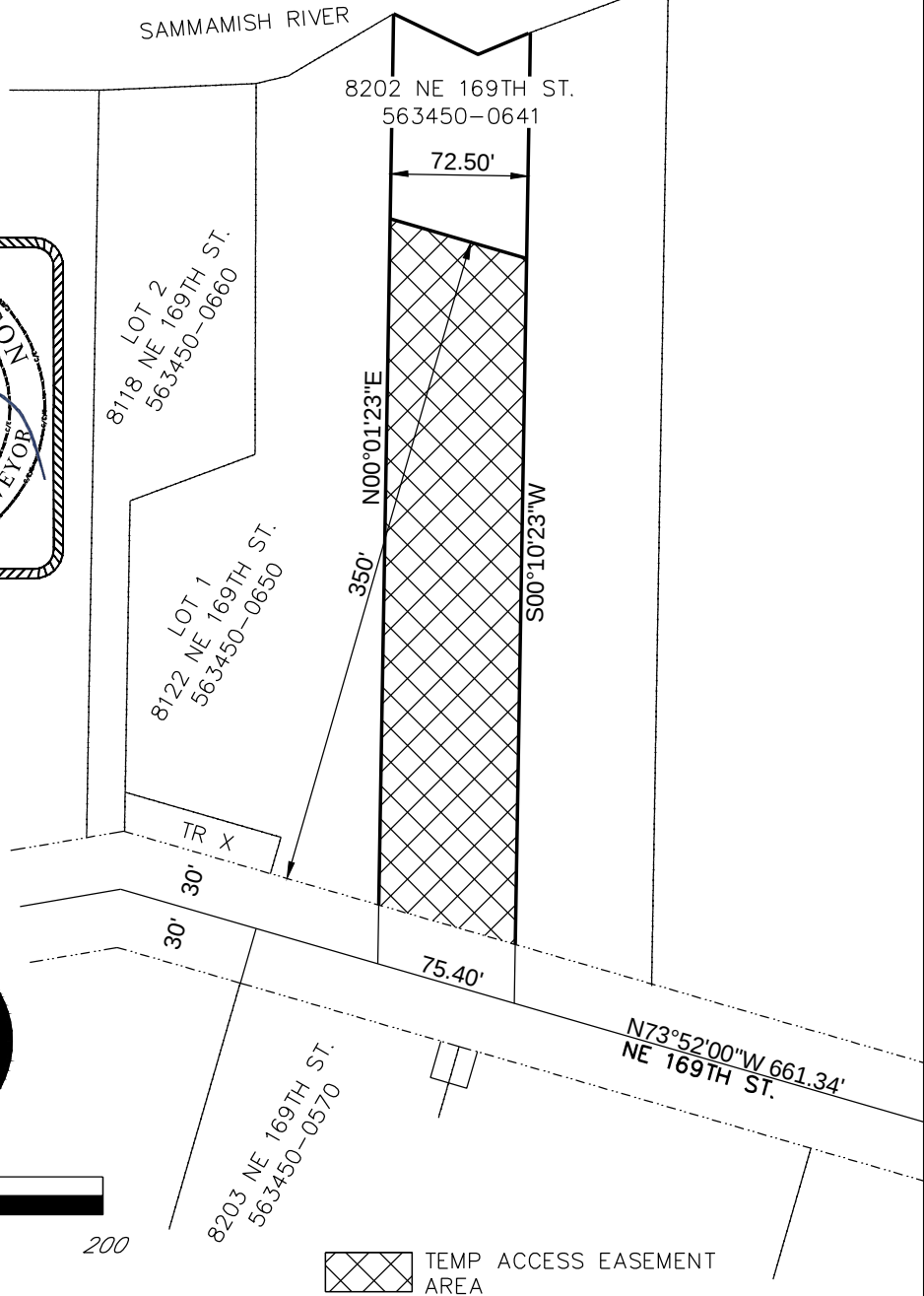
10/9/2025

EXHIBIT "F"

GOV'T LOT 1 SEC. 12, T. 26 N., R. 4 E., W.M.



