

**City of Kenmore
City Council Meeting
Special & Regular Meeting Minutes
Monday, March 24, 2025**

These minutes 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 (*excused*)
Councilmember Nathan Loutsis

Staff: Interim City Manager Stephanie Lucash
City Attorney Dawn Reitan
City Clerk Anastasiya Warhol
Deputy City Clerk Michelle Kang
Assistant City Manager/Community Development Director Debbie Bent
Housing and Human Services Manager Tambi Cork
Community & Business Engagement Coordinator Nicole Suarez
Administrative Specialist/Public Records Officer Teresa McAllister

Speakers: Sarah Arndt, NUHSA Senior Manager
William Towey, Lake City Partners Executive Director

Public Speakers: Danielle Olson, Kenmore Resident
Dave Andrew, Kenmore Resident
Geoff Chism, Kenmore Resident
Julianna Pooley, Kenmore Resident

CALL SPECIAL MEETING TO ORDER

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

EXECUTIVE SESSION

Pursuant to RCW 42.30.110(1)(c) and (i), the City Council will now entered an executive session to 1) consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of

decreased price; however, final action selling or leasing public property shall be taken in a meeting open to the public; and 2) discuss potential litigation. This executive session was slated to last approximately 60 minutes until 7:00 PM. Council entered at 6:00 PM and exited at 7:00 PM. No final action taken.

ADJOURN SPECIAL MEETING

Mayor Herbig adjourned the special meeting at approximately 7:00 PM

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

Sexual Assault Awareness Month – April 2025

[Sexual Assault Awareness Month - April 2025](#)

Child Abuse Prevention Month – April 2025

[Child Abuse Prevention Month - April 2025](#)

WHERE'S THE FUN?

Interim City Manager Stephanie Lucash highlighted the following:

- Kenmore Air being featured in the Seattle Times Pacific NW Magazine with an article titled "Kenmore Air brings the Northwest's dream destinations within Reach"
- Nicole Suarez, Community & Business Engagement Coordinator, recently graduated from the Northwest Women's Leadership Academy (NWWLA). She joins a sizable group of graduates from Kenmore.
- Upcoming April 12th, 2025, Kenmore Hydro Cup presented by 192 Brewing and Plywood Supply Inc.

PUBLIC COMMENTS

The City Council received comments from the public.

Timestamped link:

<https://www.youtube.com/live/iPBhTAlxCiY?si=WKI9TRU7QVBHQv2q&t=4120>

CONSENT AGENDA

- A. Approve the City Council Special and Regular Meeting Minutes of Monday, February 24, 2025.

[City Council Special and Regular Meeting Minutes from Monday, February 24, 2025](#)

- B. Approve the City Council Special Meeting Minutes of Monday, March 3, 2025.

[City Council Special Meeting Minutes from Monday, March 3, 2025](#)

MOTION: Approve the consent agenda outlined above.

Moved by Loutsis; seconded by Srebnik.

VOTE: Consent Agenda was approved by UNANIMOUS CONSENT.

PRESENTATIONS

NUHSA Senior Manager Sarah Arndt of the North Urban Human Services Alliance (NUHSA) recapped the work NUHSA does and highlighted the 2024 Human Services Award recipients:

- Human Services Champion – Guru Dorje
- Outstanding Human Services Program – Lake City Partners
- Youth Human Service Leadership – Taanvi Arekapudi
- Lifetime Achievement Award – Sally Kinney

Lake City Partners Executive Director William Towey provided an update on Kenmore Senior Women's Shelter.

Mr. Towey expressed his appreciation for the partnership with the City that helped launch “Heron Haven”, the Women’s Shelter. He highlighted the challenges experienced by his clients and his hope that those served can transition into market rate housing.

BUSINESS AGENDA

Resolution No. 25-427 Disposition of Surplus Property located at 7010 NE 181st Street, Kenmore, Washington and the Purchase and Sale Agreement between the City of Kenmore and Imagine Housing for the city-owned property at 7010 NE 181st Street, presented by Assistant City Manager/Community Development Director Debbie Bent, Housing and Human Services Manager Tambi Cork, and The Approach at Kenmore project team, *for adoption and approval*

[Agenda Bill - Disposition of Surplus Property and Purchase and Sale Agreement \(updated 3/18\)](#)

[Attachment 1 - Letter of Intent](#)

[Attachment 2 - Proposed Resolution No. 25-427](#)

[Attachment 3 - Purchase and Sale Agreement \(updated 3/18\)](#)

[Attachment 4 - Presentation \(added 3/21\)](#)

The agenda bill was presented by Tambi Cork, the City of Kenmore's Housing & Human Services Manager. It recommends that the City Council declare the city-owned property at 7010 NE 181st Street as surplus and approve its transfer to Imagine Housing for the development of affordable housing. This action supports the City Council's top priorities around housing availability and enables the creation of approximately 123 affordable housing units, including ownership opportunities. The Council was supportive of the proposed action, and the approach of Imagine Housing in working toward building the "Approach" project.

