



City of Kenmore
City Council Regular Meeting
Agenda
Monday, March 9, 2026
7:00 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/87562322235>

Password: 030926

Telephone: Dial US: +1 253 215 8782

Webinar ID:875 6232 2235

SIGN UP FOR VIRTUAL PUBLIC COMMENT HERE: kenmorewa.gov/virtualpubliccomment

REQUEST AN ACCOMMODATION HERE: kenmorewa.gov/accommodation

If you have technical difficulties accessing the meeting virtually, please contact clerks@kenmorewa.gov.
Technical Difficulties – If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

1. CALL REGULAR MEETING TO ORDER - 7:00 PM

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land.

4. FLAG SALUTE

5. AGENDA APPROVAL

6. PROCLAMATION

A) Youth Art Month, *to be received by Sarah Linville, Northshore Visual Arts Partners, and Elliott and Declan Linville.*

1. Proclamation Youth Art Month March 2026

7. WHERE'S THE FUN?

8. PUBLIC COMMENTS

Welcome to the Council's meeting. Please address your comments to the Mayor and Council. You'll have three minutes to speak. If there are more than 20 speakers, time will be reduced to two minutes per speaker. The Clerk will call your name when it's your turn. The Presiding Officer may choose to alternate between in-person and online comments. Please state your name and city of residence and keep within the allotted time. To make every person feel welcome and safe here, please refrain from booing, clapping, heckling, yelling, or other interruptions. Please note: Under Washington State law (RCW 42.17A.555), public comment time may not be used to support or oppose candidates or ballot measures. Thank you for keeping remarks focused on City business. The meeting is recorded for transparency. Thank you for being here, and for sharing your input respectfully.

- A) **VIRTUAL PUBLIC COMMENT PRE-REGISTRATION:** To provide public comments virtually, please fill out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form opens Tuesdays at 12:00 Noon and closes Mondays at 12:00 Noon. You will be confirmed by the City Clerk's Office. If you are having difficulty, please reach out to the City Clerk's Office at clerks@kenmorewa.gov.

9. CONSENT AGENDA

- A) Cancel the March 23, 2026 Regular Meeting
- B) Approve City Council Regular Meeting Minutes of Monday, February 9, 2026.
1. City Council Regular Meeting Minutes of Monday, February 9, 2026
- C) Approve City Council Special Meeting Minutes of Monday, February 23, 2026.
1. City Council Special Meeting Minutes of Monday, February 23, 2026
- D) Approve the following Voucher Certification and Approval:
- Total Check #s 57762 through 57835 totaling \$1,448,848.71
 - Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 02/06/2025 in the amount totaling \$316,277.65
 - Total EFT Payment #s 1949 through 1951 total \$57,225.77
 - Total Wire Transfers totaling \$0
1. Voucher Certification & Approval 01/31/26 - 02/13/26
- E) Accept \$2.625 M in WSDOT Pedestrian & Bicycle Program funding to complete the NE 175th Street Sidewalks (68th – 73rd) project and authorize the City Manager to execute an agreement with WSDOT
1. Agenda Bill - Washington State Department of Transportation (WSDOT) Pedestrian & Bicycle Program - Grant Acceptance

10. PRESENTATION

- A) Bastyr Update, presented by Dr. Joseph Pizzorno and Chief Administrative Officer Randy Frisch, PhD

1. Attachment 1 - Presentation

11. STAFF REPORTS

- A) Economic Development and Tourism Updates, presented by Nicole Suarez, Community & Business Engagement Coordinator
 1. Agenda Bill - Economic Development & Tourism Updates
 2. Presentation - Economic Development and Tourism Updates
- B) Development and Permitting Update, presented by Sam Loyuk, Development Services Director
 1. Agenda Bill - Development and Permitting Update
 2. Attachment 1 - Presentation

12. COUNCILMEMBER REPORTS & COMMENTS

13. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

- A) Monday, March 16, 2026 7:00 PM - City Council Regular Meeting
Saturday, March 21-Sunday, March 22,2026 - City Council Retreat (offsite)
Monday, April 13, 2026 7:00 PM - City Council Regular Meeting

NOTICE OF POTENTIAL QUORUMS

- A) [Click here for information about Potential Quorums of the City Council](#). Now found on the City website under City Council Meetings.



City of Kenmore, Washington Proclamation



WHEREAS, Youth Art Month is an annual celebration, established in 1961, that recognizes the value of visual art education in a student's overall success and encourages support for quality art programs in our schools; and

WHEREAS, experience in the visual arts cultivates valuable skills, such as imagination, creative expression, effective collaboration, innovation, resourcefulness, and adaptability, that are not the focus of other subjects in the K-12 curriculum; and

WHEREAS, visual art education develops students' creative potential and improves problem-solving and critical thinking skills by reinforcing and bringing to life what students learn in other subjects; and

WHEREAS, the 2025-2026 theme for Youth Art Month is The World Needs Art; and

WHEREAS, in support of Youth Art Month, each state coordinates a contest in which students design a flag based on the annual theme; the winning designs are made into flags, which are displayed and recognized at the National Art Education Association Convention; and

WHEREAS, Youth Art Month aims to increase community understanding and interest in art and visual art education through involvement in art exhibits, workshops, and other creative ventures; and

WHEREAS, multiple national leaders have acknowledged the necessity of including visual art experiences in all students' education; and

WHEREAS, I/We commend all those who advocate for youth art and educators throughout our state and encourage people to support visual art programs in our schools.

NOW THEREFORE, I, Nigel Herbig, Mayor of the City of Kenmore, on behalf of the City Council, do hereby proclaim **March 2026** to be **Youth Art Month** throughout the City of Kenmore.

IN WITNESS WHEREOF, signed this 9th day of March 2026.

Signed: _____ Attested: _____
Nigel Herbig, Mayor Scott Passey, City Clerk

**City of Kenmore
City Council Meeting
Regular Meeting Minutes
Monday, February 9, 2026**

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 Valerie Sasson
Councilmember Melanie O’Cain
Councilmember Joe Marshall
Councilmember Jon Culver
Councilmember Eric Adman
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
Assistant City Manager/Community Development Director Debbie Bent

Speaking Guests: Chris Keenan, A Regional Coalition for Housing (ARCH)

Public Comments Speaking Guests:
Jack Jensen, Kenmore Resident
David Dorrian, 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 Seahawks winning the Super Bowl and City Staff celebrating Blue Friday leading up to the Super Bowl with a staff photo in Seahawks gear.

PUBLIC COMMENTS

The City Council took comments from the public.

Timestamped link here: https://youtu.be/d1_ASkUNCI0?t=370.

CONSENT AGENDA

- A. Cancel the City Council Regular Meeting of Tuesday, February 17, 2026.
- B. Cancel the City Council Regular Meeting of Monday, February 23, 2026 and reschedule as a City Council Special Meeting of Monday, February 23, 2026 to begin at 6:00 PM.
- C. Approve the City Council Special and Regular Meeting Minutes of Monday, January 26, 2026.
- D. Approve the following Voucher Certification and Approval:
 - Total Check #s 57594 through 57688 totaling \$2,575,002.48
 - Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 01/09/2026 in the amount totaling \$326,785.18
 - Total EFT Payment #s 1939 through 1943 total \$66,817.41
- E. Adopt proposed Resolution No. 26-443 amending the 2026-2027 Council Committee appointments.
- F. Adopt proposed Resolution No. 26-444, approved the 2026 Parks, Recreation, and Open Space (PROS) Plan.
- G. Authorize the City Manager to execute an interlocal agreement with the Washington State Department of Ecology to accept a Stormwater Capacity Grant in an amount of \$120,000.

MOTION: Approve the consent agenda outlined above.

Moved by Culver; seconded by Loutsis.

VOTE: Consent Agenda was approved by UNANIMOUS CONSENT

BUSINESS AGENDA

Proposed Resolution No. 26-447: Fall 2025 ARCH Housing Trust Fund (HTF) Project Funding, presented by Assistant City Manager/Community Development Director Debbie Bent, *for discussion and potential adoption*

The council received a combined presentation on ARCH's mission, 2025 funding awards, and two administrative items, followed by explanation of three resolutions related to the 2025 Housing Trust Fund round and funding context, funded projects involving Kenmore's contributions, the House Key Plus ARCH down payment assistance program, and administrative delegation to the City of Bellevue for older housing trust fund agreements.

MOTION: Adopt Resolution No. 26-447, authorize ARCH to execute all documents and take all necessary actions to enter into agreements on behalf of the City to fund Altaire at East Main, Bothell Urban, Family Village Redmond, Forest Edge, LEO Trail, Kirkland House and Orchard Gardens with a combined total amount not to exceed \$117,500 of the City's Housing Trust fund contributions.

Moved by Culver; seconded by O'Cain.

VOTE: Adopted unanimously by roll call.

MOTION PASSES.

Proposed Resolution No. 26-446: Delegation of pre-2010 ARCH HTF Awards to Administering Agency, presented by Assistant City Manager/Community Development Director Debbie Bent, *for discussion and potential adoption*

MOTION: Adopt Resolution No. 446, authorizing the City of Bellevue to administer certain housing project agreements on behalf of the City of Kenmore, consistent with the Amended and Restated Interlocal Agreement for ARCH – A Regional Coalition for Housing.

Moved by Culver; seconded by O'Cain.

VOTE: Adopted unanimously by roll call.

MOTION PASSES.

Proposed Resolution No. 26-445: House Key Plus ARCH East King County Downpayment Assistance (DPA) Program Update, presented by Assistant City Manager/Community Development Director Debbie Bent, *for discussion and potential adoption*

MOTION: Adopt Resolution No. 26-445, recommending revisions to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).

Moved by Culver; seconded by O'Cain.

VOTE: Adopted unanimously by roll call.
MOTION PASSES.

STAFF REPORTS

COUNCILMEMBER REPORTS & COMMENTS

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 7:43 PM.

Nigel Herbig, Mayor

Scott Passey, City Clerk

**City of Kenmore
City Council Meeting
Special Meeting Minutes
Monday, February 23, 2026**

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PRESENT:

Councilmembers: Mayor Nigel Herbig
Deputy Mayor Valerie Sasson
Councilmember Melanie O’Cain
Councilmember Joe Marshall
Councilmember Jon Culver
Councilmember Eric Adman
Councilmember Nathan Loutsis

Staff: City Manager Teri Killgore
Deputy City Manager Stephanie Lucash
City Attorney Dawn Reitan (virtual)
City Clerk Scott Passey
Co-Clerk Michelle Kang
Assistant City Manager/Community Development Director Debbie Bent
Finance & Administration Director Melinda Merrell
Development Services Director Samantha Loyuk
Kenmore Police Chief Brandon Moen
Public Works Operations Director Jennifer Gordon
Engineering Director John Vicente
Environmental Services Director Richard Sawyer
Building Inspector and Plans Examiner Shelby Ball
Sr. Budget & Fiscal Analyst Tshilaba Verite

Speaking Guests: Marella Alejandra, Kenmore Heritage Society President

Public Comments Speaking Guests: (none)

CALL SPECIAL MEETING TO ORDER

Mayor Herbig called the special meeting to order at 6:00 PM.

LAND ACKNOWLEDGEMENT

Mayor Herbig read the Land Acknowledgement Honoring First Peoples.

FLAG SALUTE

Mayor Herbig led the Council in the Pledge of Allegiance.

PROCLAMATION

Mayor Herbig, on behalf of the Kenmore City Council, proclaimed March 2026 as Women's History Month, throughout the City of Kenmore. The proclamation was read by Deputy Mayor Valerie Sasson. Kenmore Heritage Society President Marella Alejandrino accepted this year's proclamation and provided remarks.

WHERE'S THE FUN?