10/9/2025



NE 169TH STREET CULVERT REPLACEMENT

TEMPORARY ACCESS EASEMENT

PARCEL 563450-0641

8202 NE 169TH STREET, KENMORE, WA 98028

DRAWN BY: M. SWANSON

DATE: 10-07-2025

ATLAS

17619 NE 67TH CT, #100 Ph: (425) 598-2200
REDMOND, WA 98052 Fax: (425) 502-8067

EXHIBIT G

TEMPORARY ACCESS EASEMENT
CHEN CHANGLI AND LIU RUIHONG
8203 NE 169TH STREET KENMORE, WA 98028
KING COUNTY TAX PARCEL NO. 563450-0570

GRANTOR'S PARCEL

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID SUBDIVISION AT A POINT NORTH 0°57'20" EAST 832.75 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 73°52'00" WEST 804.66 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 16°08'00" WEST 363.78 FEET;

THENCE SOUTH 37°29'10" EAST 120.00 FEET;

THENCE NORTH 51°50'53" EAST 91.44 FEET;

THENCE NORTH 16°08'00" EAST 360.72 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 73°52'00" WEST;

THENCE NORTH 73°52'00" WEST 150 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTHEASTERLY 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 3061594;

(BEING KNOWN AS TRACT 16, BLOCK 9, MOORLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

(ALSO KNOWN AS PARCEL B, CITY OF KENMORE BOUNDARY LINE ADJUSTMENT NO. BLA2007-040 RECORDED JULY 26, 2006 UNDER KING COUNTY RECORDING NO. 20070726900001);

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BEGINNING AT A POINT ON THE SOUTHERLY LINE OF NORTHEAST 169th STREET, WHICH IS NORTH 00°57'20" EAST 801.67 FEET AND NORTH 73°52'00" WEST 682.30 FEET FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;

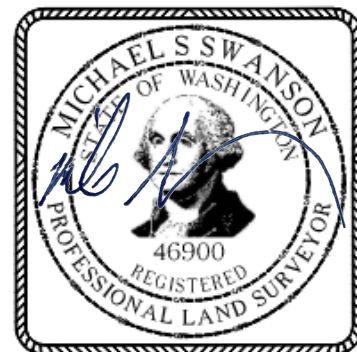
THENCE NORTH 73°52'00" WEST ALONG SAID SOUTHERLY LINE 20.00 FEET;

THENCE SOUTH 16°08'00" WEST 20.00 FEET;

THENCE SOUTH 73°52'00" EAST 20.00 FEET;

THENCE NORTH 16°08'00" EAST 20.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



10/9/2025

EXHIBIT H

TEMPORARY ACCESS EASEMENT
CHEN CHANGLI AND LIU RUIHONG
8203 NE 169TH STREET KENMORE, WA 98028
KING COUNTY TAX PARCEL NO. 563450-0570

TEMPORARY ACCESS EASEMENT ACQUIRED BY GRANTEE:

THAT PORTION OF THE GRANTOR'S PARCEL (SAID PARCEL BEING DESCRIBED AS EXHIBIT "G")
DESCRIBED AS FOLLOWS:

THE NORTHERLY 200 FEET AS MEASURED AT RIGHT ANGLES WITH THE SOUTHERLY RIGHT OF
WAY MARGIN OF NE 169TH STREET.

CONTAINING 26,930 SQUARE FEET, MORE OR LESS.

