CITY OF
BAINBRIDGE ISLAND

City Council Special Business Meeting
Tuesday, June 30, 2026

Meeting Minutes

1. Call to Order / Roll Call / Land Acknowledgement

Mayor Moriwaki called the meeting to order at 6:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki, Deputy Mayor Hytopoulos and Councilmembers Fantroy-Johnson, Lant, Mathews, Nelson, and Schneider were present.

Mayor Moriwaki led the Pledge of Allegiance. Councilmember Schneider read the Land Acknowledgment.

2. Approval of Agenda / Conflict of Interest Disclosure

Councilmember Fantroy-Johnson moved and Councilmember Mathews seconded to approve the agenda as presented. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3. Public Comment

John Carson, Bainbridge Island Downtown Association, spoke about growth.

John Flodin spoke in favor of Caitlin Lombardi's reappointment.

Mark Ashley spoke in favor of affordable housing.

Ellen Lockert expressed concerns with the Comprehensive Plan update.

Alice Hunting spoke in favor of Caitlin Lombardi's reappointment.

Debby Haase spoke in favor of Caitlin Lombardi's reappointment and against speed cameras.

Eric Stahl spoke in favor of Caitlin Lombardi's reappointment.

Kisa Nishimoto spoke in favor of Caitlin Lombardi's reappointment.

Benjamin Schmechel spoke on behalf of Caitlin Lombardi.

Mira Rosenkotz spoke in favor of affordable housing and Caitlin Lombardi's reappointment.

Lydia Henning spoke about parking.

Bevan Taylor spoke in favor of Caitlin Lombardi's reappointment and sewer and water capacity.

Kaslin Daniels spoke on behalf of Marcia Cutting about affordable housing and accessibility.

Stephen Hoskins spoke about the City Manager recruitment and in support of the development regulations.

Olivia Hall spoke in favor of Caitlin Lombardi's reappointment.

Jens Boemer spoke in favor of Caitlin Lombardi's reappointment.

Jing Fong spoke in favor of Caitlin Lombardi's reappointment.

Sarah Blossom spoke in favor of Caitlin Lombardi's reappointment.

Charlie Kratzer spoke about the committee participation process.

Ron Peltier spoke about the reappointment process and standards.

Dennis Gawlik spoke about civility.

Lisa Neal spoke against the reappointment of Caitlin Lombardi.

Chasity Malatesta spoke about the reappointment of Caitlin Lombardi.

Bobbie Stefan spoke about the reappointment of Caitlin Lombardi's reappointment and the role of committee members.

Jodi-Ann Burey spoke in favor of the reappointment of Caitlin Lombardi.

4. Consent Agenda

A. Agenda Bill for Consent Agenda

Councilmember Nelson pulled consent agenda items 4.C, 4.E, 4.F, and 4.G.

Motion: I move to approve the consent agenda as modified.
Nelson/Lant: The motion carried unanimously, 7-0.

B. Approve Accounts Payable and Payroll

D. Review and Approve Revisions to Utilities Element of the Comprehensive Plan

Items Removed from the Consent Agenda

C. Review and Approve Revisions to the Water Resources Element of the Comprehensive Plan

Councilmember Nelson noted that he had revision to suggest.

Motion: I move to add "As an EPA-designated sole source aquifer" at the beginning of the first sentence of the Water Resources introduction on page WR-2.
Nelson/Lant: The motion carried 6-1 with Councilmember Fantroy-Johnson voting against.

Motion: I move to approve the revisions to the Water Resources Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.
Nelson/Mathews: The motion carried unanimously, 7-0.

E. Review and Approve Revisions to the Capital Facilities Element of the Comprehensive Plan

Councilmember Nelson inquired about a sewer analysis capacity table. Interim

City Manager Schroer provided additional information.

Motion: Page CF-12. I move to replace the words "Planning for the second upgrade will follow in the next decade informed by monitoring of the plant's loading as residential and commercial connections expand" with "This Capital Facilities Element will be reassessed if monitoring indicates that actual growth or loading patterns require an acceleration of the second upgrade or if projected funding sources prove inadequate to meet identified needs."
Hytopoulos/Nelson: The motion carried unanimously, 7-0.

Motion: I move to direct the Interim City Manager to direct staff to include the sewer capacity table in the Capital Facilities Element and bring the Element back to the City Council at a future business meeting.
Nelson: The motion failed for lack of a second.

Motion: I move to approve the revisions to the Capital Facilities Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.
Fantroy-Nelson/Mathews: The motion carried 4-3 with Councilmembers Lant and Nelson voting against and Deputy Mayor Hytopoulos abstaining.