City Manager Teri Killgore highlighted the City's For the Love of Kenmore Volunteer Appreciation Event that took place on Wednesday, February 11.

PUBLIC COMMENTS

The City Council took comments from the public.

Timestamped link here: <https://youtu.be/bF9nKSJAokg?t=701>.

CONSENT AGENDA

Approve the following Voucher Certification and Approval:

- Total Check #s 57689 through 57761 totaling \$601,716.64
- Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 01/23/2026 in the amount totaling \$320,738.87
- Total EFT Payment #s 1944 through 1948 total \$15,595.30

MOTION: Approve the consent agenda outlined above.

Moved by Culver; seconded by Marshall.

VOTE: Consent Agenda was approved by UNANIMOUS CONSENT

PRESENTATION

The following new staff were introduced to the Council:

- Shelby Ball, Building Inspector and Plans Examiner, introduced by Development Services Director Samantha Loyuk
- Tshilaba Verite, Sr. Budget & Fiscal Analyst, introduced by Finance & Administration Director Melinda Merrell
- Michelle Kang, Interim Assistant to the City Manager, introduced by City Manager Teri Killgore

STUDY SESSION AGENDA

1. Forecast Update and Discussion, presented by City Manager Teri Killgore and Finance & Administration Director Melinda Merrell, *for discussion and direction*
2. Discussion of Potential Revenue Measure Options, presented by City Manager Teri Killgore and Finance & Administration Director Melinda Merrell, *for discussion and direction*

City Manager Teri Killgore and Finance & Administration Director Melinda Merrell presented a six-year financial forecast showing that major costs, particularly public safety and park operations, are projected to grow faster than key revenues, resulting in annual operating deficits beginning in 2027 and a cumulative gap of roughly 20 million by 2032. The City has demonstrated strong financial stewardship through completion of prior voter-approved projects, implementation of multiple Financial Sustainability Plan recommendations, and consistent clean audits, but under current policies general fund reserves are expected to fall below the 20 percent target around 2028–2029.

Three main levers were identified to address the structural imbalance—new revenues, further cost reductions and efficiencies, and revisiting key assumptions—and reviewed possible councilmanic actions (e.g., vehicle license fee and utility tax increases, transportation/public safety sales tax) and voter-approved options (e.g., a Metropolitan Park District and levy lid lifts for public safety and related services).

Councilmembers asked clarifying questions about CAPE revenue and court cost uncertainties, banked property tax capacity, and previously implemented FSP items such as LED streetlight conversions, and requested additional cost-benefit information. Discussion emphasized the community value of enhanced services, the importance of considering regional ballot timing, and a general preference for using a combination of revenue tools and efficiencies, with earlier action noted as reducing the size of any future revenue request needed to maintain structural balance and reserve targets.

STAFF REPORTS

City Manager Teri Killgore reported on the bid opening for the Public Works Operations Center (PWOC) General Construction Contract.

COUNCILMEMBER REPORTS & COMMENTS

EXECUTIVE SESSION

Pursuant to RCW 42.30.110(1)(b), the City Council entered an executive session to consider the acquisition of real estate. This executive session was slated to last approximately 15 minutes. No final action was expected. The Council extended the

executive session by five minutes. The Council exited executive session at approximately 8:46 PM. No final action took place.

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 8:46 PM.

Nigel Herbig, Mayor

Scott Passey, City Clerk



Voucher Certification & Approval

City of Kenmore

DATE RANGE: 01/31/2026 through 02/13/2026

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Kenmore and that I am authorized to authenticate and certify to said claim. The following checks and electronic payments are approved for payment:

Total EFT Payments: # 1949-1951	<u>57,225.77</u>
Total Checks: # 57762 through 57835	<u>1,448,848.71</u>
Total Payroll EFT & Bank Drafts: Payroll/Taxes/FSA/HSA/Retirement: Dated 02/06/2026	<u>316,277.65</u>
Total Wire Transfers:	<u>None</u>

Tui P. Killgore Feb 18, 2026
 Tui Killgore (Feb 18, 2026 14:53:13 PST)
 City Manager / Date

Melinda Merrell Feb 17, 2026
 Finance Director / Date

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
AMERICAN TRAFFIC SOLUTIONS INC	1949	02/13/2026	Jan 2026 KAPE Program	54,554.38
COMMANDLINK	1950	02/13/2026	Feb 2026 City Hall Phone Service	2,465.16
ELECTRONIC BUSINESS MACHINES	1951	02/13/2026	Jan 2026 Color & BW Copies 2nd Floor	206.23
AMERICAN GENERAL LIFE GPO/400S	57762	02/06/2026	Life Insurance	220.33
CITY OF KENMORE	57763	02/06/2026	Wages Overpayment Reimbursement	100.00
NORTHWEST ARBORICULTURE LLC	57764	02/13/2026	Consulting Arborist - PWOC - Partial Payment PO 000195	660.00
SITESCAPES, INC.	57765	02/13/2026	Log Boom Park Memorial Benches & Bench Slat Replacements 50% Down PO's 000215 & 000216	4,033.47
ACORN CONSULTING LLC	57766	02/13/2026	Jan & Feb 2026 Federal Consulting 25-C3105	12,000.00
AGORA REFRESHMENTS	57767	02/13/2026	Feb 2026 Filtered Water CH & PW	198.37
ASSISTANCE LEAGUE OF THE EASTSIDE	57768	02/13/2026	Q4 2025 25-C3114	2,000.00
AZTECA SYSTEMS, LLC	57769	02/13/2026	4/15/25-4/16/27 Cityworks Svc Requests	47,352.24
BEAVERS NORTHWEST	57770	02/13/2026	Contract Work 25-C3101	7,930.41
BUILDERS EXCHANGE OF WASHINGTON INC	57771	02/13/2026	PWOC Bid Advertisement	451.40
CALPORTLAND COMPANY	57772	02/13/2026	Materials SW WO 14921 - Debris Cage Revision	93.75
CASCADE PEST CONTROL	57773	02/13/2026	Jan 2026 Pest Control Log Boom Park	215.09
CHARLES KAUFMANN	57774	02/13/2026	APWA NW Public Works Inst. Training	443.81
CITY OF BELLEVUE	57775	02/13/2026	Q 4 2025 ARCH Contributions	22,144.75
CODE PUBLISHING COMPANY	57776	02/13/2026	KAC Update Personnel Policy, and KMC Updates: 25--0632, 25-0627, 25-0638, 25-0633-37, 25-0639	709.50
COMCAST	57777	02/13/2026	Feb 2026 Internet CH & Hangar	2,220.18
CORNERSTONE ARCHITECTUAL GROUP	57778	02/13/2026	Kenmore Sr. Center ADA Assess 25-C3178	6,810.00
DAILY JOURNAL OF COMMERCE	57779	02/13/2026	Bid no 25-C3201 Ad	124.80
DTG RECYCLE	57780	02/13/2026	Mulch ROW Lanscaping & Mitigation Sites	18,476.64
FERGUSON WATERWORKS #3156	57781	02/13/2026	Cement for SW Project	501.84

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
FLEMINGS HOLIDAY LIGHTING LLC	57782	02/13/2026	Holiday Lighting CH Sequoia - Remaining 25%	1,825.88
GAMES2U	57783	02/13/2026	50% Deposit Movies @ Town Sq - Inflatable Screens	1,480.99
GORDON THOMAS HONEYWELL	57784	02/13/2026	Jan 2026 State Gov Consulting	4,790.00
GRAINGER	57785	02/13/2026	Replacement Mirror Park Restroom	286.76
H.D. FOWLER COMPANY	57786	02/13/2026	Materials SW Work	128.96
HEIDELBERG MATERIALS	57787	02/13/2026	Materials SR 26402 - Sidewalk Patching 73rd	236.20
HENDEN ELECTRIC INC	57788	02/13/2026	EV Charger Installs CH	32,391.00
HIMA NURSERY, INC.	57789	02/13/2026	Replacement Plants Ti-awh-ah-dees Mitigation	2,813.22
HOME DEPOT CREDIT SERVICES	57790	02/13/2026	Supplies & Equipment PW OPS	1,689.14
HONEY BUCKET	57791	02/13/2026	PW Yard Honey Bucket & Temp for Log Boom Restroom Repairs	620.00
JET CITY PRINTING	57792	02/13/2026	Envelopes with City Logo	482.13
KING COUNTY FINANCE	57793-57794	02/13/2026	King Co Road Maint & Discretionary Svcs	147,378.20
KING COUNTY SHERIFF	57795	02/13/2026	Jan 2026 Police Services 00-C76	424,196.33
MARY MILLER STEPHENS	57796	02/13/2026	Jan 2026 Public Defense at SCORE 12-C1097	1,250.00
MAURITA COLBURN	57797	02/13/2026	Wellness Retreat Expense Reimbursement	64.67
MKS PROPERTIES	57798	02/13/2026	Deposit Refund PRJ17-0110/ENG17-0966	11,053.94
NARWHAL MET, LLC	57799	02/13/2026	Feb 2026 Weather Monitoring Services	425.00
NATHAN LOUTSIS	57800	02/13/2026	Expense Reimbursement Seaside Prize	567.40
NATIONAL LEAGUE OF CITIES	57801	02/13/2026	2026 NLC Dues	2,256.00
NELSON ELECTRIC, INC.	57802	02/13/2026	Floor Box Replacement/Decommission Hangar	5,425.66
NORTHSHORE YOUTH SOCCER ASSOC.	57803	02/13/2026	Refund Field Time Missed Jul-Dec 2025	55.00
NORTHWEST TROPHY	57804	02/13/2026	Comm. Plaque for KBA Chairperson & Name Badge for Sr. Budget Analyst	105.12
OFFICE DEPOT	57805-57808	02/13/2026	Misc. Office Supplies	326.25
OLYMPIC ENVIRONMENTAL RESOURCES INC	57809	02/13/2026	Spring 2026 Recycle Event Administration	4,419.18
PanGEO, INC	57810	02/13/2026	On-Call Geotech Services for VAR25-0012 25-C3109	1,967.50
DRS 457	57811	02/13/2026	Nov & Dec 2025 Professional Services 24-C3013	76,342.53
PARKROSE/McLENDONS HARDWARE	57812	02/13/2026	Tools PW Yard & SW Landscape	195.14
PSR MECHANICAL, LLC	57813	02/13/2026	HVAC Maint Senior Center Quarterly Billing & CH	2,829.69
PUT A STAGE ON IT	57814	02/13/2026	25% Deposit Kenmore Summer Concert	3,998.38
REGIONAL ANIMAL SERVICES OF KC	57815	02/13/2026	Jan 2026 Pet Licenses	105.00
REPUBLIC SERVICES #172	57816	02/13/2026	Jan 2026 Solid Waste Rhododendron Park, CH & PW Shop	2,133.08
RYATT CONSTRUCTION LLC	57817	02/13/2026	Jan 2026 PWOC Site Work	554,743.69
SARABJIT MANN	57818	02/13/2026	Deposit Refund ENG16-0624	2,000.00
SCHINDLER ELEVATOR CORPORATION	57819	02/13/2026	Elevator Preventative Maint Boathouse	1,153.78
SEATTLE TIMES	57820	02/13/2026	Jan 2025 Legal Notices & Ads	1,288.94
SHI INTERNATIONAL CORP.	57821	02/13/2026	Network & Workstation Upgrades	320.97
SHRED IT, C/O STERICYCLE, INC	57822	02/13/2026	Jan 2026 Shred Pickup	132.16
SNOHOMISH COUNTY	57823	02/13/2026	Drainage Maintenance Disposal	2,348.00
SOUND CITIES ASSOC	57824	02/13/2026	2026 SCA Membership Dues	19,646.99
STAPLES	57825	02/13/2026	Trash Liners, Rubber Gloves For Stock & Maint.	1,622.94
TACOMA SCREW PRODUCTS, INC.	57826	02/13/2026	Materials SW	39.69
TARA DUNFORD	57827	02/13/2026	General Consulting	512.50
TOBIN BENNETT GOLD	57828	02/13/2026	Expense Reimbursement TRB Conference	1,403.94
TOTAL LANDSCAPE CORP	57829	02/13/2026	Landscape Maintenance Services Parks	2,261.15
UTILITIES UNDERGROUND LOCATION CTR	57830	02/13/2026	Jan 2026 Utility Locates	162.00
VERIZON WIRELESS	57831	02/13/2026	Dec 2025-Jan 2026 Machine to Machine Data Plan	54.04

