

**City of Kenmore
City Council Meeting
Special & Regular Meeting Minutes
Monday, March 16, 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 (virtual)
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
City Attorney Dawn Reitan
City Clerk Scott Passey
Co-Clerk Michelle Kang/Shannon Tipple-Leen
Assistant City Manager/Community Development Director Debbie Bent
Principal Planner Todd Hall
Jennifer Gordon, Public Works Operations Director
Maurita Colburn, Recreation Program Manager
Alison Jenkins, Events & Volunteer Coordinator
Richard Sawyer, Environmental Services Director
Nina Rasmussen, Climate Action Plan Program Manager
Andrew Silvia, SWM Capital Projects Manager

Speaking Guests: Morgan Krueger - Washington Department of Fish and Wildlife (WDFW) (virtual)
Nick Chen, Kimley-Horn, City’s consultant
Alex Capron, Facet, City’s consultant

Public Comments Speaking Guests:
Patrick Price, Kenmore resident
Debra Srebnik, Kenmore resident
Tom Murdock, Kenmore resident

Rich Osborne, Kenmore resident
Charles Butler, Kenmore resident
Richard Luck, Kenmore resident
Ginna Luck, Kenmore resident
Kim Clary, Kenmore resident
Michael Clary, Kenmore resident
Matt Rochu, Kenmore resident
Corolyn Merchant, Kenmore resident
Janet Quinn, Kenmore resident
Steve Yoder, Kenmore resident
David Buchanan, Kenmore resident
Jim Myers, Kenmore resident
Elizabeth Mooney, Kenmore resident
Hubert Sturtevant, Kenmore resident
Dave Stokes, Kenmore resident
Tracy Banaszynski, Kenmore resident
Ryan Bourke, Kenmore resident
Juliana Pooley, Kenmore resident
Fen Regelein, Kenmore resident (virtual)
Nancy Hansen, Kenmore resident (virtual)
Celia Milota, Kenmore resident (virtual)

CALL SPECIAL MEETING TO ORDER

Deputy Mayor Sasson called the special meeting to order at 6:15 PM.

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 45 minutes until approximately 7:00 PM. The Council exited the executive session at approximately 7:00 PM.

ADJOURN SPECIAL MEETING

Deputy Mayor Sasson adjourned the special meeting at approximately 7:00 PM.

CALL REGULAR MEETING TO ORDER

Deputy Mayor Sasson called the regular meeting to order at 7:00 PM.

LAND ACKNOWLEDGEMENT

Deputy Mayor Sasson read the Land Acknowledgement Honoring First Peoples.

FLAG SALUTE

Deputy Mayor Sasson led the Council in the Pledge of Allegiance.

AGENDA APPROVAL

The agenda was approved as presented.

WHERE'S THE FUN?

Alison Jenkins, Events & Volunteer Coordinator, reported on the Adopt a Park volunteer work party held by the Sno-King Watershed.

PUBLIC COMMENTS

The City Council took comments from the public.

Timestamped link here:

https://youtu.be/_UbT78pbNfQ?list=PLZEQA8WWEno4xzgqU9ARuTRwHg5cHeeSr&t=3282

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
- 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
- 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

MOTION: Approve the consent agenda outlined above.

Moved by Culver; seconded by Loutsis.

VOTE: 7 Yes – O’Cain, Marshall, Culver, Adman, Loutsis; Sasson, Herbig.

MOTION PASSES.

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*

Council received a presentation from Recreation Program Manager Maurita Colburn on 2025 recreation programs and facility use, including services and partnerships at parks, waterfront, boathouse, City Hall, the Hangar, and Moorlands athletic fields, associated rental activity and revenues, and a preview of 2026 initiatives.

- B) City Events & Volunteer Programs: 2025 Recap & 2026 Preview, *presented by Jennifer Gordon, Public Works Operations Director, and Alison Jenkins, Events & Volunteer Coordinator*

Council received a presentation from Events and Volunteer Coordinator Alison Jenkins on 2025 City events and volunteer programs, including major events, Kenmore Farmers Market transition and growth, and 2025 volunteer participation. The presentation also previewed 2026 plans.

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*

Council received a presentation on Critical Areas Ordinance stream buffer (Riparian Management Zone) options intended to update Kenmore Municipal Code 18.55 to comply with Washington Department of Fish and Wildlife requirements and Best Available Science and to discuss policy choices for stream buffers. The presentation outlined existing buffer standards and three options, summarized parcel impacts, flexibility and exemption provisions, and illustrative “Lego” modeling of potential housing capacity loss under Option B. Staff also reported on public outreach and survey results and requested Council discussion and direction on which buffer option to advance so staff can prepare draft code amendments and related KMC updates for public hearing in spring 2026 and potential adoption in late spring/summer 2026.

RECESS

At 9:45 PM, Mayor Herbig called for a 10-minute break. The meeting resumed at 9:55 PM.

- 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, and Nick Chen, Kimley-Horn, City's consultant*

Council received a presentation on STEP Housing regulations outlining new and pending state legislation, including proposed ESHB 2266 requirements that STEP housing be treated similarly to other residential uses in allowed zones and that additional city-imposed conditions (such as mandatory Good Neighbor Agreements, on-site services, or funding continuity requirements) may be limited. The presentation addressed Council's November 2025 comments, discussed potential code changes to align affordable housing on religious properties with HB 1377 and RCW 35A.63.300, summarized other jurisdictions' practices regarding Good Neighbor Agreements, and noted that recent state parking legislation (ESSB 5184) is not yet applicable to Kenmore but may influence future parking approaches. Staff indicated that code amendments will likely include removing certain unusual requirements, clarify STEP housing treatment on church properties, and rely on administrative tools like parking studies and operator-led Good Neighbor Agreements. Next steps include a public hearing and subsequent ordinance adoption on zoning code amendments at dates to be determined.

STAFF REPORTS

- A. City Manager Teri Killgore commented on the upcoming Council Retreat to be held Saturday and Sunday, March 21-22, 2026.

COUNCILMEMBER REPORTS & COMMENTS

ADJOURNMENT

Deputy Mayor Sasson adjourned the meeting at approximately 10:32 PM.



Nigel Herbig, Mayor



Scott Passey, City Clerk









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Final Audit Report

2026-04-14

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