



**REGULAR CITY COUNCIL BUSINESS MEETING
TUESDAY, AUGUST 12, 2025**

Meeting Minutes

1) CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

Mayor Mathews called the meeting to order at 6:00 p.m. in Council Chambers and on the Zoom webinar.

Mayor Mathews, Deputy Mayor Quitslund, and Councilmembers Deets, Fantroy-Johnson, Hytopoulos, Moriwaki, and Schneider were present.

Mayor Mathews led the Pledge of Allegiance and read the Land Acknowledgment.

2) APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE

Councilmember Moriwaki moved and Councilmember Fantroy-Johnson seconded to approve the agenda as presented. The motion carried unanimously, 7-0. There were no conflicts of interest disclosed.

3) PRESENTATION(S)

3.A Present Proclamation Declaring August 2025, as "National Emergency Management Awareness Month"

[Cover Page](#)

[National Emergency Management Awareness Month Proclamation 2025.pdf](#)

Councilmember Deets read the proclamation. Emergency Management Coordinator LeSage accepted the proclamation.

MOTION: I move to authorize the Mayor to sign the proclamation declaring August 2025, as National Emergency Management Awareness Month and to add this proclamation to the list of annual proclamations that may be signed by the Mayor without further Council action.

Fantroy-Johnson/Schneider: The motion carried unanimously, 7-0.

4) PUBLIC COMMENT

4.A Guidelines and Instructions for Public Comment

[Cover Page](#)

[Guidelines and Instructions for Providing Public Comment.pdf](#)

Pam Churchill spoke about immigration issues.

Peter Raffa spoke about the M&E property and the stormwater project.

Doug Rauh spoke about the stormwater project on the M&E property.

Jeff Saboda spoke about bike lanes, bike education, and banning gas leaf blowers.

Benjamin Harrison spoke about the Groundwater Management Plan and the stormwater project at the M&E property.

Sarah Blossom spoke about the Groundwater Management Plan, Comprehensive Plan issues and removing barriers for ADUs.

Hayes Gori spoke about the Wintergreen project and grant application.

Diane Llandry spoke in favor of a solid waste staff position.

Barbara Okoda, Zero Waste, spoke about waste contamination.

Chasity Malatesta spoke about the Winslow Subarea Plan and growth and family issues.

Lisa Neal spoke about the M&E stormwater project, and the length of the agenda.

Lara Lant spoke about the M&E stormwater project, Cooper Creek traffic safety issues, and public engagement and notification for civic projects.

Pascal Schuback spoke about emergency management.

David Smith spoke about the naming of the senior center.

Melanie Keenan spoke about the changes to the committees.

5) CONSENT AGENDA

5.A Agenda Bill for Consent Agenda [Cover Page](#)

Councilmember Hytopoulos asked to pull items 5.D, 5.J and 5.M.

MOTION: I move to approve the Consent Agenda with the 3 items mentioned by Councilmember Hytopoulos removed.

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

5.B Approve Accounts Payable and Payroll

[Cover Page](#)

[AP Report to Council of Cash Disbursements 07-10-25.pdf](#)

[AP Report to Council of Cash Disbursements 07-17-25.pdf](#)

[Council Report 08-05-25.pdf](#)

5.C Approve City Council Meeting Minutes

[Cover Page](#)

[Special City Council Meeting - Executive Session Minutes, July 22, 2025.pdf](#)

[Regular City Council Meeting Minutes, July 22, 2025.pdf](#)

- 5.E Authorize the City Manager to Approve Change Order No. 2 to the Construction Contract with Redside Construction, Inc. to Incentivize the Early Completion of the Cooper Creek Fish Passage Project (\$48,000.00, Storm and Surface Water Fund) - Public Works**
[Cover Page](#)
[Cooper Creek Changer Order 2.pdf](#)
- 5.F Authorize the City Manager to Enter into a Professional Services Agreement with MZ Solar Consulting in the amount of \$85,000 for a Photovoltaic and Battery Energy Storage System Evaluation of Priority Sites that Serve as Critical City Facilities and/or Designated Disaster Hubs**
[Cover Page](#)
[Professional Services Agreement_MZSolar_final.pdf](#)
- 5.G Authorize the City Manager to Apply for a State Grant Supporting the Winslow Wastewater Treatment Plant Capacity Upgrades Project (\$350,000) - Public Works**
[Cover Page](#)
[Wastewater Treatment Plant Upgrades_CIP Project Page.pdf](#)
- 5.H Adopt Ordinance No. 2025-23 Amending Bainbridge Island Municipal Code (BIMC) Section 5.04.080 to Increase the De Minimis Annual Gross Income Threshold for Business License Requirements (Currently \$3,000) to Match Updated State Guidance (\$4,000) - Finance**
[Cover Page](#)
[Ordinance No. 2025-23 relating to Business Licenses Amending Chapter 5.04 BIMC.docx](#)
[2026businesslicensemodelthreshold.pdf](#)
- 5.I Adopt Ordinance No. 2025-18 Relating to Noise Variance Procedures**
[Cover Page](#)
[Ordinance 2025-18 Noise Variance Amendment.pdf](#)
- 5.K Concur with the City Manager's Decision to Change the Agenda Management Platform**
[Cover Page](#)
[QA - City of Bainbridge Island- Select - Proposal - 07092025 \(002\).pdf](#)
- 5.L Authorize the City Manager to Enter into an Inter-Local Agreement with the Bainbridge Island Fire Department for Financial Support of Additional Resources to Manage Emergency Response During the Eagle Harbor Drive Closure (\$38,500 Storm and Surface Water Management Fund) - Public Works**
[Cover Page](#)
[Agreement with Fire District for Additional Staffing - Cooper Creek.1.docx](#)