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
WA RECREATION & PARK ASSOC.	57832	02/13/2026	Cert Playground Inspect Course & Exam QP & DS	1,210.00
WA STATE DEPT OF TRANSPORTATION	57833	02/13/2026	Oct 2025 WSDOT Traffic Signal Maint	63.09
XEROX CORPORATION	57834	02/13/2026	Jan 2025 Rental / Color & BW Overages 1st Floor	516.50
ZIPLY FIBER	57835	02/13/2026	Jan 2026 Internet PW Office & Phones CH	843.40
MISSION SQUARE / 109964	DFT0003074-3076	02/06/2026	City of Kenmore 401a & 401a Loan	32,987.56
DRS 457	DFT0003077-3079	02/06/2026	DRS 457 Deferred Comp	1,888.94
MISSION SQUARE 457 / 304745	DFT0003080-3084	02/06/2026	ICMA 457 Deferred Comp	9,364.86
NAVIA HSA	DFT0003085	02/06/2026	Employee Health Savings Contribution	382.76
PERS DEPT OF RETIREMENT SYSTEMS	DFT0003086-3093	02/06/2026	Public Employees Retirement	31,084.08
NAVIA FSA	DFT0003094	02/06/2026	Employee Flexible Spending Account	958.84
BANNER BANK 941 DEPOSIT	DFT0003095	02/06/2026	Social Security, Fed Withholding, Medicare	36,294.82
GARRETT OPPENHEIM	10298	02/06/2026	Vacation and Sick Time Cash Out	236.23
PAYROLL	Electronic Deposit	02/06/2026	Direct Deposit	203,079.56
Grand Total:				<u>1,822,352.13</u>

Vendor Purchasing Report

For Date Range 01/01/2026 - 02/13/2026

Name	Volume
ACORN CONSULTING LLC	6,000.00
AFRICANS ON THE EASTSIDE	750.00
AGORA REFRESHMENTS	396.56
ALPHAGRAPHICS	154.97
AM TEST, INC	240.00
AMERICAN GENERAL LIFE GPO/400S	440.66
AMERICAN TRAFFIC SOLUTIONS INC	54,554.38
ANSWERING SERIVCE CARE LLC	165.35
ARMSTRONG SERVICES	9,919.17
ASSOCIATION OF WA CITIES	24,566.00
AURORA RENTS	310.15
AWC EMPLOYEE BENEFIT TRUST/VIMLY	116,606.22
AZTECA SYSTEMS, LLC	47,352.24
BANNER BANK 941 DEPOSIT	107,004.70
BCN TELECOM, INC.	1,071.43
BEAVERS NORTHWEST	7,930.41
BUILDERS EXCHANGE OF WASHINGTON INC	451.40
BULGER SAFE & LOCK, INC.	1,057.96
CALPORTLAND COMPANY	93.75
CANON FINANCIAL SERVICES, INC.	266.56
CASCADE PEST CONTROL	666.88
CENTER FOR HUMAN SERVICES	2,500.00
CHARLES KAUFMANN	443.81
CITY OF KENMORE	200.00
CITY OF LAKE FOREST PARK	87,216.00
CODE PUBLISHING COMPANY	709.50
COMCAST	4,440.36
COMCAST BUSINESS	233.11
COMMANDLINK	4,930.32
CONVERGINT TECHNOLOGIES	1,282.79
CORNERSTONE ARCHITECTUAL GROUP	6,810.00
COSTAR REALTY INFORMATION INC	948.58
DAILY JOURNAL OF COMMERCE	949.80
DEPARTMENT OF LABOR AND INDUSTRIES	6,252.08
DOMESTIC ABUSE WOMENS NETWORK	1,250.00
DRS 457	4,515.96
DTG RECYCLE	28,615.14
E SQUARED SYSTEMS, LLC	595.62
ELECTRONIC BUSINESS MACHINES	348.99
ELYON MAINTENANCE, INC.	23,190.57
ESD - LTC	2,541.44
ESD - PFML	6,510.32
FAMILIES OF COLOR SEATTLE	1,305.00
FERGUSON WATERWORKS #3156	564.97
FLEMINGS HOLIDAY LIGHTING LLC	1,825.88

Name	Volume
FUELCARE	2,704.39
GAMES2U	1,480.99
GORDON THOMAS HONEYWELL	4,790.00
GRAINGER	477.58
H.D. FOWLER COMPANY	402.07
HEIDELBERG MATERIALS	757.84
HENDEN ELECTRIC INC	32,391.00
HESTON PHOTOGRAPHY	580.70
HILLIS CLARK MARTIN & PETERSON P.S.	517.50
HIMA NURSERY, INC.	2,813.22
HOME DEPOT CREDIT SERVICES	2,398.68
HONEY BUCKET	787.75
HORIZON DISTRIBUTORS INC	691.39
HOUSING CONNECTOR	1,250.00
HRA VEBA TRUST	22,995.00
INSLEE, BEST, DOEZIE & RYDER, P.S.	19,794.47
iWORQ SYSTEMS	2,800.00
JACOBS ENGINEERING GROUP	41,458.02
JAYMARC AV	415.00
JET CITY PRINTING	482.13
KENMORE ELEMENTARY PTA	1,250.00
KENMORE MIDDLE SCHOOL	2,750.00
KING COUNTY FINANCE	76.00
KING COUNTY SHERIFF	424,196.33
KPFF CONSULTING ENGINEERS	68,287.05
LIGHTHOUSE CONSULTING INC	15,690.18
LINCOLN NATIONAL LIFE INSURANCE	2,785.80
MARY MILLER STEPHENS	1,250.00
MAURITA COLBURN	64.67
MELANIE O'CAIN	221.00
MISSION SQUARE / 109964	98,454.74
MISSION SQUARE 457 / 304745	28,533.38
MKS PROPERTIES	11,053.94
MORGAN STANLEY CAPITAL MANAGEMENT LLC	5,000.00
NAMI EASTSIDE	2,500.00
NANCY OBERG	8,500.00
NARWHAL MET, LLC	425.00
NATHAN LOUTSIS	788.40
NATIONAL LEAGUE OF CITIES	2,256.00
NATIONAL LIFE INSURANCE CO.	37.50
NAVIA FSA	17,251.52
NAVIA HSA	1,148.28
NELSON ELECTRIC, INC.	5,425.66
NORTHSHORE SCHOOLS FOUNDATION	1,250.00
NORTHSHORE SENIOR CENTER	5,000.00
NORTHSHORE UTILITY DIST	8,002.25
NORTHSHORE YOUTH SOCCER ASSOC.	55.00
NORTHWEST ARBORICULTURE LLC	8,213.22

Name	Volume
NORTHWEST TROPHY	105.12
OFFICE DEPOT	326.25
OLYMPIC ENVIRONMENTAL RESOURCES INC	4,419.18
OPEN DOORS FOR MULTICULTURAL FAMILIES	1,250.00
O'REILLY/FIRST CALL	34.68
OSBORN CONSULTING INC.	1,964.88
OTTO ROSENAU & ASSOCIATES, INC	1,543.25
PACE ENGINEERS, INC.	3,521.00
PanGEO, INC	1,967.50
PARAMETRIX INC	54,154.23
PARKROSE/McLENDONS HARDWARE	195.14
PAWS	238.00
PERS DEPT OF RETIREMENT SYSTEMS	93,750.47
PSR MECHANICAL, LLC	3,855.48
PUGET SOUND EMERGENCY RADIO NETWORK OPERATOR	1,200.81
PUGET SOUND ENERGY	38,397.12
PUGET SOUND FINANCE OFFICERS ASSOC	75.00
PUT A STAGE ON IT	3,998.38
REGIONAL ANIMAL SERVICES OF KC	105.00
REPUBLIC SERVICES #172	2,133.08
RRJ COMPANY, LLC	101,574.51
RYATT CONSTRUCTION LLC	554,743.69
SARABJIT MANN	2,000.00
SARAH ROBERTS	42,220.53
SCENIC 365 LLC	1,595.00
SCHINDLER ELEVATOR CORPORATION	1,153.78
SCORE	16,587.02
SEATTLE TIMES	1,288.94
SESAC	641.00
SHERWIN WILLIAMS CO.	6.17
SHI INTERNATIONAL CORP.	45,499.08
SHORELINE FIRE DEPT	13,432.00
SHRED IT, C/O STERICYCLE, INC>	132.16
SITESCAPES, INC.	4,033.47
SNOHOMISH COUNTY	2,348.00
STAPLES	2,616.80
STATE AUDITOR'S OFFICE	6,537.70
STEWART MACNICHOLS HARMELL, INC.	5,000.00
SUNBELT RENTALS	170.92
T MOBILE USA, INC.	1,939.95
TACOMA SCREW PRODUCTS, INC.	39.69
TARA DUNFORD	512.50
TOBIN BENNETT GOLD	1,403.94
TOTAL LANDSCAPE CORP	20,935.93
U.S. BANK PURCHASE CARDS	15,595.30
UTILITIES UNDERGROUND LOCATION CTR	162.00
V2WORKS	2,136.01
VERIZON WIRELESS	54.04

Name	Volume
WA ASSOC OF BUILDING OFFICIALS	25.00
WA CITIES INSURANCE AUTHORITY	896,332.00
WA RECREATION & PARK ASSOC.	1,210.00
WAGNER ARCHITECTS	75,501.28
WASHINGTON AUTISM ALLIANCE	500.00
WASHINGTON STATE TREASURER	3,009.60
WASHINGTON STATE UNIVERSITY-CONFERENCE MANAGE	1,200.00
WESTLAKE HARDWARE WA-153	72.08
WHIRLWIND SERVICES, INC.	9,842.25
WM CORPORATE SERVICES INC.	10,678.06
XEROX CORPORATION	1,144.64
ZIPLY FIBER	843.40

2026-02-13 Voucher List for Approval

Final Audit Report

2026-02-18

Created:	2026-02-17
By:	Jenilee Knox (jknox@kenmorewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaR_8R7EmhGbNzMPv8KHRVyPQW_ykj6-f

"2026-02-13 Voucher List for Approval" History

-  Document created by Jenilee Knox (jknox@kenmorewa.gov)
2026-02-17 - 11:26:10 PM GMT
-  Document emailed to Melinda Merrell (mmerrell@kenmorewa.gov) for signature
2026-02-17 - 11:27:39 PM GMT
-  Email viewed by Melinda Merrell (mmerrell@kenmorewa.gov)
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Signature Date: 2026-02-17 - 11:51:39 PM GMT - Time Source: server
-  Document emailed to Teri Killgore (tkillgore@kenmorewa.gov) for signature
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-  Document e-signed by Teri Killgore (tkillgore@kenmorewa.gov)
Signature Date: 2026-02-18 - 10:53:13 PM GMT - Time Source: server
-  Agreement completed.
2026-02-18 - 10:53:13 PM GMT

Proposed Resolution No. 25-428, 2026-2031 Transportation Improvement Program (TIP)-May 19, 2025 included the project and the proposed grant funds.

