



City of Kenmore
City Council Special and Regular
Meeting Agenda
Monday, July 27, 2026
6:20 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/88122004163>

Password: 072726

Telephone: Dial US: +1 253 215 8782

Webinar ID: 881 2200 4163

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 - 6:20 PM

2. EXECUTIVE SESSION

- A) Confidential Session of the Council – the City Council will enter an executive session to discuss potential litigation pursuant to RCW 42.30.110(1)(i) and real estate acquisition pursuant to RCW 42.30.110(1)(b). This executive session is slated to last approximately 30 minutes.

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 City Council Special and Regular Meeting Minutes of Monday, July 13, 2026
1. City Council Special and Regular Meeting Minutes of Monday, July 13, 2026
- B) Authorize the City Manager to increase the construction contract authority up to \$3,600,000 (includes 10% contingency) to complete the 80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane Project
1. Agenda Bill - 80th Construction Contract Authority
- C) Receive and file the March 2026 City Council Retreat Summary Sheet. Receive and file the Retreat Report from Pendleton Consulting, LLC. Adopt the 2027-2028 City Council Priorities
1. Agenda Bill - Council Retreat
 2. Attachment 1 - March 2026 City Council Retreat Summary Sheet
 3. Attachment 2 - Pendleton Consulting, LLC Retreat Report
 4. Attachment 3 - 2027-2028 City Council Priorities

12. BUSINESS AGENDA

- A) Adoption of Ordinance 26-0645 Authorizing the Acquisition by Negotiation or Condemnation of Certain Real Property interest needed for the NE 192nd St. Sidewalk and Culvert Replacement Project, *presented by John Vicente, Engineering Director, and Terri Bielenberg, Capital Projects Manager*
1. Agenda Bill - Condemnation Ordinance NE 192nd Project
 2. Attachment 1 - Property Map
 3. Attachment 2 - Ordinance 26-0645_NE 192nd Condemnation

4. Attachment 3 - 0114100149 -TCE1 - Exhibit-A-B
5. Attachment 4 - 0114100149 -TCE2 - Exhibit-A-B
6. Attachment 5 - 0114100152 -FEE - Exhibit-A-B
7. Attachment 6 - 0114100152 -TCE - Exhibit-A-B
8. Attachment 7 - 0114100163 -TCE - Exhibit-A-B
9. Attachment 8 - 0114100710 -FEE - Exhibit-A-B
10. Attachment 9 - 0114100710 -TCE - Exhibit-A-B
11. Attachment 10 - 0114100712 -FEE - Exhibit-A-B
12. Attachment 11 - 0114100712 -TCE - Exhibit-A-B
13. Attachment 12 - Address key 192nd
14. Attachment 13 - Presentation

B) Adoption of Ordinance No 26-0646 authorizing the acquisition by condemnation of certain property interests needed for the NE 169thSt. Culvert Replacement Project, *presented by Richard Sawyer, Environmental Services Director, and Andrew Silvia, Capital Projects Manager*

1. Agenda Bill - 169th Condemnation Ordinance
2. Attachment 1 - ORDINANCE 26-0646 Condemnation Ord. Ne 169th St. Culvert Replacement (final)
3. Attachment 2 - ORDINANCE 26-0646 Attachments A-C
4. Attachment 3 - Presentation

C) Adoption of Resolution 26-450 approving the MFTE Contract for Kenmore Inn Apartments and authorizing the City Manager to execute the agreement and take actions necessary to implement MFTE process established by Chap. 3.65 KMC, *presented by Samantha Loyuk, Development Services Director*

1. Agenda Bill - Resolution 26-450 Kenmore Inn Apartments MFTE
2. Attachment 1 - MFTE26-0028 Application Materials
3. Attachment 2 - City Manager Determination Letter
4. Attachment 3 - Resolution 26-450
5. Attachment 4 - Exhibit A of Resolution 26-450 (MFTE Contract)
6. Attachment 5 - 4.A. Exhibit A to the Rental Contract (Legal Description)
7. Attachment 6 - 4.B. Exhibit B to the Rental Contract (Project Site Plan)
8. Attachment 7 - 4.C. Exhibit C to the Rental Contract (Designation of Affordable Units)
9. Attachment 8 - 4.D. Exhibit D to the Rental Contract (Rental MFTE Covenant)
10. Attachment 9 - 4.E. Exhibit E to the Rental Contract (Type of Land Use Benefit) - OMITTED
11. Attachment 10 - 4.F. Exhibit F to the Rental Contract (ARCH Lease Rider)

D) 1st Quarter 2026 Financial Report, *presented by Melinda Merrell, Finance and Administration Director*

1. Agenda Bill - 1st Quarter 2026 Financial Report
2. Attachment 1 - Memo and Attachments
3. Attachment 2 - Presentation

E) Discussion and Potential Direction on a Zoning Approach for Parcels Adjacent to Swamp Creek, *presented by Debbie Bent, Assistant City Manager/Community Development*

Director, and Brittany Chue, Senior Planner

1. Agenda Bill - TOD Regulations
2. Attachment 1 - Staff Memo re TOD Regulations
3. Attachment 2 - Presentation

13. STAFF REPORTS

- A) Other - City Manager Teri Killgore

14. COUNCILMEMBER REPORTS & COMMENTS

15. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

- A) Monday, August 10, 2026 7:00 PM - TENTATIVELY CANCELED
Monday, August 17, 2026 7:00 PM - TENTATIVELY CANCELED
Monday, August 24, 2026 7:00 PM - TENTATIVELY CANCELED

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.