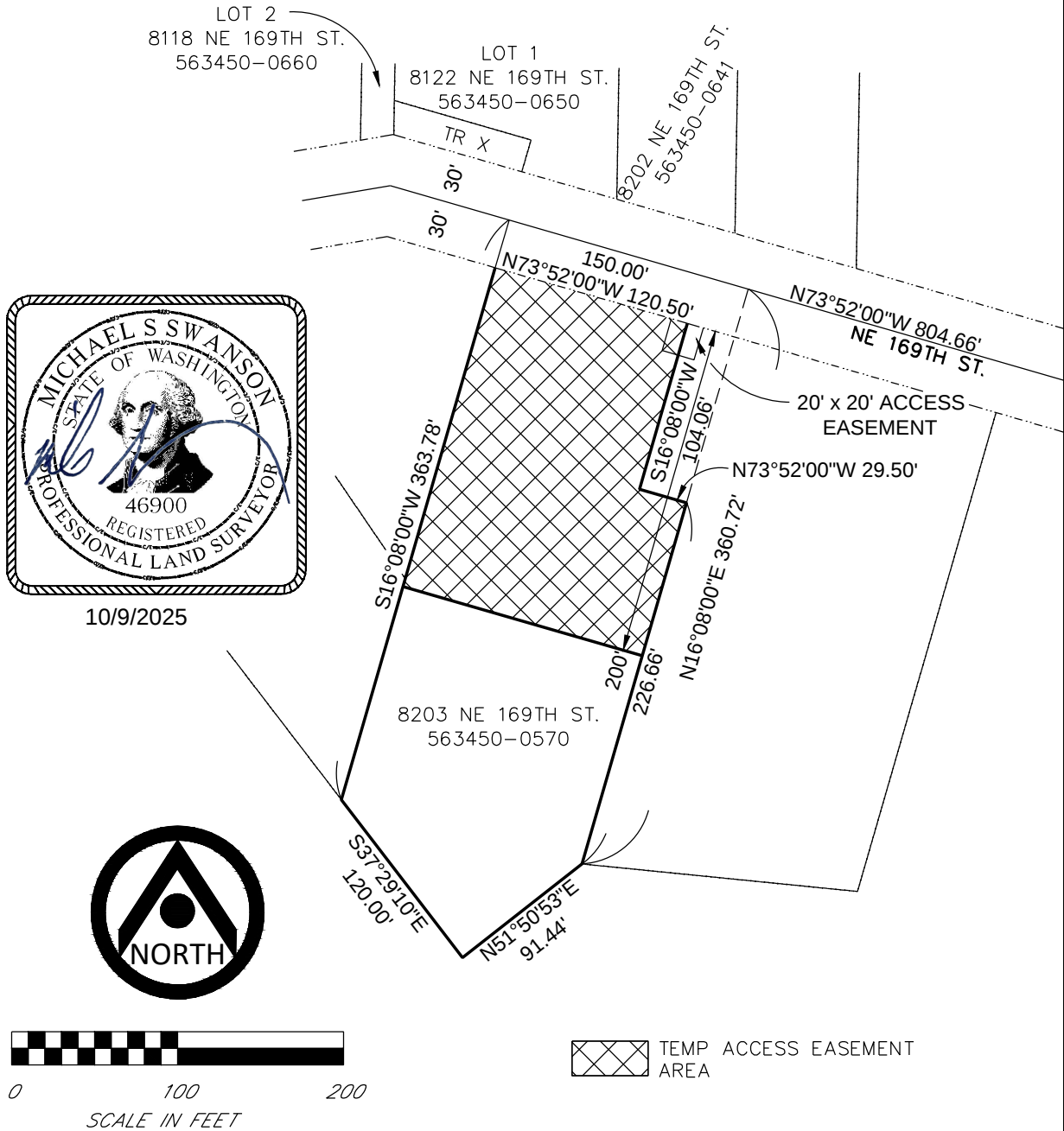
EXCLUDING ACCESS TO RESIDENTIAL AND ACCESSORY STRUCTURES.



10/9/2025

EXHIBIT "I"

GOV'T LOT 1 SEC. 12, T. 26 N., R. 4 E., W.M.



NE 169TH STREET CULVERT REPLACEMENT

TEMPORARY ACCESS EASEMENT

PARCEL 563450-0570

8203 NE 169TH STREET, KENMORE, WA 98028

DRAWN BY: M. SWANSON

DATE: 10-07-2025

ATLAS

17619 NE 67TH CT, #100 Ph: (425) 598-2200
REDMOND, WA 98052 Fax: (425) 502-8067

City Council Agenda Bill
City of Kenmore, WA



Meeting Date: 10/20/2025

Subject/Topic:	Proposed Council Action/Motion:
Brief update on private development activity in Kenmore Department: Development Services Prepared by: Samantha Loyuk Development Services Director Attachments: 1. Memo 2. PowerPoint presentation	☒ Information Only ☐ Receive and File ☐ Discuss ☐ Provide Direction ☐ Public Hearing ☐ Adopt/Approve ☐ Authorize ☐ Other:

Approvals:

Department	City	Finance	City
Head	Attorney	Director	Manager
SL 10/3/25	N/A	N/A	TK 10/9/25
			Optional
			N/A

Summary/Background:

The attached memo provides a brief update on current private development and construction activity within the city.

Previous Council Action(s):

None.

Fiscal Consideration:

None.

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:

[DEIA Strategic Plan](#) | [City's Equity Framework Toolkit](#)

Objective 4.1: Improve accessibility and inclusivity of communications across all channels.

City Council Priorities or Budget Objective Being Addressed:

This item relates to the City's core mission, which includes (among other responsibilities) ensuring public safety and complying with state and federal mandates.



City of Kenmore, Washington

Memorandum

Date: October 3, 2025
To: Teri Killgore, City Manager
From: Samantha Loyuk, Development Services Director
Regarding: Private Development Activity in Kenmore

To help illustrate the private development activity currently underway in Kenmore, I've prepared a summary of active and upcoming projects within the city limits. The table below summarizes these projects, and the attached map highlights their locations across the city. Please note that the map focuses on larger developments and does not include every individual building permit or Capital Improvement Program (CIP) project. However, it does capture most active subdivisions, commercial developments, school projects, and multi-family developments.