Fiscal Consideration:

The Washington State Department of Transportation (WSDOT) Pedestrian & Bicycle Program grant funds will cover 95% of the estimated project cost. The remainder of the funding will be local.

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:

[DEIA Strategic Plan](#) | [City's Equity Framework Toolkit](#)

Objective 5.2: Improve transportation safety and accessibility for multiple modes of transportation so that owning an automobile isn't the only way to get around.

[City Council Priorities](#) or Budget Objective Being Addressed:

Council Priority 6: Enhance multimodal transportation, including pedestrian and bicycle safety.





Transformed Self. Transformed World.

Bastyr University – where science and
nature converge

BASTYR UNIVERSITY

Bastyr University is a nonprofit, private university offering doctoral, graduate, and undergraduate degrees with a multidisciplinary curriculum in science-based, evidence established, natural health and medicine. Recognized globally for its rigorous curriculum and strong research, Bastyr University has campuses in Kenmore, Washington, and San Diego, California, with online and hybrid degree programs.

Bastyr University faculty educate future leaders in the natural health arts and sciences, emphasizing the integration of mind, body, spirit, and nature.

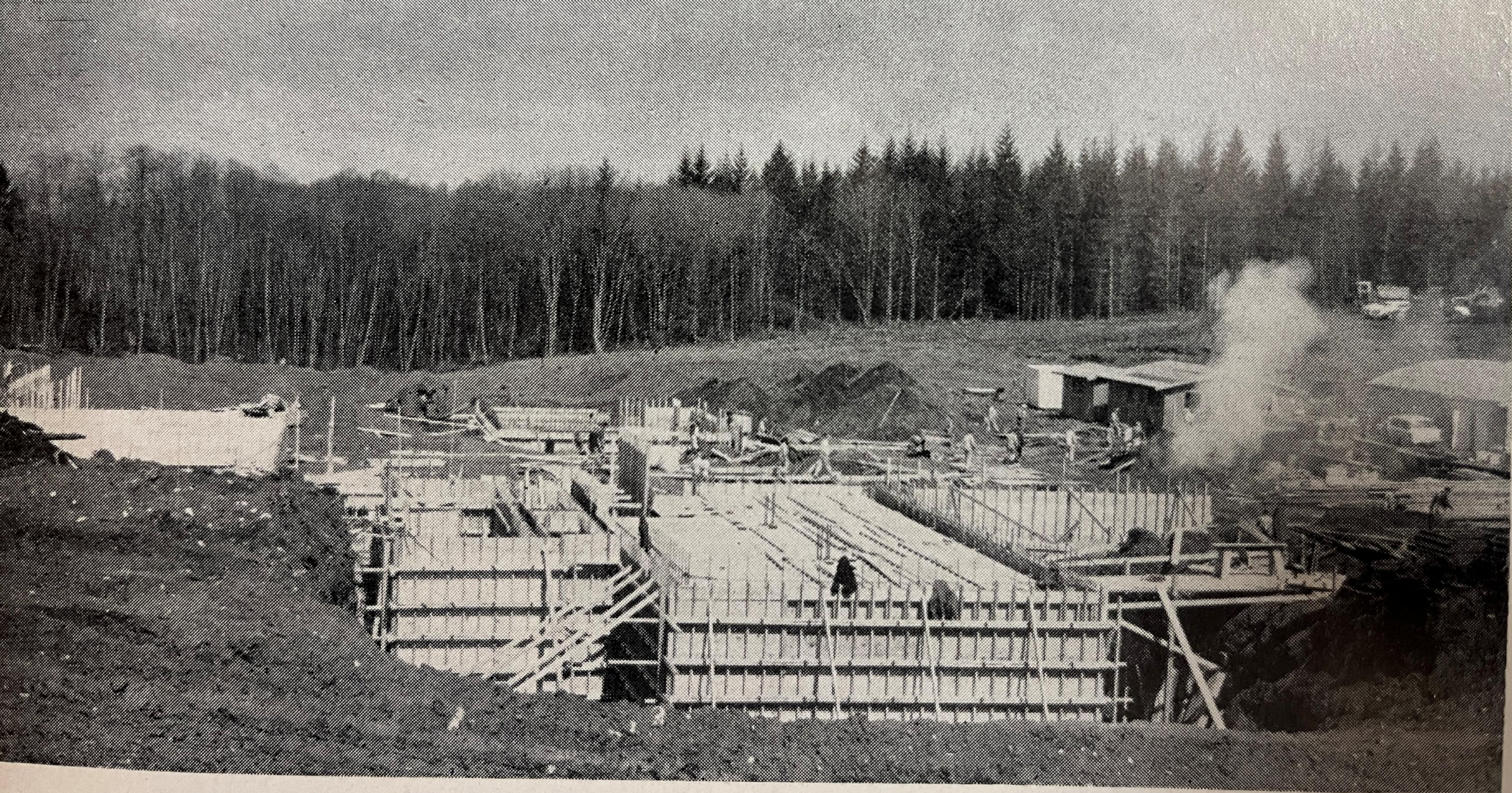








BASTYR UNIVERSITY
California



APRIL 1, 1957.



DECEMBER 30, 1957.



What we found in July 2025

- Bastyr University was \$15 million in debt and had \$20 million in deferred maintenance after losing \$14 million in fiscal years 2023, 2024, and 2025.
- The good news was and is that the community loves Bastyr and has stepped up to help with:
 - \$3.0 million in pledges, of which more than \$2.5 million received so far
 - An incredibly generous Kenmore philanthropist loaned us enough money at favorable rates to pay off our bank, which was forcing us to put our property up for sale our property.
- We reduced operating expenses sufficiently so that our regional accreditor, Northwest Commission on Colleges and Universities, removed a financial, show-cause sanction.
- We reduced operating expenses sufficiently that the Education Department waived a required and expensive Letter of Credit.
- We have suspended enrollment of a few of our programs that did not show enrollment growth or sustainability.
- We relocated our Wallingford Clinic to our Kenmore campus.

What we found in July 2025 (continued)

- We did receive nearly 10 bids for our property, including a bid for \$65 million for all of the property except our primary building and our gardens.
 - It would have meant a lot of Kenmore City Staff and Council time working through a lot of proposed housing.
 - It might have meant losing our ball fields and our 17.5 acres of forest trails to housing and an additional access road.
 - It would have been a significant amount of cash for the University, though not necessarily resolved operating losses.
- We will have revenue left over after this fiscal year ends June 30, 2026 (profit in business parlance).
- Operating cash will continue to be an issue for us for the next year or two.
- We will need to sell some of our property, and it would be most helpful by June 30, 2026:
 - We have interest from a national sports education organization for our ball fields, student housing, and many classrooms.
 - We have interest from a housing developer to sell a smaller part of our one 51-acre parcel for housing.
 - The state of Washington would like to buy one or more of our housing units and partner with other governmental agencies and non-profits to provide housing for victims of domestic violence or other difficult to house populations.

We still have so much work to do...

- The Education Department will limit the amount of loans it will provide student effective July 1, 2026.
- Further, the Education Department has limited the number of programs it considers “professional,” and a non-professional degree seeking student is only eligible for \$100,000 worth of loans. Professional Degrees qualify for \$200,000 of loans.
- This limit includes living expenses, which make up nearly 60 percent of all student loans. Living expenses do not come to the University (with the exception of dorm charges).
- The tuition cost of our current degree is \$205,000.
- We have been approved to offer three-year Naturopathic Doctorate degrees, which will reduce the tuition cost to \$175,000 (which does not include living expenses, but reduces them by a full year).
- We are looking for new ways to provide education at a reduced tuition price:
 - Centers of Excellence
 - Deeper Healing
 - Water fasting, residential programs

Vision for the Future

- Efficiently functioning institution not dependent upon:
 - Ever increasing student tuition (federal loan limits)
 - Financial controls
 - Fundraising to balance budget
- Centers of Excellence
 - Diabetes
 - Environmental Medicine
 - Healthy aging
 - Integrated Cancer Care
 - Nature Cure
 - Regenerative Medicine
- Bastyr Healing Village

Research
Clinical services
Teaching
Advocacy



Thank you!



Subject/Topic:	Proposed Council Action/Motion:
<p>Economic Development & Tourism Updates</p> <p>Department: City Manager's Office</p> <p>Prepared by: Nicole Suarez Community & Business Engagement Coordinator</p> <p>Attachments: Attachment 1: Presentation Slides – Economic Development & Tourism Updates</p>	<p><input checked="" type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input type="checkbox"/> Discuss</p> <p><input type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Authorize</p> <p><input type="checkbox"/> Other:</p>

Approvals: _____
 Department _____ City _____ Finance _____ City _____
 Head TK 2.25.26 Attorney DR 2.26.26 Director MM 2.26.26 Manager TK 2.25.26 Optional _____ N/A

Summary/Background:

This Staff Report provides an update on economic development and tourism related projects and work included in this biennium. This includes a review of State of Washington Tourism regeneration grant projects, Port of Seattle economic development grant projects, and Kenmore Business Alliance business support projects.

Previous Council Action(s):

N/A

Fiscal Consideration:

Fiscal considerations and awareness:

1. State of WA Tourism Grant: \$46,800 through Washington State Department of Commerce (*Original funding source – Department of Commerce – ARPA Funds*).
2. Port of Seattle Economic Development Grant: \$46,700 direct from Port of Seattle plus City monetary matching funds of \$12,175 and City in-kind matching funds of \$12,175 for a total funding towards projects of \$73,050.
3. Business Support Projects: \$10,000 in 2025 and \$10,000 in 2026 funded through the general budget.

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:

[DEIA Strategic Plan](#) | [City's Equity Framework Toolkit](#)

DEIA Strategic Plan Objective 2.4: Promote economic development opportunities that benefit all Kenmore residents and businesses.

City Council Priorities or Budget Objective Being Addressed:

This Staff Report and related work addresses 2026 Council priority #5 – Promote sustainable economic development strategies that enhance downtown and attract residents, small businesses, and visitors.

CITY OF KENMORE

Economic Development & Tourism Updates

Regular City Council Meeting – March 9, 2026

Presentation by:

Nicole Suarez, Community & Business Engagement Coordinator



STATE OF WA TOURISM GRANT

2025 Funded Project

Creative wayfinding signage –

3 Directional Signposts

- Map panels
- Artist elements
- Arm panels directing towards amenities in Kenmore

20 Banners on Light Posts on West Sammamish River Bridge

- Artistic and playful images depicting scenes, nature, and recreation opportunities in Kenmore

Funding: \$46,800 from State of WA Tourism



Port of Seattle Economic Development City Partnership Grant

2025-2026 Funded Projects

Findkenmore.org Website Updates:

- Shop pages, updated look, color and categories

Digital Shopping Passes:

- Holiday Shopping Passes
- The World Cup Experience Pass
- Kenmore Oktoberfest pass

Photography, Videography, Content:

- Professional images, videos and stories for marketing purposes

Findkenmore.org Marketing Campaign:

- Growing presence for the site



Business Support Projects

Business Support Projects for 2026:

- Oktoberfest Sponsorship
- 20 New Banners Along SR522

2023-2025 Projects Recap

- 2023: New business directory
- 2024: Kiosk at the Hangar
- 2025: Oktoberfest Sponsorship & Marketing
FindKenmore.org



Thank you!

