



**City Council Study Session
Tuesday, May 19, 2026**

Meeting Minutes

1. Call to Order / Roll Call

Deputy Mayor Hytopoulos 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, and Schneider were present. Councilmember Nelson attended remotely.

2. Approval of Agenda / Conflict of Interest Disclosure

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

There were no conflicts of interest disclosed.

3. Regular Business

- A. Receive Update from Bainbridge Island Senior/Community Center regarding Redevelopment Project, Including Review of 90% Design

Interim City Manager Schroer introduced the agenda item. Reed Price, Executive Director of the Senior/Community Center, and Charlie Wenzlau provided a presentation with additional information, and Council discussed the topic.

Amended Motion: I move to forward the 90% design for the Bainbridge Island Senior/Community Center Redevelopment and the selection of Carley Construction to the May 26, 2026, consent agenda for approval.

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

B. Present 2027-2028 Economic Outlook, Assumptions and Forecast

Interim City Manager Schroer introduced the agenda item. Finance Director Pitts provided a presentation with additional information, and Council discussed the topic.

C. Consider Environmental Element of the Comprehensive Plan

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

Restated Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EN 5.9 to read as follows: Develop in coordination with the Department of Fish and Wildlife, the Suquamish Tribe, the Bainbridge Island Metropolitan Park and Recreation District, the Bainbridge Island Land Trust and other private agencies, a program to educate the individuals of the Island, particularly those individuals who reside adjacent to priority wildlife habitat, on ways to utilize private property in a manner that will help protect and enhance wildlife habitat.

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

Motion: Councilmember Mathews moved and Mayor Moriwaki seconded to amend Policy EN 6.1 to read as follows: Minimize public and private losses due to flood conditions by limiting development in frequently flooded areas as shown on the Flood Insurance Rate Maps. Educate property owners and residents in proximity to frequently flooded areas about vulnerability over time and encourage realtors to include this information in their listings and educate clients and consumers.

Mathews/Moriwaki: The motion carried 6-1 with Deputy Mayor Hytopoulos voting against.

Motion: Councilmember Nelson moved to strike the bolded statement on page EN-14 under "Forest Lands" title, which states "Propose language to make sure that the paragraph below is on BI"

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

Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EN 10.4 to read as follows: To support and assist ~~cooperate with~~ the

Puget Sound Clean Air Agency in providing information to the community about available and innovative emission controls for residential, commercial, vehicular and light industrial use.

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

Motion: Councilmember Mathews moved and Councilmember Lant seconded to amend EN Action #7 on page EN-19 to read as follows: Evaluate the reasons why the City's Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs have been underutilized and explore ways to make them functional to meet City objectives.

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

Motion: Councilmember Nelson moved and Councilmember Mathews seconded to add a new Policy EN 1.9 under goal number EN-1: Consider upgrading the wastewater treatment plant to provide for tertiary wastewater treatment and the beneficial reuse of wastewater.

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

Motion: Councilmember Lant moved and Deputy Mayor Hytopoulos seconded to amend Policy EN 10.8 as follows: Using guidance from the Puget Sound Clean Air Agency, encourage and promote the retrofit or replacement of non-certified wood stoves with certified appliances.

Lant/Hytopoulos: The motion carried 5-2 with Councilmember Nelson and Mayor Moriwaki voting against.

Motion: Councilmember Mathews moved and Mayor Moriwaki seconded to amend Goal EN-14 on pages EN-11 and EN-19: Collaborate with the Kitsap County Noxious Weed Board, Kitsap Public Health District, and other relevant agencies and organizations to develop and maintain a plan to remove and control invasive plant and animal species, as well as prepare for vulnerability to future invasive plant and animal species resulting from climate change and international commerce.

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

Motion: Councilmember Lant moved to amend Goal EN-14 to read as follows: ~~Collaborate with the Kitsap County Noxious Weed Board and other relevant agencies and organizations to develop and maintain a proactive plan for invasive plant and animal management that focuses removal efforts on high-priority locations and areas of greatest spread risk, as well as prepare for vulnerability to future invasive plant and animal species resulting from climate change and~~

~~international commerce. Promote healthy and resilient landscapes by controlling and reducing invasive species, in collaboration with relevant agencies and organizations, such as the Kitsap Weed Board, the Bainbridge Island Cooperative Weed Management Area, the Kitsap Public Health District, and others.~~

Lant: Councilmember Lant withdrew her motion.