F. Review and Approve Revisions to the Land Use Element of the Comprehensive Plan

Mayor Moriwaki introduced the agenda item.

Motion: I move to approve the revisions to the Land Use Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.
Nelson/Fantroy-Johnson: The motion carried 6-1 with Councilmember Nelson voting against.

G. Review and Approve Revisions to the Housing Element of the Comprehensive Plan

Mayor Moriwaki introduced the agenda item.

Amended motion: Page HO-12; Goal 2, new policy HO 2.5: To reduce the risk of displacement of low to moderate income households, I move to consider policies limiting rent increases for month-to-month rental agreements as

allowed by state law similar to regulations enacted by the City of Seattle for multi-family units.
Lant/Nelson: The motion carried 5-2 with Mayor Moriwaki and Councilmember Fantroy-Johnson voting against.

Motion: As amended, I move to approve revisions to the Housing Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.
Fantroy-Johnson/Schneider: The motion carried 6-1 with Councilmember Nelson voting against.

5. City Manager's Report - 6:45 pm

Interim City Manager Schroer introduced Interim Planning Director Emily Terrell who provided information on her background.

6. Regular Business

A. Review and Approve Revisions to Winslow Subarea Plan and Ordinance No. 2026-04

Interim City Manager Schroer introduced the agenda item, and Council discussed the topic.

Motion: I move to direct staff to use the Winslow Subarea Plan and Ordinance No. 2026-04 as presented to prepare the Public Hearing draft.
Mathews/Fantroy-Johnson: The motion carried 6-1 with Councilmember Nelson voting against.

B. Discuss Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Comprehensive Plan and Winslow Subarea Plan and Review Direction to be Used in Land Capacity Analysis

Interim City Manager Schroer introduced the agenda item, and Council discussed the topic.

Motion: I move to revise base FAR, maximum FAR, lot coverage in Table 18.12.020-3 to align them with the Planning Commission's recommendations.
Nelson/Lant: The motion was tabled on a vote of 4-3 with Mayor Moriwaki and Councilmembers Mathews and Fantroy-Johnson voting against.

Interim Planning Director Terrell provided a presentation on the scope and timeline.

Motion: I move to remove the mandatory inclusionary zoning from the current regulations to be discussed and determined at another time.
Schneider/Mathews: The motion carried 4-3 with Councilmembers Nelson and Lant and Deputy Mayor Hytopoulos voting against.

Motion: I move the City Council direct the City Attorney to work with staff to prepare whatever sort of interim control we need to hold open the ability to impose mandatory inclusionary zoning on parcels over 2 acres.
Hytopoulos/Fantroy-Johnson: The motion carried unanimously, 7-0.

Motion: I move to direct the City Manager to direct staff to provide a land capacity analysis based on Council direction and forward Ordinance 2026-05 to a future meeting for further consideration.
Mathews/Fantroy-Johnson: Councilmember Nelson moved to table the motion and Councilmember Lant seconded. The motion to table the motion failed 4-3 with Councilmembers Nelson and Lant and Deputy Mayor Hytopoulos voting in favor. The original motion carried unanimously, 7-0.

Council adjourned for a break at 9:19 pm and returned at 9:25 pm.

C. Appoint a Deputy Mayor for July 1, 2026, through December 31, 2026

Mayor Moriwaki introduced the agenda item.

Motion: I move to appoint Deputy Mayor Hytopoulos to continue as Deputy Mayor from July 1, 2026 through December 31, 2026.
Moriwaki/Nelson: The motion carried unanimously, 7-0.

D. Consider Appointment of a City Council Member to Serve on the Kitsap County Capital Grant Recommendation Committee

Interim City Manager Schroer introduced the agenda item. Councilmember Lant expressed interest in the appointment.

Motion: I move to appoint Councilmember Lant to serve on the Kitsap County Capital Grant Recommendation Committee.
Nelson/Fantroy-Johnson: The motion carried unanimously, 7-0.

E. Confirm Appointment to the Race Equity Advisory Committee

Mayor Moriwaki introduced the agenda item, and Council discussed the appointment.

Motion: I move to confirm the recommended reappointment of Caitlin Lombardi to the Race Equity Advisory Committee, Position 3, for a three-year term ending June 30, 2029.
Fantroy-Johnson/Schneider: The motion carried 5-2 with Councilmembers Lant and Nelson voting against.

7. Council Announcements

Council members provided an update on local and regional meetings and events.

8. Adjournment

Mayor Moriwaki adjourned the meeting at 9:45 pm.

Clarence Moriwaki

Clarence Moriwaki, Mayor

Christine Brown

Christine Brown, MMC, City Clerk