Questions? Contact:
Nicole Suarez
nsuarez@kenmorewa.gov





Subject/Topic:	Proposed Council Action/Motion:
<p>Development and permitting update</p> <p>Department: Development Services</p> <p>Prepared by: Samantha (Sam) Loyuk Development Services Director</p> <p>Attachments: 1. Presentation slides</p>	<p><input checked="" type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input type="checkbox"/> Discuss</p> <p><input type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Authorize</p> <p><input checked="" type="checkbox"/> Other: Staff Report</p>

Approvals:

Department Head SL 2/26/2026 City Attorney NA Finance Director NA City Manager TK 2/27/2026 Optional NA

Summary/Background:

This is an informational presentation (staff report) providing the City Council with an update on current development and permitting processes, timelines, and trends. The report also includes the results of the 2025 permit processing timeline report, which is due to the Department of Commerce annually by March, in accordance with RCW 36.70B.080 (commonly known as SB 5290).

Previous Council Action(s):

N/A

Fiscal Consideration:

None.

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:

[DEIA Strategic Plan](#) | [City's Equity Framework Toolkit](#)

This item supports DEIA Strategic Goal 4: Communication and Education.

[City Council Priorities](#) or Budget Objective Being Addressed:

This item supports the City's core mission, including compliance with state and federal mandates, and aligns with Priority 4: preserving and increasing the availability of housing at all income levels, including housing for individuals experiencing homelessness.

Development & Permitting Update: Trends, Timelines, and Outlook



CITY OF KENMORE
DEVELOPMENT SERVICES



Presentation Overview

1

Broader Perspective

- Washington State & Regional Economy
- Construction Costs
- Builder Confidence
- Housing Trends

2

Local Focus: Kenmore

- Permit Process
- Review Timelines
- SB 5290 Report Results
- Permit Statistics & Trends
- Revenue Summary
- Outlook

Washington State & Regional Economy

The Washington State Economic and Revenue Forecast Council (ERFC) reported that some sectors experienced stronger-than-expected job growth; however, construction employment declined, reinforcing forecasts of more restrained private development activity.

- Multifamily permitting briefly increased in late 2025, projections continue to show lower housing permit volumes in 2026 compared to recent highs.



Summary

- U.S. employment increased by 130,000 jobs in January; the unemployment rate decreased to 4.3%.
- The updated estimate of U.S. real GDP indicated the economy expanded by 4.4% (SAAR) in the third quarter of 2025, up from +3.8% growth in the second quarter.
- In January, U.S. consumer prices increased compared with December and were up 2.4% over the year.
- Washington job growth has been stronger than expected.
- Seattle-area home prices have stopped declining.
- Washington vehicle sales continue to trend down.
- Major General Fund-State (GF-S) revenue collections for the January 11 - February 10, 2026 collection period came in \$165.5 million (6.8%) higher than forecasted.
- Cumulatively, tracked collections since the November 2025 forecast are \$340.1 million (3.9%) higher than forecasted.
- About \$180 million of the cumulative surplus was due to the October implementation of new B&O taxes that was not included in the November forecast.

United States

Employment increased in January, but prior months were revised down. Initial claims and unemployment decreased, but layoff announcements were up significantly. The updated estimate of third quarter real GDP increased and indicated the economy expanded. Inflation slowed and residential sales were lower. Consumer confidence measures were mixed but continue to reflect concerns about the current and future situation.

National employment in January increased by 130,000 net jobs but employment levels for November and December were revised down due to additional data and updated seasonal factors by a combined 17,000 jobs. Sectors with the largest job gains in January included healthcare (+81,900), social assistance (+41,600), and

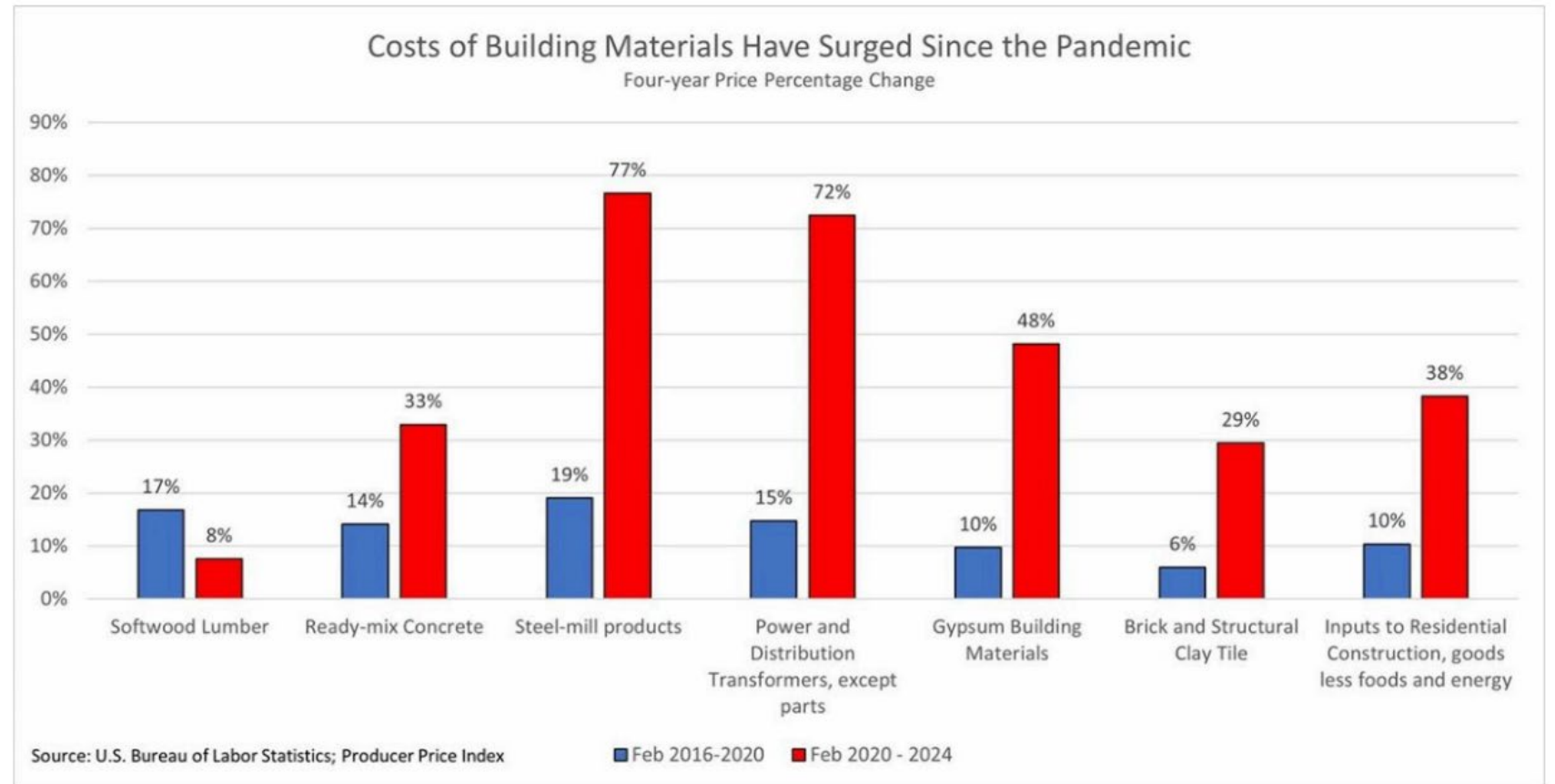
professional and business services (+34,000). Sectors with declining employment in January included government (-42,000), finance (-22,000), and information (-12,000). Initial claims for unemployment insurance decreased by 5,000 to 227,000 (SA) in the week ending February 7th. The four-week moving average of initial claims was 219,500, up 7,000 from the prior week. Layoff announcements in January, as tracked by outplacement firm Challenger, Gray, and Christmas, totaled 108,435, a 205% increase compared to the 35,553 job cuts announced in December. Layoff announcements in January were 118% higher than those announced in January 2025.

Average hourly earnings for all private sector employees increased by \$0.15 in January. Over the past 12 months, average hourly earnings

Construction Costs

National Association of Home Builders (NAHB) reports softening residential construction activity

- Declines in single-family housing starts.
- Slowing momentum in multifamily development across the western U.S.
- Persistently high construction material costs continue to challenge project feasibility, even as overall inflation eases.

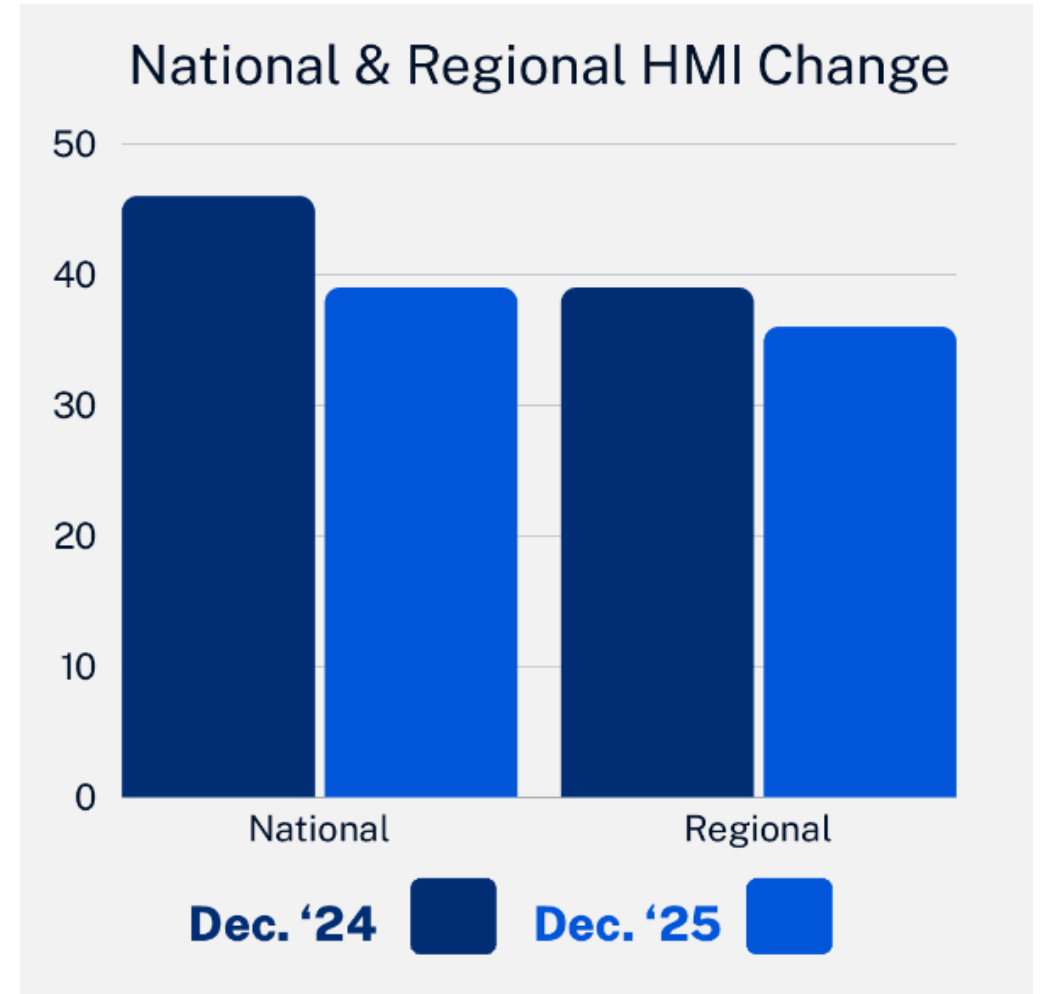


Housing Market Index (HMI)

Master Builders Association of King and Snohomish Counties (MBAKS) indicates builder confidence remains below neutral (HMI below 50):

- National HMI 39
- Regional HMI 36
- Cautious near-term investment decisions

The HMI is based on a monthly survey of NAHB members designed to take the pulse of the single-family housing market. Readings above 50 indicate that a majority of builders feel confident about the current and near-term housing outlook.