Motion: Councilmember Lant moved to add a new Policy EN 14.4 as follows: Control and reduce invasive species through an integrated vegetation management and ecological restoration plan that supports native biodiversity, forest health, and climate resilience.

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

Amended Motion: Councilmember Mathews moved and Councilmember Fantroy-Johnson seconded to add on page EN-14 as a last policy following EN 17.8: Protect established agricultural activities, including boarding, grazing, and training horses. Mathews/Nelson: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved and Mayor Moriwaki seconded to amend Policy EN 11.2 to read as follows: Promote actions such as equipment modifications and operational requirements that reduce noise from transportation modes, construction sites, industrial and residential uses and commercial business establishments.

Lant/Moriwaki: The motion carried, 5-2 with Councilmembers Nelson and Fantroy-Johnson voting against.

Motion: Councilmember Lant moved to add a new Policy EN 11.4 to read as follows: Support targeted community outreach, multilingual communication and education, and transition support to individuals affected by the Island's clean air, noise, or greenhouse regulations.

Lant: The motion failed for lack of a second.

Amended Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EN 12.5 to read as follows: Support the development of a public education program which informs the community on the methods and progress for meeting the Island's greenhouse gas emission goals and ways individuals can assist in reaching the reduction goals.

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

Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EN 15.6 to read as follows: Prioritize food production on public and private farmland to address long-term food security for Island residents.

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

Amended Motion: Councilmember Lant moved and Councilmember Nelson seconded to add a new Policy EN 17.9 to read as follows: Consider exempting sign code requirements and fees for agricultural uses due to the seasonal nature of farms.

Lant/Nelson: The motion failed 3-4 with Councilmembers Lant, Nelson and Mathews voting in favor.

Motion: I move to forward the Environmental Element of the Comprehensive Plan to a future Council business meeting for further discussion and consideration of approval.

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

D. Consider Economics Element of the Comprehensive Plan

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Buchanan provided a presentation, and Council discussed the topic.

Motion: I move to strike Policy EC-8.2 in its entirety.

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

Motion: Councilmember Mathews moved to amend the second sentence in paragraph 2 on page EC 2 under Economic Vision 2044 to read as follows: The Island is a destination for visitors interested in learning about its rich cultural history, sustainability, and resilient community development.

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

Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EC 1.11 to read as follows: Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life (strike “and address past inequities”).

Lant/Nelson: Councilmember Lant withdrew her motion.

Motion: On page EC-4, Policy EC 1.8. I move to say coordinate with the business community and others to monitor the island’s business climate and make

appropriate adjustments to improve the resiliency and economic health of the Island.

Mathews/Schneider: Councilmember Mathews withdrew her motion.

Motion: On page EC-3, Policy EC 1.3, I move to not delete “Create an Economic Development Strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity.”

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

Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EC 1.4 to read as follows: Support existing and future partnerships of business leaders and community members that work together to enhance the economic vitality of Bainbridge Island.

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

Motion: I move to direct staff to explore the BI-Serviced / BI-Constrained framework and incorporate the use-table updates with objective, performance-based eligibility and clear operating standards.

Mathews/Nelson: The motion was withdrawn.

Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EC 2.4 to read as follows: Utilize Local Improvement Districts and other financial tools to spur infrastructure development.

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

Motion: Councilmember Lant moved and Councilmember Mathews seconded to amend Policy EC 3.4 to read as follows: Encourage public and private sector solid waste reduction, reuse, and recycling and partner with nonprofit organizations and community-led initiatives that advance sustainability, resiliency, and resource-sharing goals.

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

Motion: Councilmember Lant moved and Mayor Moriwaki seconded to add a new Policy EC 3.7 to read as follows: Support the development of community-based reuse, repair, and material recovery initiatives that reduce waste, extend product life cycles, and contribute to Bainbridge Island’s climate resilience and sustainability goals.

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

Motion: I move to forward the Economics Element of the Comprehensive Plan to a future meeting for further discussion and consideration of approval.

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

E. Consider Capital Facilities Element of the Comprehensive Plan

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Buchanan provided additional information. Following discussion, Council directed staff to bring back this element in amended form addressing Housing Accountability Act review questions.

4. Committee Reports

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

5. Adjournment

Deputy Mayor Hytopoulos adjourned the meeting at 9:21 pm.


Christine Brown, MMC, City Clerk


Clarence Moriwaki, Mayor