

**City of Kenmore
City Council Meeting
Special & Regular Meeting Minutes
July 25, 2022**

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

Staff:

City Manager Rob Karlinsey
Assistant City Manager/ARPA Administrator Stephanie Lucash
Acting Clerk Tela Gardner
Co-Clerk Sammie Roeun
City Attorney Dawn Reitan
Community Development Director Debbie Bent
Principal Planner Lauri Anderson
Parks Project Manager Rob Sayre-McCord

Speaking Guests:

Joe Levin, Kenmore Resident
John Peeples, Kenmore Resident
Dan Troyan, Kenmore Resident
Bobby Wright, Kenmore Resident
Laurie Sperry, Kenmore Resident
Van Sperry, Kenmore Resident
Heidi Shepherd, Shoreline Resident, NUHSA
Jeremy Tadros, Bothell Resident
Janet Hays, Kenmore Resident
Stacey Valenzuela, Kenmore Resident
Nancy Hansen, Kenmore Resident
Tram Tran-Larson, Seattle Resident
Brian Houten, Kenmore Resident
Matthew Halls, Kenmore Homeowner
Michelle Eastman, Shoreline Resident, NUHSA
Suzanne Bates, Kenmore Resident
Devin Glaser, Seattle Resident
Emma Chang Montoya, Seattle Resident
Michelle Wyckoff, Kenmore Resident
Nell Aiello, George Pocock Rowing Foundation
Allison Anderson, Kenmore Boathouse Fundraising Committee
Tom Sanderson, Kenmore Boathouse Fundraising Committee
Stacey Auger, Kenmore Boathouse Fundraising Committee

Padraic McGovern, Kenmore Boathouse Manager
Nancy Hansen, Kenmore Resident

CALL SPECIAL MEETING TO ORDER

Mayor Herbig called the Special Meeting to order at 6:30 p.m.

EXECUTIVE SESSION

Pursuant to RCW 42.30.110(1)(i), the City Council entered an executive session to discuss pending or potential litigation. The session was expected to conclude at 7 p.m. At 7 p.m., it was extended to 7:10 p.m. No Action was taken.

ADJOURN SPECIAL MEETING

Mayor Herbig adjourned the special meeting at 7:10 p.m.

CALL REGULAR MEETING TO ORDER

Mayor Herbig called the regular meeting to order at 7:10 p.m.

FLAG SALUTE

Mayor Herbig led the Council in the flag salute.

AGENDA APPROVAL

The agenda was approved as presented.

PRESENTATION

Mayor Herbig honored Inglemoor High School's Girls Rowing Champions. Team members Ariana Sutter, Aliya Sloan, Siena Anderson, and Neve Gelatt were in attendance. In addition, Coaches Doug Van Gelder and Alex Weatbrook were present. The Council encouraged and recognized the rowing team and wished them the best as they travel to Florida for the future competition.

PUBLIC COMMENTS

The Council took comments from the public.

Timestamped link included here: <https://youtu.be/AipW6N-UU2E?t=2774>

CONSENT AGENDA

- A. Approve Minutes
[City Council July 18, 2022, Special Meeting](#)
- B. Receive & File May 2022 Financial Report
[May 2022 Financial Report](#)
- C. Receive & File June 2022 Financial Report
[June 2022 Financial Report](#)
- D. Authorize the City Manager to Execute contracts with Business Street LLC for the following:
 - Contract 22-C2839 for a Development Strategy for the Bench Properties for a Contract Amount Not to Exceed \$22,000 (\$20,000 contract amount plus 10% contingency.)

- Contract 22-C2841 for a Development Strategy for the Holt and Other Properties for a Contract Amount Not to Exceed \$22,000 (\$20,000 contract amount plus 10% contingency.)

[Agenda Bill - Contracts for Development Strategies](#)

[Attachment 1 - Scope of Work - Holt and Other Properties \(uploaded 7/23\)](#)

[Attachment 2 - Scope of Work - The Bench](#)

- E. Authorize the City Manager to Execute Amendment No. 10 of Contract 17-C1656 with Mott MacDonald in an amount not to exceed \$9,950.25
[Agenda Bill - Amendment No. 10 for 17-C1656 - Mott MacDonald](#)
[Attachment A - Fee Matrix](#)
- F. Adopt Ordinance No. 22-0556, Extending the Frontier Communications Northwest, LLC dba Ziplly Fiber Franchise Agreement
[Agenda Bill - Ziplly Extension](#)
[Ordinance 22-0556 Extending Ziplly Franchise \(July 2022\)](#)
- G. Authorize the City Manager to Execute Grant Award Contracts with the Washington State Department of Commerce
[Agenda Bill - Department of Commerce Grants](#)
- H. Cancel All Regular Meetings for August 2022

MOTION: Councilmember Baker moved to approve the consent agenda including items A-H outlined above. Councilmember Pfeil seconded the motion.

VOTE: Consent Agenda was approved by UNANIMOUS CONSENT.

BUSINESS AGENDA

- A. Ordinance No. 22-0554 Residential Renter Protection Regulations, presented by Community Development Director Debbie Bent and City Attorney Dawn Reitan, *for Adoption*
[Agenda Bill - Renter Protections](#)
[Ordinance 22-0554 Amending KMC 18.55 Tenant Protections](#)
[Ex. 1 to Ordinance 22-0554 Chap. 8.55 KMC Tenant Protections \(July 25\)](#)
[Ordinance 22-0545 Amending KMC 18.55 Tenant Protections](#)

MOTION: Deputy Mayor O’Cain moved to adopt Ordinance No. 22-0554 Residential Renter Protection Regulations. Councilmember Srebnik seconded the motion.