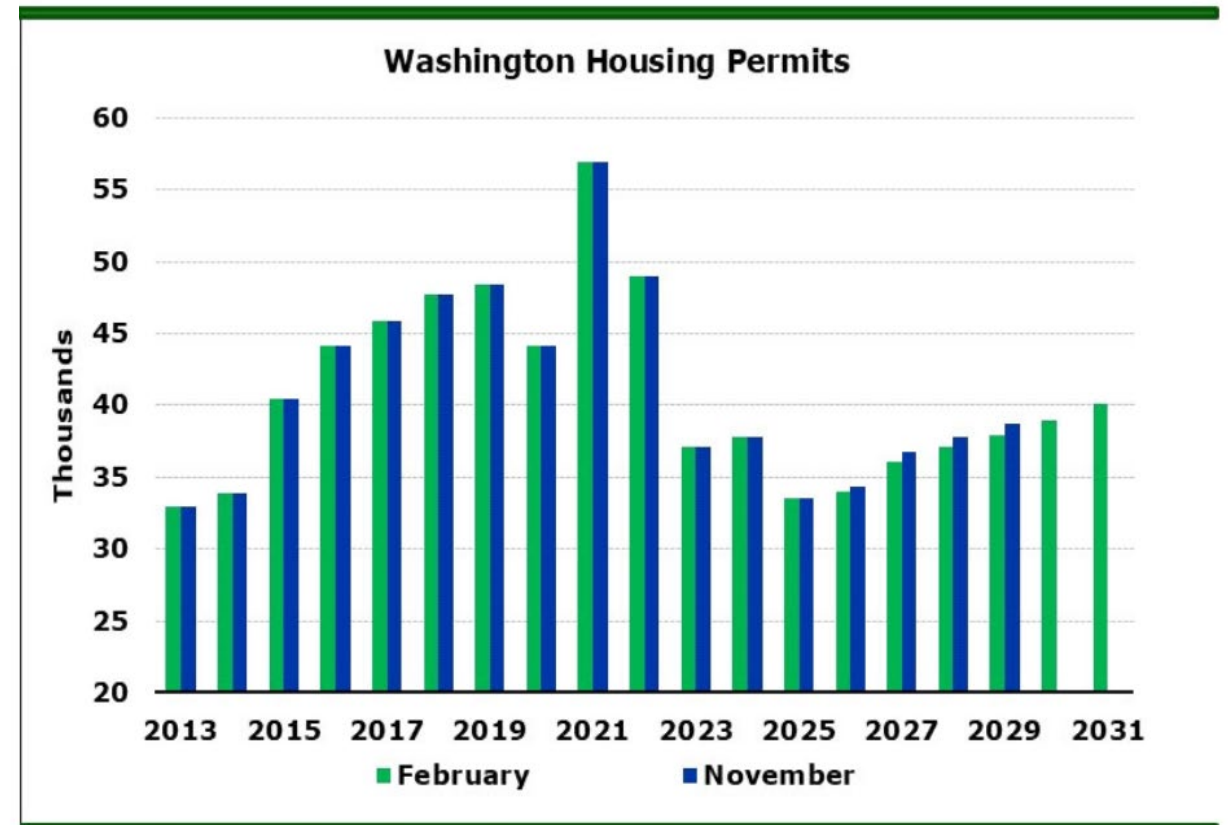
Washington Permit Trends

The Washington State Economic and Revenue Forecast Council (ERFC) forecast predicts slightly slower residential construction.

- The February forecast projects an average of 36,300 new housing units per year from 2026–2029.
- Housing permit activity is expected to continue growing through 2031.
- Gradual growth expected.



WA housing permit forecast revised down slightly



Source: ERFC February 2026 forecast; historical data through 2025:3Q

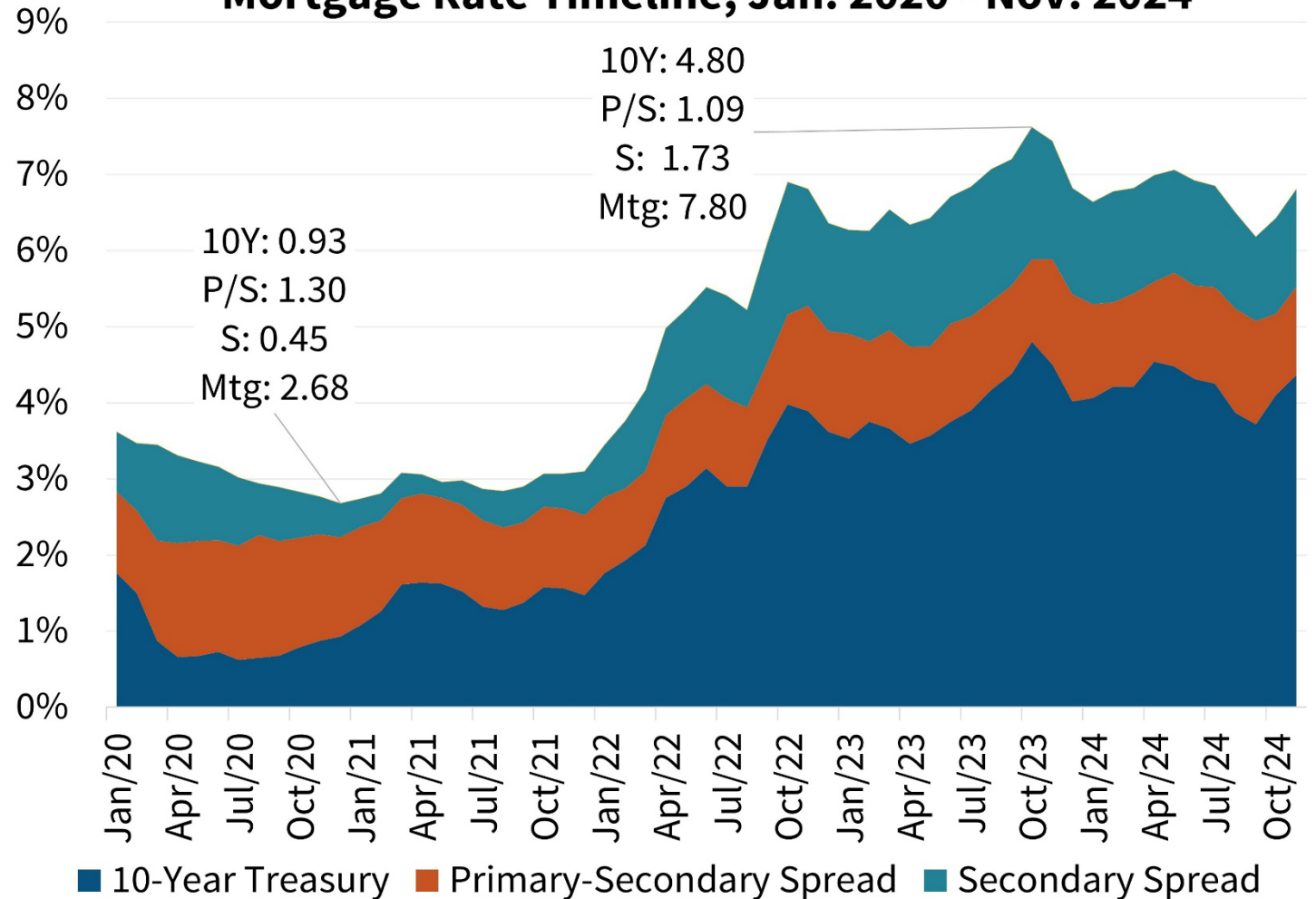
Housing Market Snapshot



Inventory & Sales (MLS)

- More homes are for sale (up 20.9%, 2024 » 2025)
- Fewer homes sold (sales down 7%, 2024 » 2025)
- Interest rates (5.98% to 6.10%)

Mortgage Rate Timeline, Jan. 2020 - Nov. 2024



Housing Market Snapshot



Inventory & Sales (MLS)

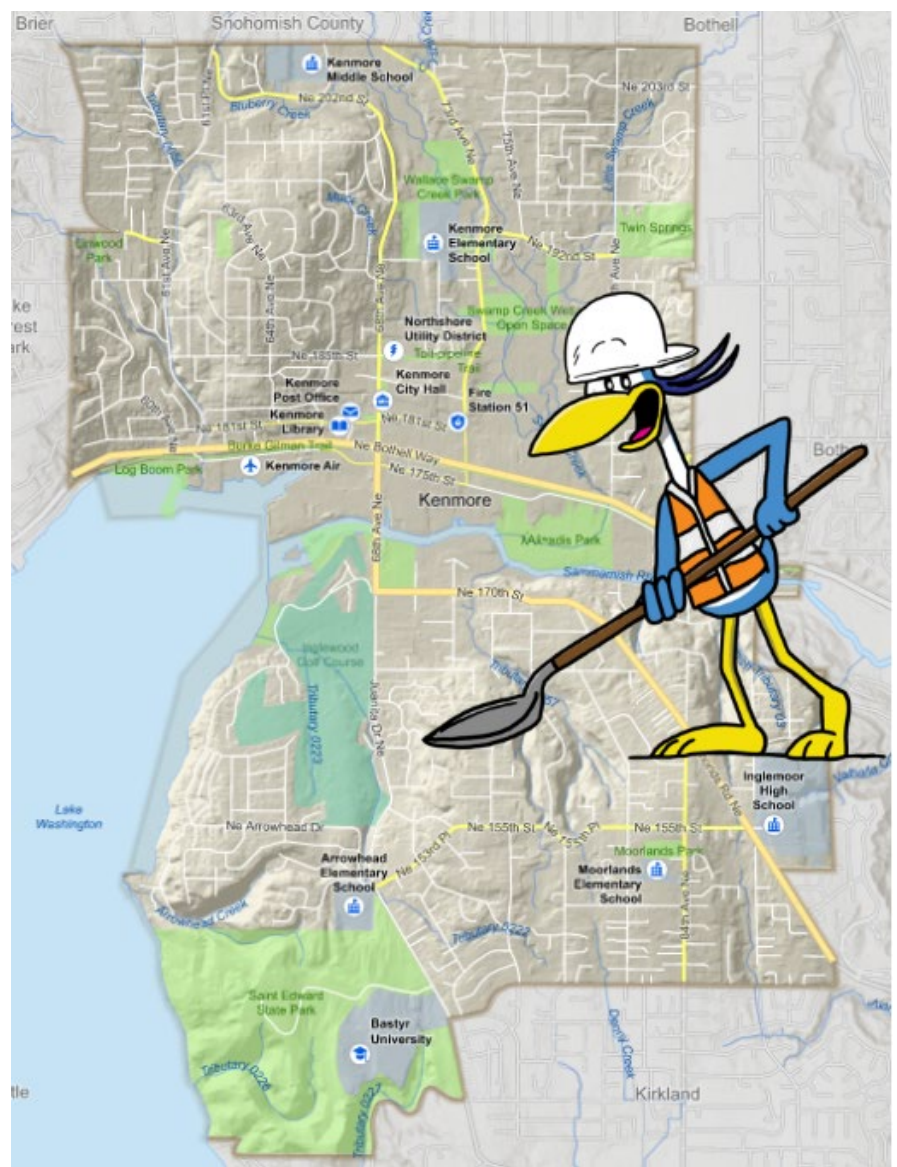
- More homes are for sale (up 20.9%, 2024 » 2025)
- Fewer homes sold (sales down 7%, 2024 » 2025)
- Interest rates (5.98% to 6.10%)
- Buyers remain limited by affordability



	3.0% Rate	6.0% Rate	Impact
Monthly Payment	\$4,216	\$5,996	+ \$1,780/month
Total Interest	\$517,760	\$1,158,382	+ \$640,622
Total Loan	\$1.52M	\$2.16M	+ 42% Total Cost

(and why it matters)

Our Neck of the Woods: Kenmore



Tracks Growth

Shows what's being built

Supports Budget Forecasting

Helps estimate permit fee revenue and tax base growth

Measures Policy Impact

Helps evaluate zoning and incentive effectiveness

Signals Economic Health

Reflects local builder confidence and investment trends

Improves Operations

Identifies review timelines, bottlenecks, and staffing needs

Guides Planning and Policy Decisions

Informs zoning and long-range development strategies

- Permit Process
- Review Timelines
- SB 5290 Report Results
- Permit Statistics & Trends
- Revenue Summary
- Outlook

Kenmore Permit Process Overview

Development Services helps customers through each step of the development process. Some steps can occur concurrently, helping to reduce overall permit timelines.

