



City Council Regular Business Meeting Tuesday, July 14, 2026

Meeting Minutes

1. Call to Order / Roll Call / Pledge of Allegiance / 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 Lant, Nelson, and Schneider were present. Councilmember Fantroy-Johnson attended remotely. Councilmember Mathews joined remotely at 6:06 pm and arrived in Council Chambers following the vote on the Consent Agenda.

Mayor Moriwaki led the Pledge of Allegiance. Maya Weigle, a 6th grader at Sakai Intermediate School, read the Land Acknowledgment.

2. Approval of Agenda / Conflict of Interest Disclosure

Councilmember Nelson moved and Councilmember Schneider seconded to approve the agenda as presented. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3. Presentation(s)

A. Present Proclamation for Disability Pride Month

Councilmember Lant read the proclamation. Gloria Saylor accepted the proclamation.

4. Public Comment

Rob Drury expressed concern with the City Manager selection and the Comprehensive Plan Update process.

David Marzehl spoke on behalf of Liveable Bainbridge and commented on the Comprehensive Plan Update.

Mary Hekman spoke in favor of returning to the Planning Commission's recommendations for the Comprehensive Plan Update and to re-open the application process for the City Manager.

Karla Mather spoke about Council's fiduciary duty and asked to re-open the search for the City Manager.

Mary Clare Kersten spoke in favor of re-opening the City Manager search.

Gloria Saylor expressed concerns with the Comprehensive Plan Update process and the capacity of the sewer plant.

Ellen Lockert spoke in favor of affordable housing and expressed concerns with the Comprehensive Plan Update process, water supply, and the City Manager search process.

Dawn Janow expressed concerns with the City Manager search process and the notice for agenda item 7.B.

Councilmember Mathews left the Zoom portion of the meeting.

Ron Peltier spoke about affordable housing and the City Manager selection process.

Mike Suraci expressed concerns with the City Manager selection process.

Christine Quinn expressed concerns with the City Manager selection process.

5. Consent Agenda

A. Agenda Bill for Consent Agenda

Councilmember Lant requested the removal of agenda item 5.H.

Motion: I move to approve the consent agenda with 5.H removed.

Lant/Nelson: The motion carried unanimously, 6-0 with Councilmember Mathews absent for the vote.

Councilmember Mathews arrived in Council Chambers immediately following the vote.

- B. Approve Accounts Payable and Payroll
- C. Approve Meeting Minutes
- D. Authorize the Interim City Manager to Sign the Second Amended and Restated Commercial Lease Agreement with Bainbridge Island Farmers' Market Association
- E. Authorize the Interim City Manager to Purchase the Giant Pacific Octopus from Something New VIII (\$5,000.00 - Public Art Subfund)
- F. Confirm Appointment of Phil Olbrechts of Olbrechts and Associates as the City's Hearing Examiner
- G. Review Lodging Tax Advisory Committee's (LTAC) Request for Proposal Process Criteria and Scoring Matrix (\$400,000 - Civic Improvement Fund)

Item Removed from the Consent Agenda

- H. Review Human Services Funding Request for Proposal Process Criteria and Scoring Matrix (\$660,000 - General Fund)

Councilmember Lant spoke about funding.

Motion: I move to forward the Human Services Funding Request for Proposal Process Criteria and Scoring Matrix for approval at the July 28 regular business meeting.

Lant/Nelson: The motion carried unanimously, 7-0.

6. City Manager's Report

Interim City Manager Schroer provided an update on road closures for the Eagle Harbor/Wyatt Way project, the South Island sewer call, the Winslow downtown loop bus, and annual road repair program.

7. Regular Business

- A. Endorse the Legislative Priorities and Policy Document for the 2027 105-day Legislative Session in Olympia

Interim City Manager Schroer introduced the agenda item. Briahna Murray and Kyle

Schroeder from Gordan Thomas Honeywell Government Relations provided a presentation, and Council discussed the topic.

Motion: I move to forward these priorities and policies for the 2027 state legislative session to a future meeting.

Lant/Nelson: The motion carried unanimously, 7-0.

B. Discuss Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Comprehensive Plan and Winslow Subarea Plan

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Terrell provided additional information, and Council discussed the topic.

Motion: I move to amend Ordinance 2026-05 by restoring it to the version recommended by the Planning Commission on May 21, 2026.

Lant/Nelson: The motion passed 4-3 with Councilmembers Schneider, Mathews, and Fantroy-Johnson voting against.