AMENDMENT: Councilmember Marshall moved to amend the motion to exempt small landlords, defined as those renting four units or less, from the just cause eviction portion and not from the unfair and deceptive practices portion of the ordinances. Councilmember Baker seconded the motion.

VOTE: 2 Yes, 5 No, 0 Abstain. **MOTION FAILED.**

MAIN MOTION: Deputy Mayor O’Cain moved to adopt Ordinance No. 22-0554 Residential Renter Protection Regulations. Councilmember Srebnik seconded the motion.

VOTE: 5 Yes, 2 No, 0 Abstain. **MOTION CARRIED.**

Councilmember Baker was excused from the meeting.

- B. Rhododendron Boathouse Quarterly Update, presented by Parks Project Manager Rob Sayre-McCord, and the Kenmore Boathouse Fundraising Committee, *for Information*

[Agenda Bill - Rhododendron Boathouse Fundraising Committee Update](#)

The Friends of the Kenmore Boathouse Fundraising Committee explained that they have now created a platform to receive donations through the website and have received the first donation to mark the one-year anniversary of the Boathouse. Donor wall campaign details have also been finalized with the George Pocock Foundation. The committee will also be present at the August 11 Bridge Celebration. The committee continues to work to obtain a 501C3 designation. Unfortunately, the existing 5-year lease agreement disqualified the Friends of the Kenmore Boathouse from receiving a grant from the Department of Commerce. The Fundraising Committee will continue to work to look for additional funding sources.

Nell Aiello & Padraic McGovern of The George Pocock Foundation, plan to step away from the committee at the end of their contract term in September 2022. At that time, the Friends of the Kenmore Boathouse Board will step into the management role and continue to lead the committee. As for the management of the Boathouse, Padraic McGovern noted that he may be extending his commitment to the end of the year and is currently in discussing the transition with Kenmore Community Rowing Club to hand off his management responsibilities. Councilmembers also mentioned the importance of passing down historical knowledge.

PUBLIC HEARING

- A. Extending and Renewing Interim Regulations for Development within the Transit Oriented Development (TOD) District Overlay Area for an Additional Six-Month Period (through 1/25/23) by Adoption of Ordinance 22-0555

[Agenda Bill - Extending Interim Regulations Ordinance 22-0555](#)

[Ordinance 22-0555 Extending Interim Regulations \(July 25th Reg Meeting\)](#)

[Ordinance 22-0543 TOD Interim Regulations](#)

BUSINESS AGENDA - CONTINUED

- A. Ordinance No. 22-0555, Extending and Renewing Interim Regulations for Development within the Transit Oriented Development (TOD) District Overlay Area for an Additional Six Months, presented by Community Development Director Debbie Bent, *for Discussion and Action*

[Agenda Bill - Extending Interim Regulations Ordinance 22-0555](#)

[Ordinance 22-0555 Extending Interim Regulations \(July 25th Reg Meeting\)](#)

[Ordinance 22-0543 TOD Interim Regulations](#)

MAIN MOTION: Councilmember Marshall moved to adopt Ordinance 22-0555 extending and renewing interim regulations for development within the Transit Oriented Development (TOD) District Overlay Area for an additional six-month period. Deputy Mayor O’Cain seconded the motion.

VOTE: 6 Yes, 0 No, 0 Abstain. **MOTION CARRIED.**

- B. Comprehensive Plan Development Regulation Amendments - Continued Discussion, presented by Community Development Director Debbie Bent, and Principal Planner Lauri Anderson, *for Discussion*
[Agenda Bill - Comprehensive Plan Amendments Continued Discussion](#)
[Attachment 1 - Responses to Questions and Comments](#)
[Attachment 2 - Revised Vision Statement](#)
[Attachment 3 - Revised Land Use Element \(002\)](#)
[Attachment 4 - Revised Housing Element](#)
[Attachment 5 - Revised Capital Facilities Element \(1\)](#)
[Attachment 6 - Revised Zoning Map](#)
[Attachment 7a - Missing Middle Housing Code Amendments](#)
[Attachment 7b - Figure 18.21.025.1](#)
[Attachment 8 - Kenmore Middle-housing-Grant Application](#)
[Presentation - Missing Middle Housing](#)

Staff continued to discuss Comprehensive Plan Development Regulation amendments with the City Council. A majority of the Council expressed support for expanding missing middle housing to all of the R-6 zoning district. Staff agreed to return with amendments for review in September 2022.

- C. Ordinance No. 22-0557, Amendment to the City Code to Allow for Disposition of Surplus Real Property at No Cost for Affordable Housing Purposes, presented by Assistant City Manager Stephanie Lucash, *for Adoption*
[City Council Agenda Bill - Disposition of Surplus Real Property for Affordable Housing Purposes](#)
[Ordinance 22-0557 - Surplus Property Code Amendment](#)

MOTION: Deputy Mayor O’Cain moved to Adopt Ordinance No. 22-0557 to amend Chapter 3.55 of the City Code to allow for disposition of surplus real property at no cost for affordable housing purposes, per RCW 39.33.015(3). Councilmember Pfeil seconded the motion.
VOTE: 4 Yes, 2 No, 0 Abstain. **MOTION CARRIED.**

STAFF REPORTS

City Manager Rob Karlinsey explained that the City has issued a notice to encourage residents to use the Hangar or the City Hall for residents to cool off during the heat advisory. It was announced that Samantha Loyuk has been selected as the Development Services Director.

ADJOURNMENT

Mayor Herbig adjourned the meeting at 10:45 p.m.


Nigel Herbig (Sep 2, 2022 14:22 EDT)

Nigel Herbig, Mayor

ATTEST:

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

Anastasiya Warhol, City Clerk

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Final Audit Report

2022-09-02

Created:	2022-09-02
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