For example, short plats (9 lots or fewer) move through several stages:

1. **Pre-application**
2. **Land use approval**
3. **Site improvements**
4. **Final plat**
5. **Building permits**



Feasibility and Planning



Preliminary Short Plat & SEPA
Concurrent Review



Site Development &
Recording the Final Plat Map
Concurrent Review



Construction of Homes

Current Permit Review Times



- **Pre-Application**
 - Meeting: 3–4 weeks out



- **Preliminary Short Plat & SEPA**
 - 1st Review: ~6 weeks (includes public notice)
 - Additional Reviews: 2–4 weeks *each*
 - Decision Issuance: ~4 weeks (includes public notice)



- **Engineering Permit (Site Development)**
 - 1st Review: ~6 weeks
 - Additional Reviews: 2–3 weeks *each*

- **Final Short Plat**
 - 1st Review: ~4 weeks
 - Additional Reviews: 2–3 weeks *each*



- **Building Permit (New Single-Family Residence)**
 - 1st Review: 4–6 weeks
 - Additional Reviews: 2–3 weeks *each*

Permit Streamlining & Reporting

In 2023, the Washington State Legislature adopted SB 5290 to shorten permit processing timelines and support faster delivery of new and affordable housing

- The law took effect in 2023, with annual reporting to the Department of Commerce beginning March 1, 2024.
- 2025 permit data was due March 1, 2026.



Annual Report

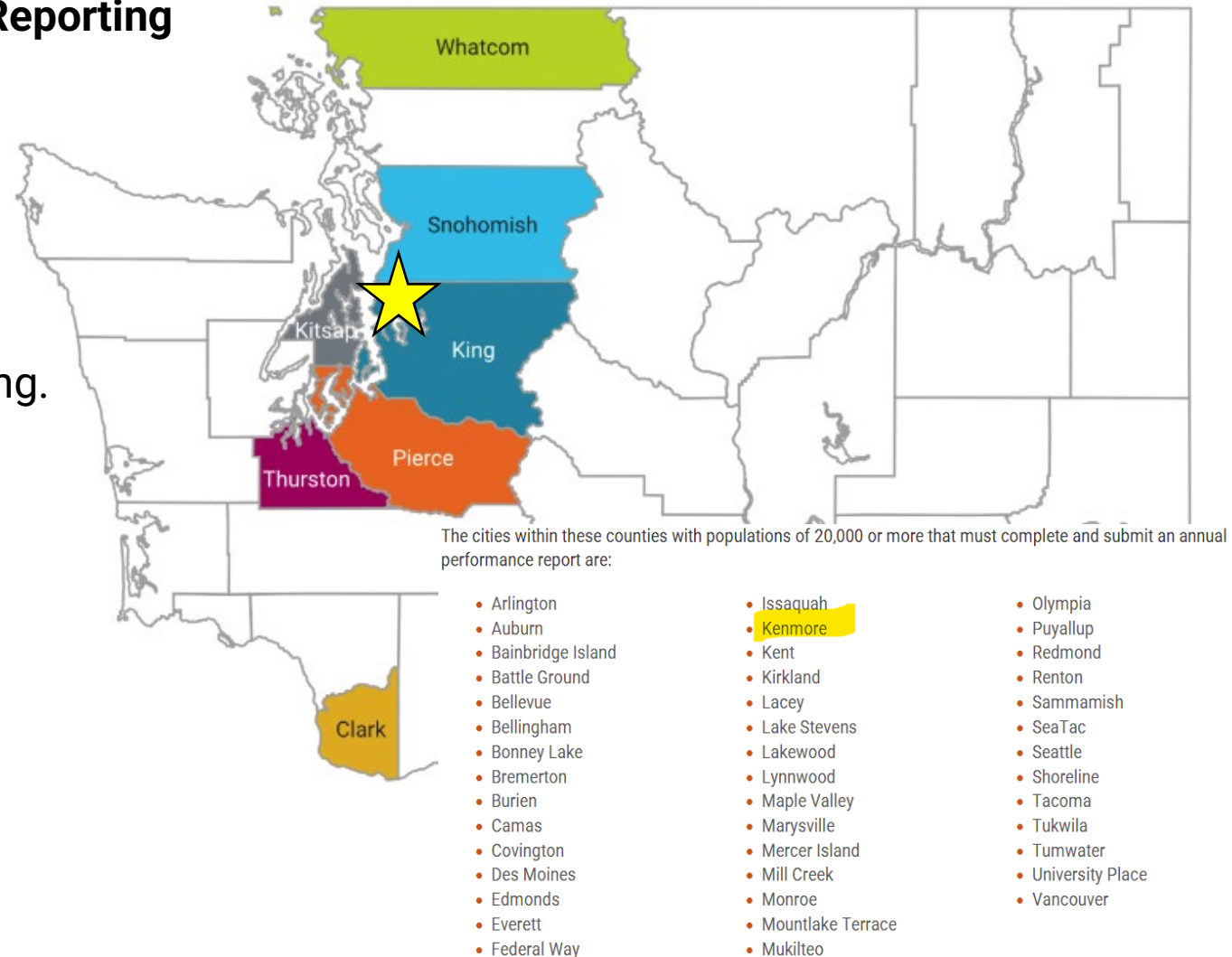
SB 5290 / RCW 36.70B.080 – Annual Permit Reporting

Requires certain jurisdictions to file annual reports with the Department of Commerce.

Kenmore is required to report on decisions for:

- Preliminary & Final Subdivisions (10+ lots).
- Binding Site Plans.
- Land use applications for multifamily housing.
- Engineering permits for site development (infrastructure) for multifamily housing.

The report requires the City to document the number of days the permit was under review, calculated in calendar days.



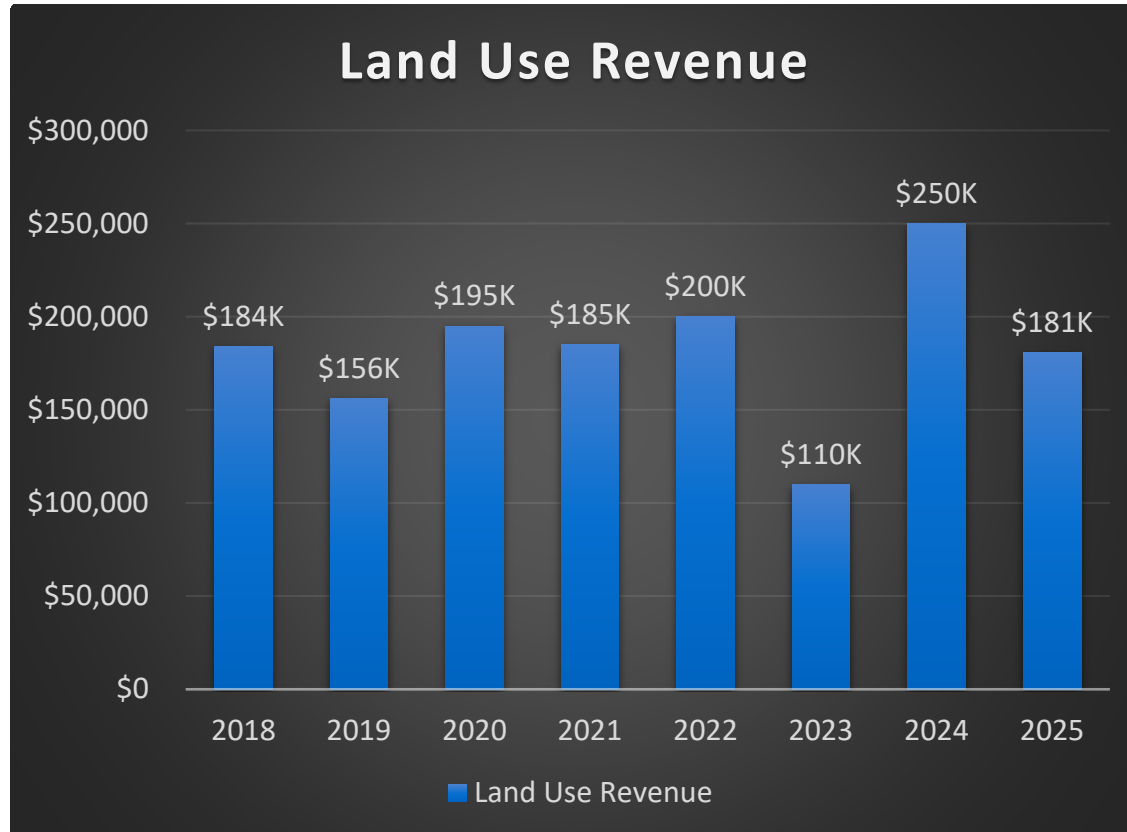
2025 Report Results

Kenmore is in compliance with permit timelines and submitted its annual report to the Department of Commerce.

- Deadlines met thanks to the great work of the Development Services team.
- Special thanks to:
 - Brendan Bray,
 - Bridgit Baker,
 - Doug van Gelder,
 - Kaitlin Grimm,
 - Maura Query,
 - Reilly Rosbotham,
 - Shelby Ball, and
 - Tessa Sithat.