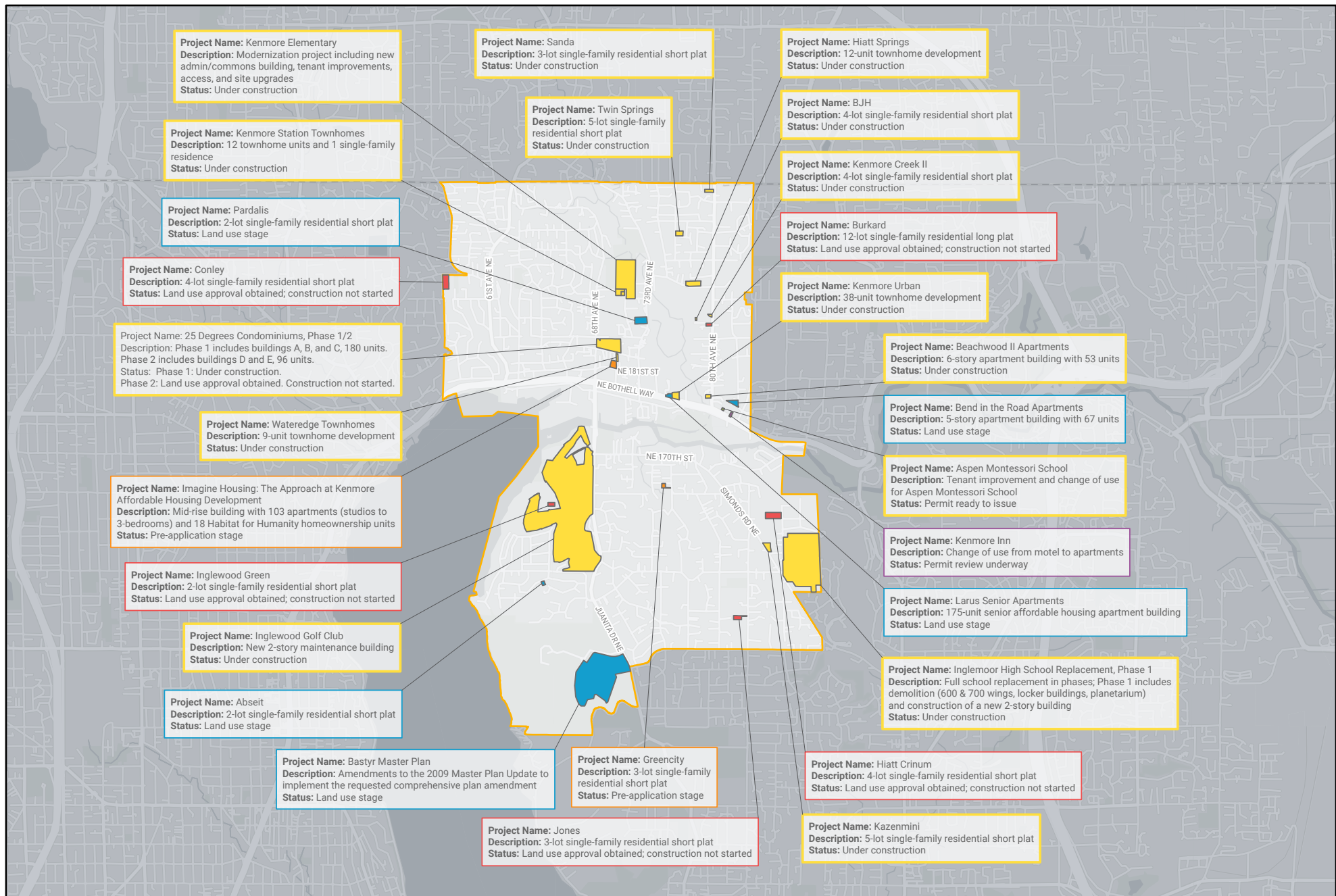
The department is working with the City's GIS Analyst to develop an interactive map that will eventually link directly to our permit system. In the meantime, the attached map provides a current snapshot of private development activity across the city. If you notice any projects missing or have questions about developments not shown, please don't hesitate to reach out. I'm happy to look into them further—they may have been excluded due to space limitations or the criteria used for this summary. Please note that the map is intended to offer a high-level overview of current construction activity, rather than a comprehensive list of all projects.