Motion: Ordinance 2026-05 Exhibit B – Page 16

I move to add a provision providing that FAR may not exceed 1.5, except where the proposed development is receiving bonus FAR as a result of providing affordable housing.

Nelson/Hytopoulos: The motion carried unanimously, 7-0.

Motion: Ordinance 2026-05 Exhibit B – Page 2

I move to strike the word “intensely” in the first sentence under Central Core Overlay on Page 2 of Exhibit B to Ordinance 2026-05.

Redline:

“The Central Core District serves as the civic and cultural heart of the Island and is the third most-intensely developed district after the High School Road and Ferry districts.”

Nelson/Lant: The motion failed 6-1 with Councilmember Nelson voting in favor.

Motion: Ordinance 2026-05 Exhibit B – Page 3

I move to strike “an intensely” and add in its place “a more” in the first sentence under Ferry District on Page 3 of Exhibit B of Ordinance 2026-05.

Redline:

“The Ferry district is a more ~~an intensely~~ developed district on the Island, serving as a gateway to Bainbridge Island, the Kitsap and Olympic Peninsulas for residents,

commuters, and visitors, with prime views of Eagle Harbor, Puget Sound, and Seattle.”

Nelson: The motion failed for lack of a second.

Motion: Ordinance 2026-05 Exhibit B – Page 3

I move to strike the third sentence under Ferry District on Page 3 of Exhibit B of Ordinance 2026-05.

Redline:

“3. Ferry District. The Ferry district is an intensely developed district on the Island, serving as a gateway to Bainbridge Island, the Kitsap and Olympic Peninsulas for residents, commuters, and visitors, with prime views of Eagle Harbor, Puget Sound, and Seattle. This district is intended as a pedestrian and transit-oriented hub with multifamily mixed-use buildings that complement the character and vitality of the Core district. ~~New development should replace large areas of surface parking wherever possible.~~ Higher density housing is appropriate for this area because of its proximity to the ferry, transit, and downtown services and retail.”

Nelson/Lant: The motion failed 6-1 with Councilmember Nelson voting in favor.

Motion: Ordinance 2026-05 Exhibit B – Page 3

I move to strike “an intensely” and add in its place “a more” in the first sentence under High School Road District on Page 3 of Exhibit B of Ordinance 2026-05.

Redline:

“The High School Road District is designated as a more ~~an intensely~~ developed district on the Island, providing a variety of commercial uses that offer goods and services primarily for the convenience of Island residents.”

Nelson/: The motion failed for lack of a second.

Motion: Ordinance 2026-05 Exhibit B – Page 25

I move to strike the last sentence under BIMC Section 18.12.030(C)(2)(a).

Redline:

“2. Development Projects Providing 100% Low-Income Affordable Housing.
a. Development projects may have available the maximum bonus FAR and the maximum building height, without providing underbuilding parking as provided for in Table 18.12.020-3, by providing half of the dwelling units for households at or below low income (i.e. 51-80% AMI) and half of the dwelling units for households at or below very low income (i.e. 50% AMI). The development can also provide more than half of the units for very low income households. ~~Parking requirements outlined in BIMC 18.15.020 may be reduced as approved by the Director.~~”

Nelson/Lant: The motion carried unanimously, 7-0.

Motion: Ordinance 2026-05 Exhibit B – Pages 29-31 – Tables 18.15.020-1 and 18.15.020-2

I move that the parking spaces per dwelling unit minimums in Tables 18.15.020-1 and 18.15.020-2 be no less than one parking space per unit and that all references to 0.5 spaces per dwelling unit revert back to one space per dwelling unit (including in Footnote [1] to Table 18.15.020-1 and Footnote [3] to Table 18.15.020-2).

Nelson/Lant: The motion failed 4-3 with Councilmembers Nelson and Lant and Deputy Mayor Hytopoulos voting in favor.

Motion: Ordinance 2026-05 Exhibit B – Pages 29-31 – Tables 18.15.020-1 and 18.15.020-2

I move that the guest parking maximums in Tables 18.15.020-1 and 18.15.020-2 revert back to 0.5 spaces per dwelling unit.

Nelson/Lant: The motion failed 5-2 with Councilmembers Lant and Nelson voting in favor.