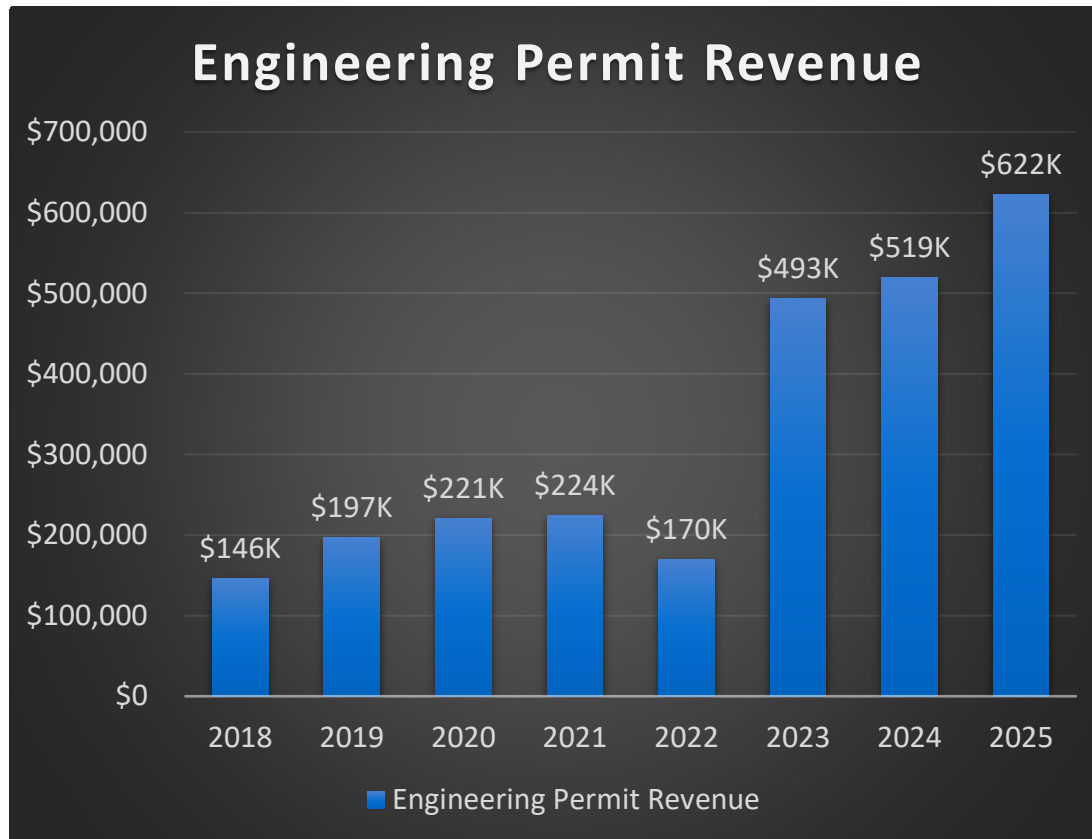


Land Use Activity



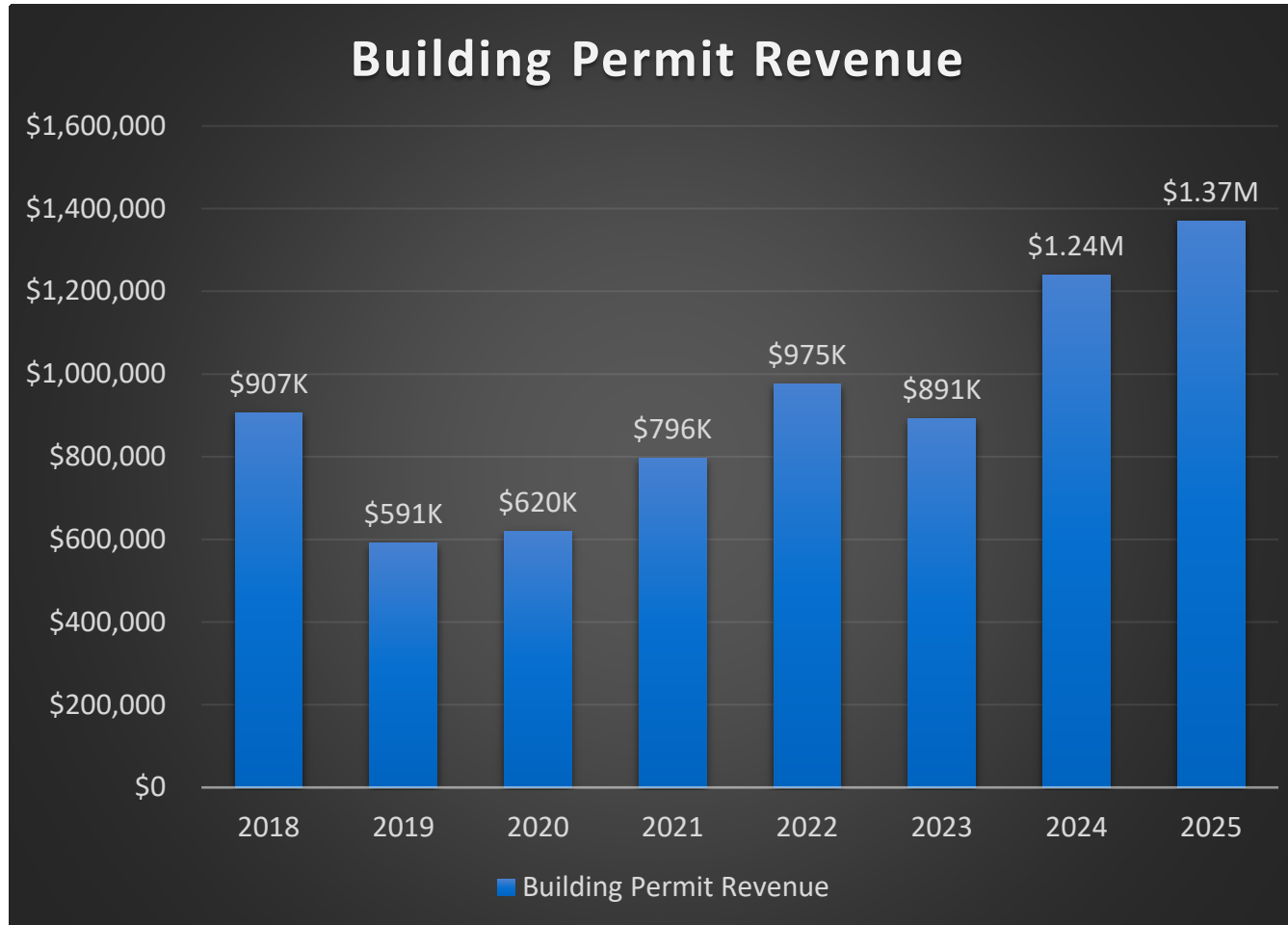
- Pre-application activity declined in 2025
- Short plats, long plats, and site plan applications have stayed relatively consistent
- Land use revenue fluctuates year to year, reflecting intermittent but generally steady trends
- **Takeaway: Overall land use activity remains steady, though a decline in pre-applications may indicate a potential slowdown in the pipeline**

Engineering & ROW Permit Activity



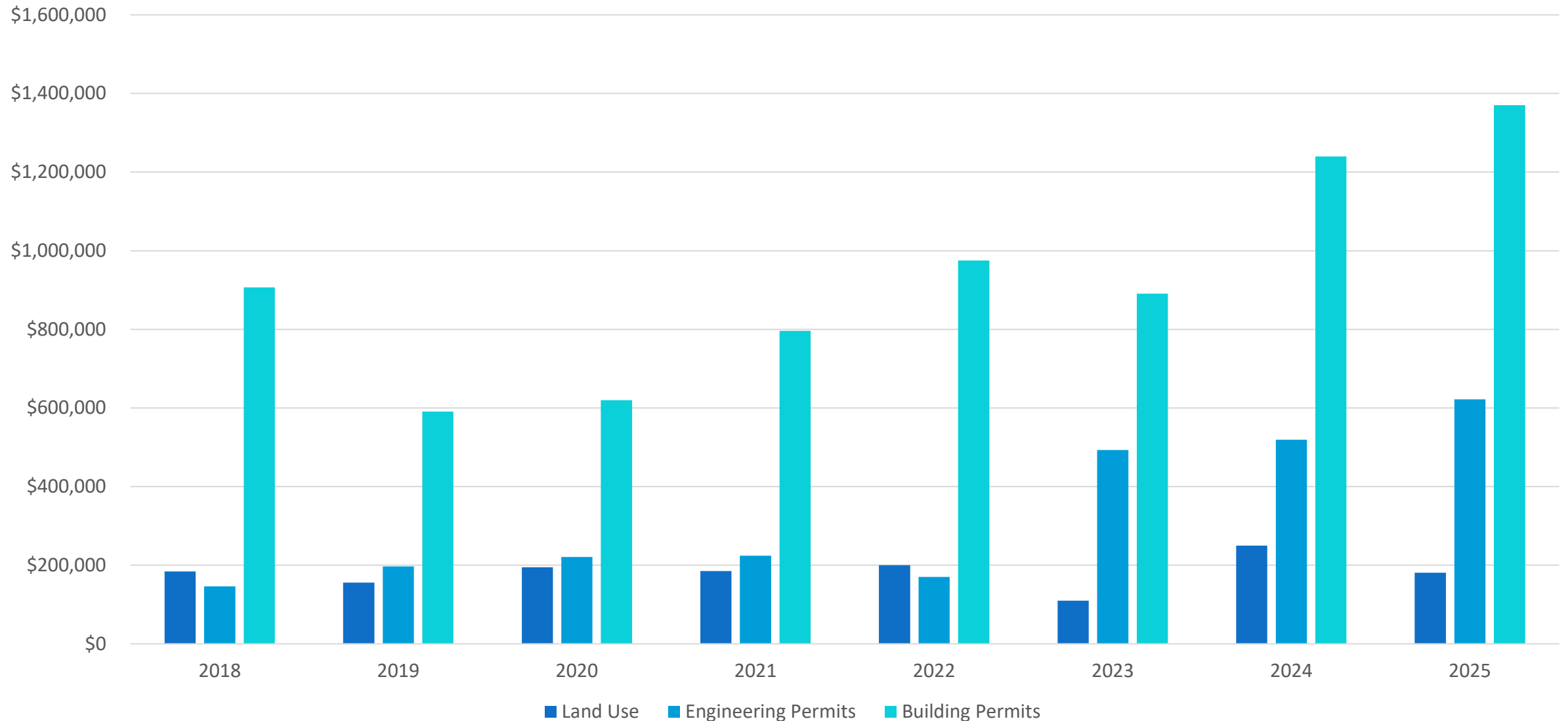
- Engineering permit volumes remain relatively stable, generally ranging between 15–22 permits per year
- Permit revenue has increased since 2022, driven by higher-value projects rather than volume alone
- **Takeaway: Engineering and ROW permitting show consistency and rising revenues**

Building Permit Activity



- New single-family residence (NSFR) permits peaked in 2021
- Commercial tenant improvements (TIs) and ADUs remain modest but steady
- Multifamily peaked in 2023–2024 and declined in 2025
- Building permit revenue has risen since 2020, driven by large projects (e.g., schools) and higher valuations, likely reflecting increased material costs
- **Takeaway: Building permit revenue shows an overall upward trend, with occasional dips, reflecting influences from the housing market, construction costs, and the broader economy**

Revenue Summary



Permit Revenue Highlights

- **Revenue Concentration**
Higher-density residential and public-sector projects generate a significant share of fee revenue.
- **Permit Revenue is Cost Recovery**
Permit revenue represents about 10% of the City's overall revenue and helps offset the cost of providing permit and development review services. Because it fluctuates with development activity, it is not a stable revenue source and should not be relied upon to address broader budget needs.
- **2025 Fee Study Addressed Cost Recovery Gap**
The 2025 fee study found the City recovered approximately 78% of costs (under-collecting ~\$339,000). The 2026 fee schedule implements recommended adjustments to achieve full (100%) cost recovery, with building permit revenues projected to increase accordingly.
- **Revenue Projections (Presented February 23, 2026)**
3% escalation (or +1.5% for a recession).

Kenmore Permitting Trends

- **Land use activity** shows fewer pre-applications while land use applications remain steady, suggesting cautious development activity.
- **Engineering and Building permits** are stable, with revenue trending upward.
- **Homes are getting larger**
Recent NSFR permit data shows an average new home in Kenmore is ~4,000 sq. ft., plus a 2–3 car garage.
- **Middle Housing activity** is emerging following code adoption in June 2025, as developers adjust strategies to include smaller homes and more diverse housing types.



Rendering of a recently constructed home in Kenmore (2025) Page 65 of 68

Takeaway & Outlook

- **Regional Market Influence**

While unique in other ways, Kenmore is not immune to broader regional development trends.

- **Multifamily Trends**

Development is trending toward multifamily and higher-value projects (reflecting increased construction costs). Interest in middle housing is growing, though it is too early to establish trends.

- **Pipeline Effect**

Fewer pre-applications today can lead to fewer land use, engineering, and building permits in future years; however, current engineering and building permit activity remains steady.

- **Operational Performance**

Permit processes are operating efficiently and meeting state-required timelines. This work is supported by the dedicated staff in Development Services and partner departments such as Engineering, Public Works, and Community Development.

Thank you

Questions & Discussion



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Sources

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