Project Name	Status	Location	Description
Inglewood Golf Club	Under construction	16401 Juanita Dr NE	New 2-story maintenance building
25 Degrees Condominiums, Phase 1	Under construction	6901 NE 184th Ln	Phase 1 includes Buildings A, B, and C; 180 units
25 Degrees Condominiums, Phase 2	Land use approval obtained; construction not started	6901 NE 184th LN	Phase 2 includes Buildings D and E; 96 units
Kenmore Urban	Under construction	7622 NE Bothell Way	38-unit townhome development

Beachwood II Apartments	Under construction	17717 80th Ave NE	6-story apartment building with 53 units
Bend in the Road Apartments	Land use stage	17615 83rd Ave NE	5-story apartment building with 67 units
Kenmore Station Townhomes	Under construction	19019 71st Ave NE	12 townhome units and 1 single-family residence
Kenmore Elementary	Under construction	19121 71st Ave NE	Modernization project including new admin/commons building, tenant improvements, access, and site upgrades
Inglemoor High School Replacement, Phase 1	Under construction	Parcel 1826059008; 15500 Simonds Rd NE	Full school replacement in phases; Phase 1 includes demolition (600 & 700 wings, locker buildings, planetarium) and construction of a new 2-story building
Twin Springs	Under construction	19806 76th Ave NE	5-lot single-family residential short plat
Sanda	Under construction	20405 80th Ave NE	3-lot single-family residential short plat
Kazenmini	Under construction	15722 Simonds Rd NE	5-lot single-family residential short plat
BJH	Under construction	18715 80th Ave NE	4-lot single-family residential short plat
Kenmore Creek II	Under construction	18717 80th Ave NE	4-lot single-family residential short plat
Jones	Land use approval obtained; construction not started	14911 84th Ave NE	3-lot single-family residential short plat
Hiatt Springs	Under construction	19218 77th Ct NE	12-unit townhome development
Forbes	Under construction	NE 203rd St	6-lot single-family residential short plat
Aspen Montessori School	Permit ready to issue	17605 80th Ct NE, Suite D	Tenant improvement and change of use for Aspen Montessori School
Kenmore Inn	Permit review underway	8202 NE Bothell Way	Change of use from motel to apartments
Conley	Land use approval obtained; construction not started	5507 NE 193rd St	4-lot single-family residential short plat
Hiatt Crinum	Land use approval obtained; construction not started	16127 88th Ave NE	4-lot single-family residential short plat
Pardalis	Land use stage	18707 73rd Ave NE	2-lot single-family residential short plat

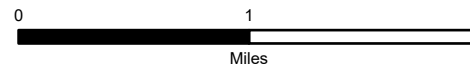
Burkard	Land use approval obtained; construction not started	18615 80th Ave NE	12-lot single-family residential long plat
Abseit	Land use stage	6279 NE 154th St	2-lot single-family residential short plat
Larus Senior Apartments	Land use stage	7520 NE Bothell Way	175-unit senior affordable housing apartment building
Wateredge Townhomes	Under construction	7005 NE 182nd St	9-unit townhome development
Kenmore Creek 4	Pre-application stage	18906 80th Ave NE	3-lot single-family residential short plat
Greencity	Pre-application stage	16521 76th Ave NE	3-lot single-family residential short plat
Bastyr Master Plan	Land use stage	14500 Juanita Dr NE	Amendments to the 2009 Master Plan Update to implement the requested comprehensive plan amendment
Imagine Housing: The Approach at Kenmore	Pre-application stage	7010 NE 181st St	Mid-rise affordable housing development building with 103 apartments (studios to 3-bedrooms) and 18 Habitat for Humanity homeownership units.
Inglewood Green	Land use approval obtained; construction not started	16316 Inglewood Pl NE	2-lot single-family residential short plat

Attachments: Private Project Development Map (all)
Private Project Development Map (active construction sites)



- Land Use Approval Obtained; Construction Not Started
- Land Use Stage
- Permit Ready to Issue
- Permit Review Underway
- Pre-Application Stage

