



Meeting Location:
City Hall
Council Chambers
216 Prospect Street
Port Orchard, WA 98366

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**City Council
Regular Meeting
Tuesday, May 12, 2026
6:30 PM**

Pursuant to the Open Public Meetings Act, Chapter 42.30 RCW, the City Council is conducting its public meeting in a hybrid format with options for in-person attendance in the Council Chambers at City Hall or remote viewing and participation via Zoom (link below). The meeting is streamed live on the City's YouTube channel, click [here](#).

Remote Access

Link: <https://us02web.zoom.us/j/89294675108>
Zoom Meeting ID: 892 9467 5108
Zoom Call-In: 1 253 215 8782

Guiding Principles

Are we raising the bar in all of our actions?
Are we honoring the past, but not living in the past?
Are we building positive connections with our community and outside partners?
Is the decision-making process building a diverse, equitable, and inclusive community?

1. Call to Order

A. Pledge of Allegiance

2. Approval of Agenda

3. Public Hearing at 6:35PM

(Accepting public testimony from citizens limited to the specific items listed.)

A. McCormick Village Development Agreement (Bond)

4. Citizen Comments

(This is an opportunity for citizens to address the City Council on agenda items that are not associated with a Public Hearing on this agenda. Comments are limited to 3 minutes. Please approach the podium or raise your Zoom hand if viewing remotely and wait to be recognized by the Mayor. Then, state your name for the official record. If you are attending remotely by Zoom via telephone, enter *9 from your keypad to raise your hand.)

5. Consent Agenda

(Items listed are to be considered routine in nature and are grouped together in a single motion. A Councilmember may remove an item for separate consideration upon request. In the event of such request, the item is placed under Business Items.)

A. Approval of Vouchers and Electronic Payments

B. Approval of Payroll and Direct Deposits

- C. Approval of Minutes: April 21, 2026, Council Work Study Session
- D. Approval of Change Order No.1 to Contract C018-20 with SMS Cleaning, Inc. for Janitorial Services (Ryan)
- E. Approval of Change Order No. 1 to HVAC Maintenance Contract C030-25 with Hermanson, Inc. (Ryan)
- F. Approval to Accept a Special Event Application and Waive the Required Timeline and to Approve Road Closure: Port Orchard Night Market (Wallace)

6. Presentation

7. Business Items

- A. Adoption of an Ordinance Amending Port Orchard Municipal Code to Establish an Administrative Approval Process for Final Plats, Update Bonding Provisions, and Make Related Amendments (Bond)
- B. Adoption of an Ordinance Approving the Development Agreement with McCormick Communities, LLC for the McCormick Urban Village (Bond)
- C. Adoption of a Resolution Authorizing Submission of an Opportunity Zone Nomination for Census Tract 923 (Bond)
- D. Adoption of a Resolution Authorizing the Retention of ER&R Vehicle #1012 and Expanding the Existing Public Works Fleet (Ryan)
- E. Adoption of a Resolution Accepting a 2026 Congressionally Directed Spending Appropriation for the Bay Street Reconstruction Project (Ryan)
- F. Approval of Amendment No. 1 to Contract C088-25 with Transpo Group Inc. for Additional Services Related to the SW Old Clifton Road / Anderson Hill Road Intersection Improvements (Ryan)

8. Discussion Items

(No Action to Be Taken.)

9. Reports of Council Committees

(Three council members serve on the committee with staff to make collaborative recommendations about work product. Staff then prepares the items for full Council consideration based on the Committee's discussion.)

- A. Council Advisory Committees

10. Report of Mayor

11. Report of Department Directors

12. Citizen Comments

(This is an opportunity for citizens to address the City Council on any items that are not associated with a Public Hearing on this agenda. Comments are limited to 3 minutes. Please approach the podium or raise your Zoom hand if viewing remotely and wait to be recognized by the Mayor. Then, state your name for the official record. If you are attending remotely by Zoom via telephone, enter *9 from your keypad to raise your hand.)

13. Good of the Order

14. Executive Session

Pursuant to RCW 42.30.110, the City Council may hold an executive session. The topic(s) and the session duration will be announced prior to the executive session.

15. Adjournment

ADA Requirements

In compliance with the American with Disabilities Act, if you need accommodations to participate in this meeting, please contact the City Clerk's office at (360) 876-4407. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

Reminder: Please silence all electronic devices while City Council is in session.

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