ITEMS REMOVED FROM THE CONSENT AGENDA

- 5.D Authorize the City Manager to Accept a Department of Ecology Grant in the Amount of \$752,000 for the Manzanita Stormwater Recharge Project and Authorize a Budget Amendment in the Amount of \$223,000 (Storm and Surface Water Management (SSWM) Fund) - Public Works**

[Cover Page](#)
[CIP_Manzanita Stormwater Recharge Park at BIFFF_01363.pdf](#)
[BINFF_Artist_Rendering.pdf](#)
[SFY2026Final OfferLtrs_00333.pdf](#)

City Engineer Corelis provided additional information.

MOTION: I move to authorize the City Manager to accept a Department of Ecology grant in the amount of \$752,000 for the Manzanita Stormwater Recharge Project and authorize a Budget Amendment in the amount of \$223,000 from the Storm and Surface Water Management Fund.

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

5.J Adopt Ordinance No. 2025-22 Related to City Advisory Groups

[Cover Page](#)
[Ordinance 2025-22 Amending Title 2 of the Bainbridge Island Municipal Code Related to City Advisory Groups for CC 08122025](#)

Councilmember Hytopoulos remarked that she did not support the ordinance.

MOTION: I make a motion to approve Ordinance No. 2025-22 related to City Advisory Groups.

Fantroy-Johnson/Moriwaki: The motion carried 6 - 1.

AYES: Brenda Fantroy-Johnson, Jon Quitslund, Joe Deets, Clarence Moriwaki, Leslie Schneider, Ashley Mathews

NOES: Kirsten Hytopoulos

ABSENT: None

ABSTAIN: None

5.M Authorize the City Manager to execute an Amendment to the Professional Services Agreement with LMN Architects to Extend the Contract Term to April 30, 2026, and Increase the Total Contract Amount by \$90,000 for Work Related to the Update of the Winslow Subarea Plan ** 2025 Council High Priority Project - Planning**

[Cover Page](#)
[Professional Services Agreement - 2025 LMN re Winslow Subarea Plan update.docx](#)

Councilmember Hytopoulos expressed concerns with the contract, and Council discussed the topic.

City Attorney Haney commented on the Mercer Island decision.

The contract's scope of work will be discussed at the next study session on August 19.

Councilmember Deets asked for additional information on the Cooper Creek project agenda items 5.D and 5.L.

6) COUNCIL ANNOUNCEMENTS

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

7) CITY MANAGER'S REPORT

City Manager King commented on the Cooper Creek agenda items, a new agenda management platform, and annual road projects.

8) REGULAR BUSINESS

8.A Review Senior/Community Center's 60% Design and Confirm Naming Policy

[Cover Page](#)

[Naming-Gifts-Policy.pdf](#)

[BISCC Naming Agreement.docx](#)

[BISCC COBI Presentation 08-12-25.pdf](#)

City Manager King introduced the agenda item. Reed Price, Executive Director of the Senior Center, and Charlie Wenzlau provided additional information.

MOTION: I move to confirm the Senior/Community's Center's 60% design and naming policy.

Deets/Moriwaki: The motion carried unanimously, 7-0.

8.B Consider Planning Commission Recommendations on Ordinance No. 2025-13 related to Unlisted Uses - Planning

[Cover Page](#)

[Ordinance No. 2025-13 Unlisted Uses.docx](#)

City Manager King introduced the agenda item. Planning Director Charnas provided additional information.

MOTION: I move to forward Ordinance No. 2025-13 to a future meeting for approval.

Fantroy-Johnson/Quitslund: The motion carried unanimously, 7-0.

8.C Authorize the City Manager to Consult with the Washington State Department of Transportation for Revisions to the State Route 305 and Winslow Way Eastbound Right Turn Lane to Better Accommodate Non-Motorized Users - Public Works,

[Cover Page](#)

[Winslow Turn Lane Alternatives.pdf](#)

City Manager King introduced the agenda item. City Engineer Corelis provided additional information, and Council discussed the topic.

MOTION: I move to authorize the City Manager to consult with the Washington State Department of Transportation for revisions to the State Route 305 and Winslow Way eastbound right turn lane to better accommodate non-motorized users.

Deets/Fantroy-Johnson: The motion carried unanimously, 7-0.