- Under Construction
- City Limits

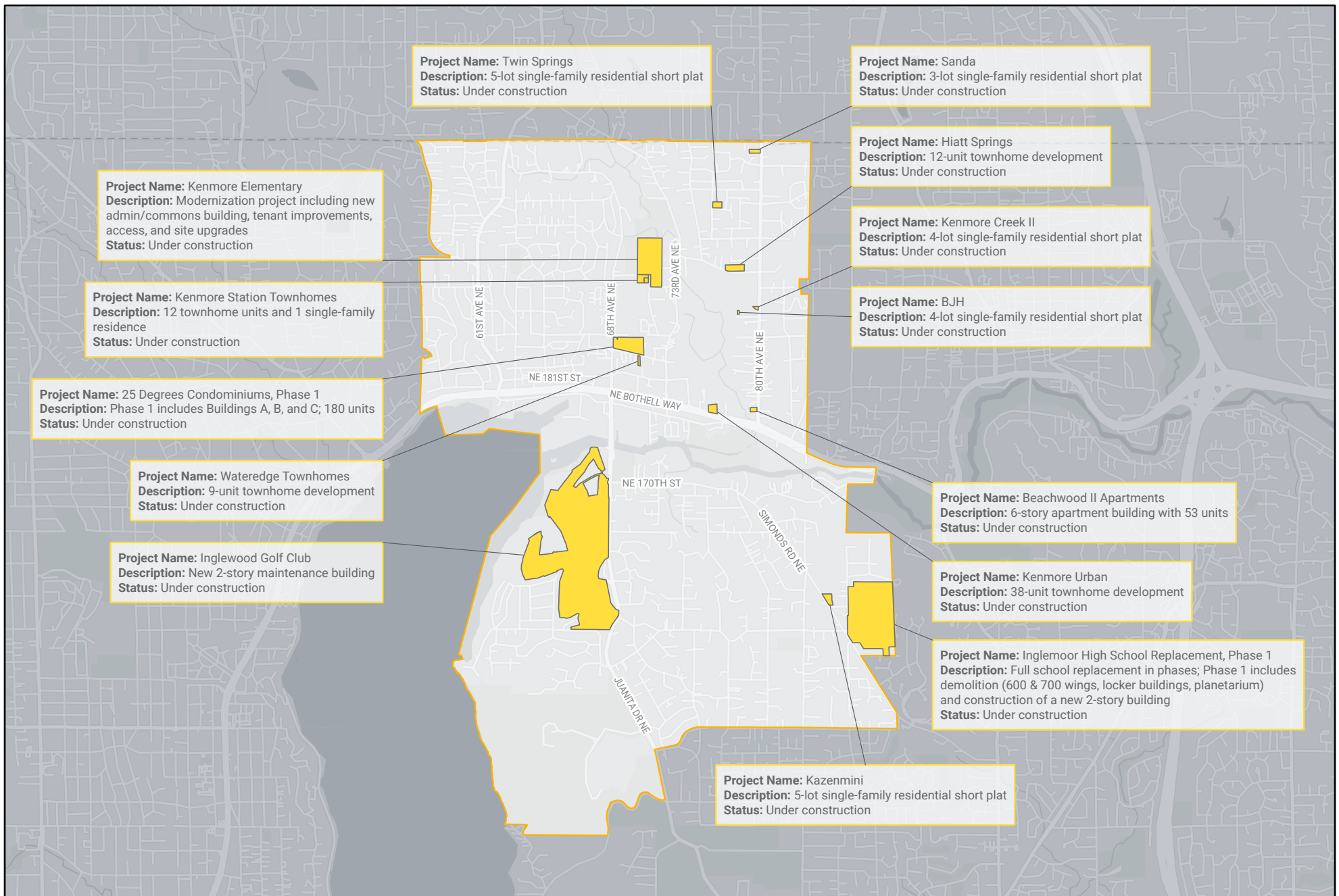


This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Private Development Projects



Map Date: Oct 2025



- Under Construction
- City Limits



This map is intended for planning purposes only and
is not guaranteed to show accurate measurements.



