

**City of Kenmore
City Council Meeting
Regular Meeting Minutes
Monday, November 24, 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
Councilmember Valerie Sasson
Councilmember Jon Culver
Councilmember Nathan Loutsis

Staff: City Manager Teri Killgore
Deputy City Manager Stephanie Lucash
City Attorney Dawn Reitan
City Clerk Scott Passey
Deputy City Clerk Michelle Kang
Finance & Administration Director Melinda Merrell
Assistant City Manager/Community Development Director Debbie Bent
Principal Planner Todd Hall
Housing and Human Services Manager Tambi Cork

Speaking Guests: Diana Halladay, Osborn Consulting
Jessica Christofferson, Osborn Consulting
Alex Capron, Facet Consulting

Public Comments Speaking Guests:
Eric Adman, Kenmore resident
Corina Pfeil, Kenmore resident

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.

WHERE'S THE FUN?

City Manager Teri Killgore highlighted the current City Hall Gallery, Wild Women of Photography, and reminded the Council of Small Business Saturday on November 29 and Kenmore's Winterfest event coming up on Saturday, December 6.

PUBLIC COMMENTS

The City Council took comments from the public. Timestamped link here:

<https://youtu.be/TfHMuO2NIIU?list=PLZEQA8WWEno4xzgqU9ARuTRwHg5cHeeSr&t=509>

CONSENT AGENDA

- A. Approve the City Council Regular Meeting Minutes of Monday, November 10, 2025.
- B. Adopt Resolution No. 25-436, adopting the 2025-2030 King County Regional Hazard Mitigation Plan and Kenmore Plan Annex.
- C. Authorize the City Manager to execute Amendment No. 1 to Contract No. 24-C3084 Interlocal Agreement for Emergency Management between the City of Kenmore, City of Lake Forest Park, and King County Fire District 16, subject to approval by the City Attorney of any minor amendments by the City Clerk's Office.
- D. Authorize the City Manager to enter into an agreement with the Eastside Transportation Partnership.

MOTION: Approve the consent agenda outlined above.

Moved by Culver; seconded by Herbig.

VOTE: Consent Agenda was approved by UNANIMOUS CONSENT

BUSINESS AGENDA

- A. Proposed Ordinance No. 25-0635 Mid-Biennial Amendments to the 2025-2026 Biennial Budget and Salary Plan for 2026, presented by Finance & Administration Director Melinda Merrell, *for adoption*

MOTION: Adopt Proposed Ordinance No. 25-0635, mid-biennial amendments to the 2025-2026 biennial budget and salary plan for 2026.
Moved by Loutsis; seconded by O’Cain.
VOTE: 6 Yes – Sasson, Loutsis, Srebnik, Culver, O’Cain, Herbig; 1 No – Marshall; 0 Abstain.
MOTION PASSES.

- B. Proposed Ordinance No. 25-0636, Property Tax Levy, presented by Finance & Administration Director Melinda Merrell, *for adoption*

MOTION: Adopt Proposed Ordinance No. 25-0636, property tax levy.
Moved by Loutsis; seconded by Srebnik.
VOTE: 7 Yes – Marshall, Loutsis, Culver, Sasson, Srebnik, O’Cain, Herbig; 0 No; 0 Abstain.
MOTION PASSES.

- C. Proposed Ordinance No. 25-0637, Excess Property Tax Levy, presented by Finance & Administration Director Melinda Merrell, *for adoption*

MOTION: Adopt Proposed Ordinance No. 25-0637, excess property tax levy.
Moved by Srebnik; seconded by Sasson.
VOTE: 7 Yes – Loutsis, Culver, Marshall, Sasson, Srebnik, O’Cain, Herbig; 0 No; 0 Abstain.
MOTION PASSES.

- D. Stream Code Amendments to Title 18 of the Kenmore Municipal Code (KMC), Critical Areas, presented by Assistant City Manager/Community Development Director Debbie Bent, Principal Planner Todd Hall, and Consultants from Osborn Consulting and Facet, *for continued discussion*

City staff and consultants presented options for amending Kenmore Municipal Code Title 18 (critical areas) to align stream buffers with Washington Department of Fish and Wildlife (WDFW) “best available science” with no formal direction requested until 2026. The City is required to comply with updated riparian guidance but is intentionally limiting this update to stream-related regulations; a broader critical areas and shoreline update will occur by June 2029. Council discussed the various options and competing goals of protecting riparian habitat and water quality, maintaining land for housing and infrastructure, and managing implementation costs and administrative complexity.

- E. Affordable and Supportive Housing Strategy Discussion, presented by Assistant City Manager/Community Development Director Debbie Bent and Housing and Human Services Manager Tambi Cork, *for discussion and direction*

Discussion centered on how the City should support affordable and permanent supportive housing and what role the Council, staff, and community partners should play. Councilmembers reaffirmed that affordable housing is a top city priority but requires

significant subsidy and often discounted or donated land to pencil out. There was debate over the City's role: some members favored active leadership in assembling sites and partners, while others caution against the city acting like a developer and instead emphasized policy changes, incentives, and strategic use of existing city assets. Members discussed whether to revive or replace the now-concluded STEP advisory committee; some advocated for a new, ongoing community body including residents and business owners, while others prefer using existing groups (e.g., business associations) and targeted engagement rather than a standing committee. There was consensus to continue the conversation at upcoming Council retreats to clarify the City's role, priorities, and use of staff capacity on affordable and supportive housing initiatives.

STAFF REPORTS

COUNCILMEMBER REPORTS & COMMENTS

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 9:28 PM.



Scott Passey, City Clerk



Nigel Herbig, Mayor

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Final Audit Report

2025-12-10

Created:	2025-12-09
By:	Michelle Kang (mkang@kenmorewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAslvdjgASNIISWNcBFWIho3KUKR-VNrU1

"City Council Regular Meeting Minutes of Monday, November 24 , 2025" History

-  Document created by Michelle Kang (mkang@kenmorewa.gov)
2025-12-09 - 6:17:30 PM GMT
-  Document emailed to Nigel Herbig (nherbig@kenmorewa.gov) for signature
2025-12-09 - 6:17:34 PM GMT
-  Email viewed by Nigel Herbig (nherbig@kenmorewa.gov)
2025-12-10 - 0:20:34 AM GMT
-  Document e-signed by Nigel Herbig (nherbig@kenmorewa.gov)
Signature Date: 2025-12-10 - 0:21:26 AM GMT - Time Source: server
-  Document emailed to Scott Passey (spassey@kenmorewa.gov) for signature
2025-12-10 - 0:21:27 AM GMT
-  Email viewed by Scott Passey (spassey@kenmorewa.gov)
2025-12-10 - 0:22:33 AM GMT
-  Document e-signed by Scott Passey (spassey@kenmorewa.gov)
Signature Date: 2025-12-10 - 0:22:48 AM GMT - Time Source: server
-  Agreement completed.
2025-12-10 - 0:22:48 AM GMT