City of Kenmore
City Council Meeting
Special & Regular Meeting Minutes
Monday, May 12, 2025

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 (virtual)
Deputy Mayor Melanie O'Cain
Councilmember Joe Marshall
Councilmember Debra Srebnik
Councilmember Valerie Sasson
Councilmember Jon Culver
Councilmember Nathan Loutsis

Staff: Interim City Manager Stephanie Lucash
Interim Deputy City Manager Tambi Cork
City Attorney Dawn Reitan
City Clerk Anastasiya Warhol (virtual)
Co-Clerk Shannon Tipple-Leen
Assistant City Manager/Community Development Director Debbie Bent
Principal Planner Todd Hall

Speaking Guests: Dale Hirt, Eagle Scout – Where's the Fun

Public Comment Speakers:
Patrick O'Brien, Kenmore Resident
Stacey Valenzuela, Kenmore Resident

SPECIAL MEETING - CITY COUNCIL SPECIAL JOINT MEETING WITH SHORELINE CITY COUNCIL AT SHORELINE CITY HALL - 5:45 PM

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

Staff: Interim City Manager Stephanie Lucash
Interim Deputy City Manager Tambi Cork

Location: 17500 Midvale Ave N, Shoreline, WA 98133

Agenda & Attachments:
Agenda - Joint Session 5/12/25 (revised 5/9/25)
Memorandum to Councils - 05/12/25

REGULAR MEETING – CALL TO ORDER
Deputy Mayor O'Cain called the regular meeting to order at 7:30 PM.

LAND ACKNOWLEDGEMENT
Deputy Mayor O'Cain read the Land Acknowledgement Honoring First Peoples.

FLAG SALUTE
Deputy Mayor O'Cain led the Council in the Pledge of Allegiance.

PROCLAMATIONS
Deputy Mayor O'Cain issued the following proclamations:

- May 15, 2025, to be Peace Officers Memorial Day. It was accepted by Police Officer Blair Carlin.
  Peace Officers Memorial Day - May 15, 2025

- May 17-23 Safe Boating and Paddling Week
  Safe Paddling and Boating Week - May 18-24, 2025

- May 17, 2025, Kids to Parks Day
  Kids to Parks Day - May 17 2025

WHERE'S THE FUN
The City highlighted Dale Hirt and his installation of the Life Jacket Loaner Station at Log Boom Park.

PUBLIC COMMENT
The Council took comments from the public.
Link provided here:
https://www.youtube.com/live/aOQly1a_OkQ?si=Si9oeRClurGjAUKD&t=1631

CONSENT AGENDA

A. Approve Total Check #s 56178 through 56254 totaling $603,266.57, Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 04/18/2025 in the amount totaling $299,700.93, and Total EFT Payments #s 1820 through 1834 totaling $113,430.75.
Voucher Certification and Approval 04/12/2025 - 04/25/2025

B. Accept $3.1M of Move Ahead Washington (MAWA) funding for the 84th Ave Ped Bike (150th – 155th) Project and Authorize the City Manager to execute the appropriate agreements with WSDOT.
Agenda Bill - MAWA Grant Award 84th Sidewalks 05/12/2025 Meeting

C. Authorize the City Manager to execute a contract with KBA Construction Management Inc, for an amount up to $257,400 (includes 10% contingency) to provide construction management services for the 61st Avenue NE Sidewalk Replacement project construction.
Agenda Bill - 61st AVE Sidewalk Replacement KBA Contract Approval 05/12/2025 (added 5/5)

D. Authorize the City Manager to execute Interlocal Agreement 25-C3135 with King County to accept an updated grant funds total of $45,000 to install electric fleet charging ports in the City Hall garage.
Agenda Bill - Fleet EV Charging Grant - Updated Amount (uploaded 5/9/25)

MOTION: Approve the consent agenda outlined above.
Moved by Marshall; seconded by Culver.
VOTE: Consent Agenda was approved by UNANIMOUS CONSENT

BUSINESS AGENDA

A. Draft Middle Housing, Accessory Dwelling Unit (ADU), and Affordable Housing (Inclusionary Zoning) Code Amendments, presented by Assistant City Manager/Community Development Director Debbie Bent and Principal Planner Todd Hall, *for Discussion/Direction*
Agenda Bill - Missing Middle ADU Housing (revised 5/9/25)
Attachment 1 - ARCH Memorandum dated 5/9/25 (revised 5/12)
Attachment 2 - DRAFT Middle Housing and ADU Code Amendments 050625
Attachment 3 - DRAFT Ch 18.77 Affordable Housing Code Amendments 042125
Presentation - ARCH presentation May 12, 2025 (added 5/12/25)

The Council discussed Missing Middle ADU Housing and Inclusionary Zoning.

MOTION: Regarding inclusionary zoning, have this kick in at 2,000 square feet (unit size).
Moved by Srebnik; seconded by Loutsis.

AMENDMENT: Reduce inclusionary housing zoning size to 1,750 square feet (instead of 2,000 square feet). Moved by Herbig; seconded by Marshall.

VOTE: 7 Yes–Marshall, Culver, Loutsis, Srebnik, Sasson, O'Cain, Herbig; 0 No; 0 Abstain.
MOTION PASSES.

MAIN MOTION AS AMENDED: Regarding inclusionary zoning, have this kick in at 1,750 square feet (unit size).
VOTE: 6 Yes–Marshall, Loutsis, Srebnik, Sasson, O'Cain, Herbig; 1 No–Culver; 0 Abstain.
MOTION PASSES.

MOTION: Make the maximum size of "cottage housing" be 1,500 SF.
Moved by Srebnik; seconded by Loutsis.
VOTE: 6 Yes–Srebnik, Sasson, Marshall, Loutsis, O'Cain, Herbig; 1 No–Culver; 0 Abstain.
MOTION PASSES.

MOTION: Direct staff to prepare a proposed neighborhood sidewalk impact fee for parent lots and smaller lots. Moved by Marshall; seconded by Culver.
VOTE: 2 Yes–Marshall, Culver; 4 No–Srebnik, Loutsis, O'Cain, Herbig; 1 Abstain–Sasson.
MOTION FAILS.

STAFF REPORTS

COUNCILMEMBER REPORTS & COMMENTS

The Council agreed to shift Coffee with Council to 2nd Mondays; same time slot, beginning in June.

ADJOURNMENT

Deputy Mayor O'Cain adjourned the meeting at approximately 9:37 PM.

Nigel Herbig (Jun 27, 2025 10:11 PDT)

Nigel Herbig, Mayor

Anastasiya Warhol (Jun 24, 2025 15:23 PDT)

Anastasiya Warhol, City Clerk

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Final Audit Report 2025-06-27

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