Map Date: Oct 2025

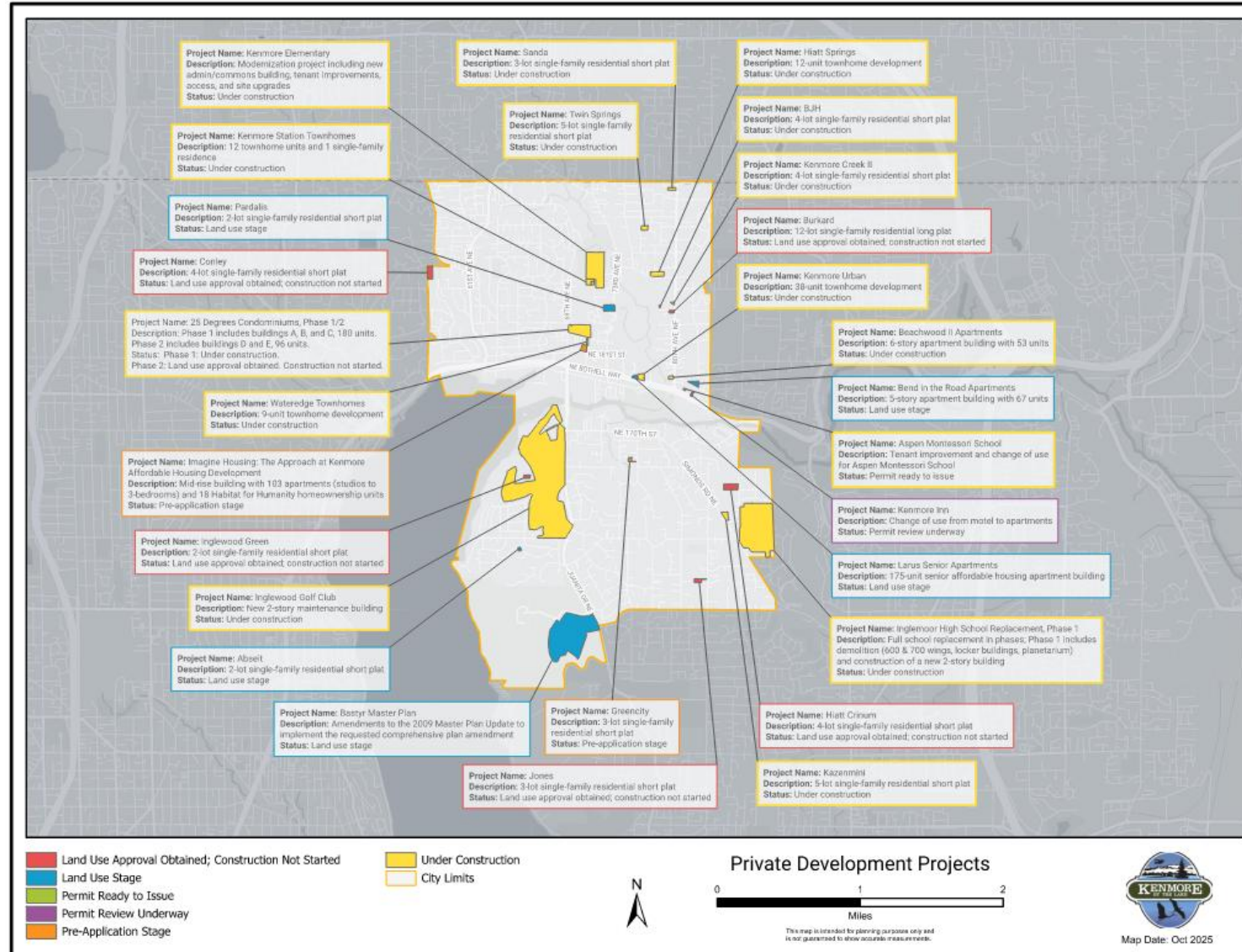
Private Development in Progress: A Look at What's Happening Now