MOTION: Approve the Disposition of Surplus Property Resolution No. 25-427 declaring City-owned real property referred to as tax parcel No. 011410- 0590 located at 7010 NE 181st St, Kenmore, WA 98028 to be surplus to the City's needs.

Moved by O'Cain; seconded by Loutsis.

VOTE: 6 Yes – Herbig, Loutsis, O'Cain, Marshall, Sasson, Srebnik; 0 No; 0 Abstain.

MOTION PASSES.

MOTION: Approve the transfer agreement of the property to Imagine Housing Group in substantially the form of Attachment 3 and authorize the City Manager to sign the agreement.

Moved by Srebnik; seconded by O'Cain.

VOTE: 6 Yes – Herbig, Loutsis, O'Cain, Marshall, Sasson, Srebnik; 0 No; 0 Abstain.

MOTION PASSES.

- A. Shelter, Transitional Housing, Emergency Housing, and Permanent Supportive Housing (STEP Housing) Advisory Committee Applicant Interview Selection, presented by Assistant City Manager/Community Development Director Debbie Bent, *for discussion and approval*

[Agenda Bill - STEP Housing Advisory Committee Applicant Interview Selection](#)

[Attachment 1 - Letters of Interest \(added 3/18\)](#)

[Attachment 2 - STEP Housing Advisory Committee Charter](#)

The agenda bill was presented by Debbie Bent, Assistant City Manager and Community Development Director for the City of Kenmore. It asks the City Council to review letters of interest from residents seeking to serve on the limited-term STEP Housing Advisory Committee and to select applicants for interviews on March 31, 2025. After discussion, Council agreed to forego interviews.

MOTION: Appoint all 8 individuals for service on the Shelter, Transitional Housing, Emergency Housing, and Permanent Supportive Housing (STEP) Housing Advisory Board.

Moved by O’Cain; seconded by Srebnik.

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

MOTION FAILS.

MOTION: Reconsider original vote: Appoint the following 8 individuals for service on the Shelter, Transitional Housing, Emergency Housing, and Permanent Supportive Housing STEP Housing Advisory Board.

Moved by O’Cain; seconded by Srebnik.

VOTE: 4 Yes - O’Cain, Herbig, Sasson, Srebnik; 2 No – Loutsis, Marshall; 0 Abstain.

MOTION TO RECONSIDER PASSES.

MOTION: Appoint the following 8 individuals for service on the Shelter, Transitional Housing, Emergency Housing, and Permanent Supportive Housing STEP Housing Advisory Board:

- Timothy Marchello
- Caitlin Sullivan
- Corina Pfeil
- Jessica Williams
- Josh Kurcinka
- Jennifer Alderman
- Maddie Hayden
- Juliana Pooley

VOTE: 5 Yes – Loutsis, Srebnik, Sasson, O’Cain, Herbig; 1 No – Marshall; 0 Abstain.

MOTION PASSES.

STAFF REPORTS

- A. Business Registration Update, presented by Community & Business Engagement Coordinator Nicole Suarez and Administrative Specialist/Public Records Officer Teresa McAllister

[Presentation - Business Registration Update \(added 3/21\)](#)

Administrative Specialist Teresa McAllister, and Community & Business Engagement Coordinator Nicole Suarez. The presentation outlined goals to better understand Kenmore's business community, improve engagement with local businesses, and collaborate with the Kenmore Business Alliance on how to use registration revenue. Key updates included a rise in registered businesses to 2,551, increased web engagement, and revenue generation from a \$10 endorsement fee.

- B. Other - Interim City Manager Stephanie Lucash

Ms. Lucash reflected on her love for the city and on her vision of putting people at the center of the work as she takes the lead as Interim City Manager.

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 8:45 PM.


Nigel Herbig (Apr 21, 2025 20:51 PDT)

Nigel Herbig, Mayor


Anastasiya Warhol (Apr 23, 2025 12:52 PDT)

Anastasiya Warhol, City Clerk

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Final Audit Report

2025-04-23

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