Motion: Ordinance 2026-05 Exhibit B – Pages 30 – Table 18.15.020-1 Footnote [1]

I move to strike “unless a lower parking requirement is applicable” at the end of the second sentence of Footnote [1] to Table 18.15.020-1.

Redline:

“[1] Residential parking requirements may be reduced by 50 percent for dwelling units located within a one-half-mile radius and 25 percent for dwelling units located within one-half mile and a one mile radius of the ferry terminal providing scheduled service to Seattle. This provision may not be used in conjunction with senior housing or other parking reduction arrangements, and the required number of parking spaces shall not be reduced below one 0.5 space per parking unit, ~~unless a lower parking requirement is applicable.~~ This provision does not preclude the authority of the director to require guest parking as described in this table.”

Nelson/Lant: The motion was withdrawn.

Motion: Councilmember Hytopoulos moved to amend the first sentence under Ferry District on Page 3 of Exhibit B of Ordinance 2026-05: “The Ferry district is a

more an intensely developed district on the Island, serving as a gateway to Bainbridge Island, the Kitsap and Olympic Peninsulas for residents, commuters, and visitors, with prime views of Eagle Harbor, Puget Sound, and Seattle.”

Hytopoulos/Nelson/: The motion carried unanimously, 7-0.

Motion: Councilmember Hytopoulos moved to amend the first sentence under

High School Road District on Page 3 of Exhibit B of Ordinance 2026-05: "The High School Road District is designated as a more ~~an~~ intensely developed district on the Island, providing a variety of commercial uses that offer goods and services primarily for the convenience of Island residents."

Hytopoulos/Nelson: The motion carried unanimously, 7-0.

Motion: I move to forward Ordinance 2026-05 to a future meeting for further consideration after review and recommendation by the planning commission in the month of August to return to council in September.

Nelson/Mathews: The motion carried unanimously, 7-0.

Motion: I move to direct staff in conjunction with the Planning Commission to work on language and standards for a mandatory inclusionary zoning program to be brought back for review and recommendation at a future meeting.

Mathews/Hytopoulos: The motion carried unanimously, 7-0.

Council adjourned for a 5-minute recess at 9:06 pm and returned at 9:11 pm.

- C. Schedule Joint Public Hearing with the Department of Commerce for July 28, 2026 regarding the City's Progress towards Meeting the Housing Accountability Act

Interim City Manager Schroer introduced the agenda item. Planning Director Buchanan provided additional information.

Motion: I move to schedule a joint public hearing with the Department of Commerce for July 28, 2026 to discuss the City's progress towards meeting the Housing Accountability Act.

Mathews/Nelson: The motion carried unanimously, 7-0.

- D. Receive Update on Ordinance No. 2026-04 Adopting the 2024 Comprehensive Plan Periodic Update, Including the Winslow Subarea Plan Update

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Terrell provided additional information, and Council discussed the topic.

- E. Approve City Manager Employment Agreement

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

Motion: I move to waive all privileges related to the City Manager search.
Nelson: The motion failed for lack of a second.

Amended Motion: I move to waive all privileges related to the City Manager search except for the names of the candidates that were not made public.

Nelson/Lant: Mayor Moriwaki stated that the motion failed for lack of a second. Councilmember Nelson moved to appeal the Mayor's decision, and Deputy Mayor Hytopoulos seconded. The vote to overturn the Mayor's decision passed 4-1 with Mayor Moriwaki voting against and Councilmembers Fantroy-Johnson and Mathews abstaining. The main motion carried unanimously, 7-0.

Council discussed the City Manager search process.

Motion: I move to authorize the Mayor to execute the City Manager employment agreement with John Mauro.

Mathews/Schneider: The motion carried 5-2 with Councilmember Nelson and Deputy Mayor Hytopoulos voting against.

8. Communications

- A. Consider Request from Councilmember Fantroy-Johnson to Add a Presentation on the Community Needs Assessment to a Future Council Agenda

Councilmember Fantroy-Johnson introduced the agenda item to place a presentation on the Community Needs Assessment on a future Council agenda. The motion was seconded by Councilmember Lant and carried unanimously, 7-0.

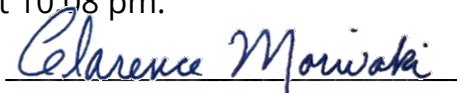
9. Council Announcements

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

10. Adjournment

Mayor Moriwaki adjourned the meeting at 10:08 pm.


Christine Brown, MMC, City Clerk


Clarence Moriwaki, Mayor