

**City of Kenmore
City Council Meeting
Regular Meeting Minutes
June 13, 2022, Special & Regular Meeting
On-Site and Online**

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
Councilmember Joe Marshall
Councilmember Debra Srebnik
Councilmember Corina Pfeil
Deputy Mayor Melanie O'Cain
Councilmember David Baker
Councilmember Angela Kugler

Staff:

City Manager Rob Karlinsey
Assistant City Manager Stephanie Lucash
City Attorney Dawn Reitan
City Clerk Anastasiya Warhol
Community Development Director Debbie Bent
Co-Clerk Tela Gardner

Speaking Guests:

Bryan Hampson, Development Services Director
Dr. Devin Byrd, Bastyr University
Rick Anthony, Kenmore Resident
Jon Culver, Kenmore Resident
Mohammad Aminpour, Kenmore Resident
Carl Michelman, Kenmore Business Owner
Joe Levin, Kenmore Resident
Zohreh Zandi, Clyde Hill Resident, Kenmore Co-Owner
Michelle Thomas, Washington Low Income Housing Alliance
Tim Thomas, Oakland, California Resident, UC Berkley
Kay Fontaine, Kenmore Resident
Dianna Moore, Kirkland Resident
Brian Rich, Kenmore Homeowner
Heidi Shephard, NUHSA
Dan Troyan, Kenmore Resident
Stacey Valenzuela, Kenmore Resident
Randy Bannecker, Seattle King County Realtors
Devin Glaser, Seattle Resident
Tamara Piven, Lynnwood Resident
David Dorian, Kenmore Resident
Katherine Nyden, Seattle Resident
Rob Beem, Seattle Resident
Dakota Rash, Lake Forest Park Resident
Matthew Hills, Kenmore Homeowner

Paul Lee, Kenmore Homeowner
Tram Tran Larson, Housing Justice Project
Miriam Clithero, Mary's Place
Dannon Bannon, Rental Housing Association
Denise Bugallo, Woodinville Resident
Janet Hays, Kenmore Resident
Emma Chang Montoya, Seattle Resident
Karla Davis, Lynwood Resident
Jeffrey Pooley, Kenmore Resident
Rose Zhang, Kenmore Resident

CALL SPECIAL MEETING TO ORDER – 6:15 PM

Mayor Herbig called the special meeting to order.

EXECUTIVE SESSION

Pursuant to RCW 42.30.110(1)(i), the City Council will enter an executive session to discuss pending or potential litigation. The session concluded at 7 pm. There was no action taken.

ADJOURN SPECIAL MEETING

Mayor Herbig adjourned the Special Meeting.

CALL MEETING TO ORDER – 7:00 PM

Mayor Herbig called the regular meeting to order.

FLAG SALUTE

Mayor Herbig led the Council in the flag salute.

AGENDA APPROVAL

The Council agreed to listen to the presentation of recognizing outgoing Development Services Director Bryan Hampson prior to listening to the proclamation. The Agenda was approved with the change through unanimous consent.

PRESENTATION

Recognizing Outgoing Development Services Director Bryan Hampson and Years of Service – City Manager Rob Karlinsey highlighted Bryan Hampson's many achievements and service to the City of Kenmore. The Council recognized Mr. Hampson and took a photograph with him.

PROCLAMATIONS

Mayor Herbig issued a proclamation recognizing Juneteenth. It was accepted by Dr. Devin Byrd, President of Bastyr University.

Juneteenth 2022 Proclamation

PUBLIC COMMENT

The Council took comments from the public.

Timestamped link included here: <https://youtu.be/QomTtkfCUio?t=3327>

CONSENT AGENDA

- A. Approve Minutes:
City Council May 23, 2022, Regular Meeting
City Council May 31, 2022, Special Meeting
- B. Approve Total Check #s 49686 through 49788 totaling \$1,655,832.77, and Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 5/20/22 in the amount totaling \$179,116.92, and an ACH Payment to KBA, Inc. in the amount of \$9,920.03, and an ACH Payment to KBA, Inc., in the amount of \$104,962.40, and an ACH Payment to US Bank in the amount of \$22,888.12, and a Payroll Check #10178 in the amount of \$245.32.
Voucher Approval Report dated 5/27/22
- C. Approve Resolution 22-383, adopting the Americans with Disabilities Act Transition Plan
Agenda Bill - ADA Transition Plan Adoption
Resolution 22-383 - ADA Transition Plan
Kenmore ADA Transition Plan - June 2022
- D. Approve Resolution 22-385, Reducing Speed Limits on Various Streets
Agenda Bill - Reducing Speed Limits on Various Streets (Resolution 22-385)
Resolution 22-385
Attachment A - Resolution 22-385
- E. Approve Resolution 22-386, Amending Resolution No 21-373, thereby Extending the Term of Approved Interfund Loan by Three Months (A Loan from the General Fund to the Public Works Fund in an amount of \$1.2 million, A Loan from the Strategic Opportunities Fund to the Public Works Shop Fund in an amount up to \$1.2 million, and A Loan from the Surface Water Management Fund to the Public Works Shop Fund in an amount of up to \$400,000)
Agenda Bill - Interfund Loan & Resolution No. 22-386
- F. Authorize the City Manager to Execute Contract 22-C2797 between the YMCA of Greater Seattle and the City of Kenmore for Provision of the Youth Day Camp Series During the Summer of 2022 Wallace Swamp Creek Park and Kenmore Elementary
Agenda Bill - YMCA Contract 22-C2797 with the YMCA for Summer Day Camp
Attachment 1 Contract 22-C2797 with YMCA
Attachment 2 Contract with AWC for SEEK funds

