



City of Kenmore
City Council Special and Regular
Meeting Agenda
Monday, March 16, 2026
6:15 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/88362758213>

Password: 031626

Telephone: Dial US: +1 253 215 8782

Webinar ID: 883 6275 8213

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 SPECIAL MEETING TO ORDER - 6:15 PM

2. EXECUTIVE SESSION

- A) Confidential Session of the Council - Pursuant to RCW 42.30.110(1)(b), the City Council will now enter an executive session to consider the acquisition of real estate. This executive session is slated to last 45 minutes until approximately 7:00 PM. No final action is expected. (added 3/13)

3. ADJOURN SPECIAL MEETING

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

5. ROLL CALL

6. 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.

7. **FLAG SALUTE**

8. **AGENDA APPROVAL**

9. **WHERE'S THE FUN?**

10. **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.

11. **CONSENT AGENDA**

- A) Approve the following Voucher Certification and Approval:

- Total Check #s 57837 through 57909 totaling \$614,299.65
- Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 02/20/2026 in the amount totaling \$320,575.52
- Total EFT Payment #s 1952 through 1958 total \$31,937.83
- Total Wire Transfers totaling \$0

1. Voucher List

- B) Award Contract 25-C3201 to GenCap Construction Corporation for the construction of the Public Works Operations Center Administration Building construction in an amount not to exceed \$8,812,805 and authorize the City Manager to execute the contract
1. Agenda Bill - PWOC Construction Contract Award
 2. Attachment 1 - Contract Award Recommendation
- C) Authorize the City Manager to execute the Real Estate Purchase and Sale Agreement (REPSA) 25-C3195 for the Swamp Creek conservation property acquisition in an amount of \$680,000 and associated closing costs, and any amendments thereto, and all related and ancillary agreements and closing documents, and to take all actions necessary to implement and complete the transaction contemplated by the REPSA. (added 3/13)
1. Agenda Bill - Swamp Creek (added 3/13)
 2. Attachment 1 - Swamp Creek Property Site Map (added 3/13)

12. PRESENTATIONS

- A) Recreation Programs: 2025 Recap & 2026 Preview, *presented by Jennifer Gordon, Public Works Operations Director, Maurita Colburn, Recreation Program Manager, and Alison Jenkins, Events & Volunteer Coordinator*
 - 1. Agenda Bill - Recreation Programs Presentation
 - 2. Attachment 1 - Presentation

- B) City Events & Volunteer Programs: 2025 Recap & 2026 Preview, *presented by Jennifer Gordon, Public Works Operations Director, and Alison Jenkins, Events & Volunteer Coordinator*
 - 1. Agenda Bill - Events & Volunteer Program Presentation 2025-2026
 - 2. Attachment 1 - Presentation

13. BUSINESS AGENDA

- A) Stream Buffer: Critical Area Regulation Amendments to comply with Washington Department of Fish and Wildlife requirements, *continued discussion and direction, presented by Debbie Bent, Community Development Director and Todd Hall, Principal Planner*
 - 1. Agenda Bill - CAO Stream Buffers (amended 3/13)
 - 2. Attachment 1 - Stream Buffer Comparison Maps
 - 3. Attachment 2 - Presentation
 - 4. Attachment 3 - Survey Comments
 - 5. Attachment 4 - Response to questions (added 3/13)
 - 6. Attachment 4a - Stream Buffer Analysis - submitted by Councilmember Culver (added 3/13)
 - 7. Attachment 4b - Neighboring Jurisdictions - submitted by Councilmember Culver (added 3/13)
 - 8. Attachment 4c - Stream Buffers v Housing - submitted by Councilmember Culver (added 3/13)
 - 9. Attachment 4d - Stream Buffer Mailer Map (added 3/13)
 - 10. Attachment 5 - Impacts Study (added 3/16)
 - 11. Attachment 6 - Maps - submitted by Councilmember Culver (added 3/16)

- B) Continued Discussion and Direction on Emergency Shelter, Transitional Housing, Emergency Housing, and Permanent Supportive Housing (STEP) Housing Regulations, presented by Debbie Bent, Assistant City Manager/Community Development Director
 - 1. Agenda Bill - STEP housing (amended 3/13)
 - 2. Attachment 1 - STEP Housing Memo
 - 3. Attachment 2 - Draft STEP Regulations
 - 4. Attachment 3 - Draft Good Neighbor Template
 - 5. Attachment 4 - Draft Operator Template
 - 6. Attachment 5 - Presentation (added 3/13)
 - 7. Attachment 6 - Response to questions (added 3/13)
 - 8. Attachment 6a - Comments and responses (added 3/13)

14. STAFF REPORTS

- A) Climate Action Plan (CAP) and Rapid Progress+ Update, *presented by Richard Sawyer, Environmental Services Director, Nina Rasmussen, Climate Action Plan Program*

Manager, and Andrew Silvia, SWM Capital Projects Manager

1. Agenda Bill - CAP & Rapid Progress+
2. Attachment 1 - CAP 2025 Annual Report
3. Attachment 2 - Rapid Progress+ Memo
4. Attachment 3 - Presentation (added 3/13)

B) Other - City Manager Teri Killgore

15. COUNCILMEMBER REPORTS & COMMENTS

16. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

- A) Saturday/Sunday, March 21-22,2026 - City Council Retreat (offsite)
Monday, April 13, 2026 7:00 PM – City Council Regular Meeting
Monday, April 20, 2026 6-8:00 PM - Town Hall

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.