Development Services Department
October 20, 2025

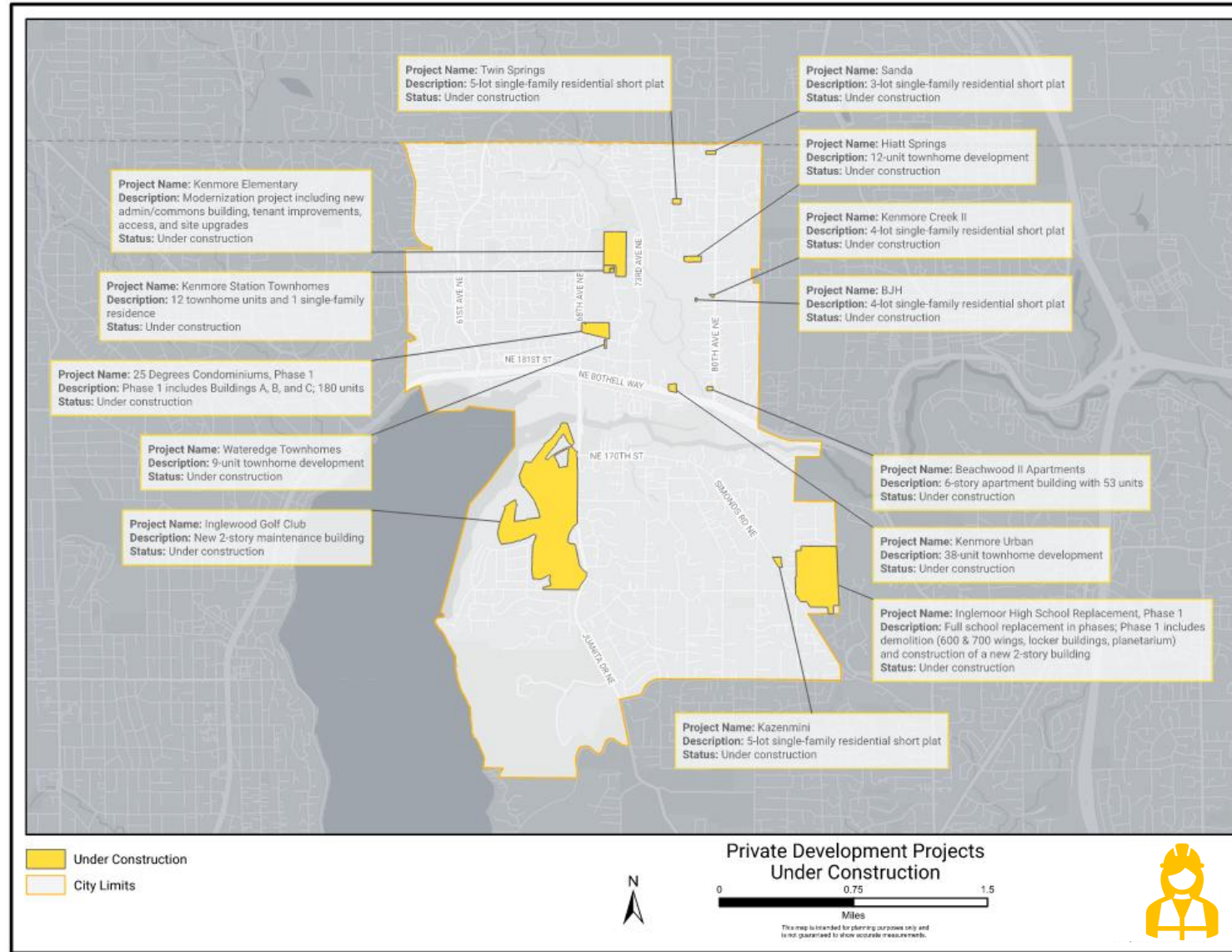


Current Development Activity



This map highlights several major developments but does not reflect every individual building permit or Capital Improvement Program (CIP) project. For a higher-resolution image, please refer to the agenda packet.

Under Construction



This map highlights projects under construction. For a higher-resolution image, please refer to the agenda packet.

Short Plats



1. **Twin Springs 5-lot short plat** at 19806 76th Ave NE

Status: Under construction



2. **Sanda 3-lot short plat** 20405 80th Ave NE

Status: Under construction



3. **Kazenmini 5-lot short plat** at 15722 Simonds Rd NE

Status: Under construction



4. **BJH 4-lot short plat** at 18715 80th Ave NE

Status: Under construction



5. **Kenmore Creek II 4-lot short plat** at 18717 80th Ave NE

Status: Under construction

6. **Jones 3-lot short plat** at 14911 84th Ave NE

Status: Land use approval obtained; construction not started

7. **Conley 4-lot short plat** 5507 NE 193rd St

Status: Land use approval obtained; construction not started

8. **Hiatt Crinum 4-lot short plat** at 16127 88th Ave NE

Status: Land use approval obtained; construction not started

9. **Pardalis 2-lot short plat** at 18707 73rd Ave NE

Status: Land use stage

10. **Abseit 2-lot short plat** at 6279 NE 154th St

Status: Land use stage

11. **Kenmore Creek IV 3-lot short plat** at 18906 80th Ave NE

Status: Pre-application stage

12. **Greencity 3-lot short plat** at 16521 76th Ave NE

Status: Pre-application stage

13. **Inglewood Green 2-lot short plat** at 16316 Inglewood Pl NE

Status: Land use approval obtained; construction not started



Long Plats

1. **Burkard 12-lot long plat** at 18615 80th Ave NE

Status: Land use approval obtained;
construction not started



Burkard 12-lot subdivision
18615 80th Ave NE

Apartments, Townhomes, & Condos

-  1. **25 Degrees Phase 1, 180 condos** at 6901 NE 184th Ln
Status: Under construction
- 2. **25 Degrees Phase 2, 96 condos** 6901 NE 184th Ln
Status: Land use approval obtained; construction not started
-  3. **Beachwood II, 53 apartments** at 17717 80th Ave NE
Status: Under construction
- 4. **Bend in the Road, 67 apartments** at 17615 83rd Ave NE
Status: Land use stage
- 5. **Larus, 175 senior apartments** at 7520 NE Bothell Way
Status: Land use stage
- 6. **Kenmore Inn, 27 apartments** at 8202 NE Bothell Way
Status: Permit review underway
- 7. **Imagine Housing: The Approach, 103 apartments and 18 condos** at 7010 NE 181st St
Status: Pre-application stage

-  8. **Kenmore Urban, 38 units** at 7622 NE Bothell Way
Status: Under construction
-  9. **Kenmore Station, 12 units** at 19019 71st Ave NE
Status: Under construction
-  10. **Hiatt Springs, 12 units** at 19218 77th Ct NE
Status: Under construction
-  11. **Wateredge, 9 units** at 7005 NE 182nd St
Status: Under construction



Other



1. **Kenmore Elementary**

Status: Under construction



2. **Inglemoor High School Replacement, Phase 1**

Status: Under construction



3. **Inglewood Golf Club Maintenance Building**

Status: Under construction

4. **Bastyr Master Plan**

Status: Land use stage



5. **Close Reach Academy Daycare at**

Status: Under construction

6. **Aspen Montessori School at 1760**

Status: Permit ready to issue



Thank you. Questions?



Development Services Department
(425) 398-8900 Option 1