8.D Review the Efficacy of the Disposable Food Service Ware and Waste Reduction Ordinance due to Passage of the WA State Recycling Reform Act (Senate Bill 5284) - Executive

[Cover Page](#)

[Request to Review Ordinance 2023-30 due to Passage of SB 5284.pdf](#)

[RRA and City ordinance Comparison.pdf](#)

City Manager King introduced the agenda item. Climate Manager Ryser provided additional information, and Council discussed the topic.

- 8.E Conduct Closed Record Proceeding and Consider Adoption of Resolution No. 2025-14 Approving the Wintergreen Townhomes Phase II Final Long Subdivision - Planning**
Cover Page
Phase 2 Final Sub Compliance Notation Report.docx
Phase 2 Wintergreen Final Plat Survey.pdf
PLN51836 FSUB Wintergreen Phase II PW-DE Recommendation Memo.pdf
Wintergreen Townhomes Phase II Bond 5-25.pdf
Executed Landscape Bond Wintergreen Phase 2 with estimates.pdf
Executed Noise Barrier Fence Bond with estimates.pdf
Resolution No. 2025-14 Wintergreen Townhomes Phase 2 Final Subdivision.docx

City Manager King introduced the agenda item. Planning Director Charnas provided a presentation with additional information.

City Attorney Haney provided additional information and posed questions relating to the Appearance of Fairness doctrine. There were no disclosures.

MOTION: I move to adopt Resolution No. 2025-14, approving the Wintergreen Townhomes Phase II Final Long Subdivision, in substantially the form as included with this agenda item.

Quitslund/Fantroy-Johnson: The motion carried unanimously, 7-0.

- 8.F Consider Applying for Washington State Department of Commerce (DOC) Connecting Housing to Infrastructure Program (CHIP) Grant Application for the Finch Green Project (\$1,000,000) - Executive**
Cover Page
HRB Email Request CHIP Grant Application 8-4-25.pdf

City Manager King introduced the agenda item.

MOTION: I move to authorize staff to prepare a Memorandum of Understanding (MOU) and apply for a CHIP Grant Application in collaboration with Housing Resources Bainbridge for the Finch Green Affordable Housing Project for approximately \$1,000,000.00.

Moriwaki/Deets: The motion carried unanimously, 7-0.

- 8.G Consider Applying for Washington State Department of Commerce (DOC) Connecting Housing to Infrastructure Program (CHIP) Grant Application for the Wintergreen Phase II Project (Approx. \$287,000) - Executive**
Cover Page
Central Highland Request for CHIPS Grant Application for Wintergreen.pdf

City Manager King introduced the agenda item.

MOTION: I move to authorize the City Manager to prepare a Memorandum of Understanding (MOU) and apply for a CHIP Grant Application in collaboration with Central Highland Homes (CHH) for the Wintergreen Phase II 32% Affordable Housing Project for approximately \$287,000.

Fantroy-Johnson/Moriwaki: The motion carried unanimously, 7-0.

- 8.H Adopt Ordinance No. 2025-25, Extending Sunset Provision for Bonus Floor Area Ratio (FAR) Program for Additional Nine Months - Planning**

City Manager King introduced the agenda item. Planning Director Charnas provided additional information.

MOTION: I move to adopt Ordinance No. 2025-25 extending Ordinance No. 2021-10 for nine months, until June 10, 2026.

Fantroy-Johnson/Quitslund: The motion carried unanimously, 7-0.

8.I Consider Appointments to the Cultural Funding Task Force - Executive

Cover Page

CFATF - Becky Allen - redacted.pdf

CFATF - Charles Sharpe - redacted.pdf

CFATF - John Carson - redacted.pdf

CFATF - Adrienne Wolfe - redacted.pdf

CFATF - Jill Krusinski - redacted.pdf

Mayor Mathews introduced the agenda item.

MOTION: I move to confirm the recommended appointment of Adrienne Wolfe to the Cultural Funding Task Force for the 2025-2026 Funding Cycle.

Quitslund/Deets: The motion carried unanimously, 7-0.

MOTION: I move to confirm the recommended appointment of Jill Krusinski to the Cultural Funding Task Force for the 2025-2026 Funding Cycle.

Quitslund/Deets: The motion carried unanimously, 7-0.

MOTION: I move to confirm the recommended appointment of Becky Allen to the Cultural Funding Task Force for the 2025-2026 Funding Cycle.

Quitslund/Deets: The motion carried unanimously, 7-0.

MOTION: I move to confirm the recommended appointment of John Carson to the Cultural Funding Task Force for the 2025-2026 Funding Cycle.

Quitslund/Deets: The motion carried unanimously, 7-0.

MOTION: I move to confirm the recommended appointment of Charles Sharpe to the Cultural Funding Task Force for the 2025-2026 Funding Cycle.

Quitslund/Deets: The motion carried unanimously, 7-0.

9) ADJOURNMENT

Mayor Mathews adjourned the meeting at 8:44 p.m.



Christine Brown, MMC, City Clerk



Ashley Mathews, Mayor