MOTION: Deputy Mayor O’Cain moved to approve the consent agenda including items A-F outlined above. Councilmember Marshall seconded the motion.

VOTE: 7 For, 0 Against, 0 Abstain, MOTION PASSED UNANIMOUSLY.

BUSINESS AGENDA

- A. Residential Renter Protections, presented by Community Development Director Debbie Bent, *for Discussion and Direction*
Agenda Bill - Renter Protections - June 2022

[Attachment #1 Ordinance 22-0545 and Attachment #2 Amending KMC 18.55 Tenant Protections](#)
[Attachment #3 Summary of Just Cause Eviction Laws](#)
[Attachment #3a Examples of Just Cause Eviction Regulations](#)
[Attachment #4 Summary of relocation assistance](#)
[attachment #4a examples of tenant relocation assistance regulations](#)
[Attachment #5 Summary of laws, ban on unfair practices](#)
[Attachment 5a Unincorporated King County Regulations Unfair or abusive acts by landlords prohibited](#)
[Tenant Protections Topic 6 Summary of not requiring disable person signatory on lease](#)
[Attachment #7 Criminal Background Screening summary](#)
[Attachment #7a House Bill 2017](#)
[Attachment #7b House Bill 2017 Bill Analysis](#)
[Attachment #7c HUD Fair Housing Poster](#)
[Attachment #7d Seattle Fair Housing poster](#)
[Attachment #7d Washington Fair Housing Poster](#)
[Attachment #7e Seattle use of Screening Records](#)
[Attachment #8 MRSC Article Municipal Regulation of Residential Tenancies](#)

The Council discussed the following renter protection regulations and offered direction to Community Development Director Debbie Bent as follows:

1. Just cause eviction protection and removal of the just cause exemptions – the Council agreed to continue action and discussion on this item.
2. Right to relocation assistance for low-income tenants – No direction for further action.
3. Ban on abusive, deceptive, and unfair practices in rental housing - the Council agreed to continue action and discussion on this item.
4. Landlord may not require child or person with disability to be signatory to lease if tenant of record is already a signatory - No direction for further action.
5. Prohibition on criminal background checks as part of the tenant screening process - No direction for further action.
6. Rental unit registration program - No direction for further action.
7. Small landlord Renter exemption – There was varied discussion and the motions as outlined below:

MOTION: Councilmember Kugler moved to pause the current discussion and bring back the already adopted ordinance (22-0545) for further discussion. Councilmember Marshall seconded the motion.

VOTE: 3 For, 4 Against, 0 Abstain, MOTION FAILED.

MOTION: Councilmember Baker moved to request that staff hold an Open House to discuss this with the public. Councilmember Marshall seconded the motion.

MOTION: Councilmember Pfeil moved to table the previous motion. Deputy Mayor O’Cain seconded the motion.

VOTE: 5 For, 2 Against, 0 Abstain, MOTION PASSED.

STAFF REPORTS

City Manager Rob Karlinsey announced that the City received a Municipal Excellence Award from the Association of Washington Cities for the City's ARPA and "Kenmore Cares" Covid-direct cash assistance program. He also noted that Samantha Loyuk has been selected as the Interim Development Services Director. Finally, Assistant City Manager Stephanie Lucash highlighted the growing participation in the Wednesday farmer market's and encouraged the Council to visit.

ADJOURNMENT

Mayor Herbig adjourned the meeting at 11:07 pm.


Nigel Herbig (Sep 2, 2022 14:23 EDT)

Nigel Herbig, Mayor

ATTEST:


Anastasiya Warhol (Sep 2, 2022 13:31 PDT)

Anastasiya Warhol, City Clerk

City Council June 13, 2022 Special _ Regular Meeting Minutes

Final Audit Report

2022-09-02

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