



MEDINA, WASHINGTON

MEDINA CITY COUNCIL REGULAR MEETING

Hybrid – Virtual/In-Person
Medina City Hall – Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Monday, April 27, 2026 – 5:00 PM

MINUTES

1. **STUDY SESSION**

Mayor Jessica Rossman called the Medina City Council Study Session to order at 5:04 PM.

Mayor Jessica Rossman
Deputy Mayor Randy Reeves
Councilmember Harini Gokul
Councilmember Michael Luis
Councilmember Laura Bustamante (online)

ABSENT
Councilmember Heija Nunn

- 1.1 Medina Days Discussion
Recommendation: Discussion and direction.
Staff Contact: Jeff Swanson, City Manager

City Manager Jeff Swanson gave a presentation regarding proposed options for the council to consider regarding Medina Days. Council discussed, asked questions and staff responded.

2. **REGULAR MEETING - CALL TO ORDER / ROLL CALL**

Mayor Jessica Rossman called the Medina City Council regular meeting of Monday, April 27, 2026, to order at 6:01 PM.

PRESENT
Mayor Jessica Rossman
Deputy Mayor Randy Reeves
Councilmember Harini Gokul
Councilmember Michael Luis
Councilmember Laura Bustamante (online)
Councilmember Heija Nunn (arrived at 6:10pm)

3. APPROVAL OF MEETING AGENDA

ACTION: By consensus the meeting agenda was approved as presented.

4. PUBLIC COMMENT PERIOD

Mayor Rossman opened the public comment period and reminded speakers that there was no public hearing on the agenda, so comments on city business should be made during public comment.

David Davis Amlan, speaking online, commented on Ordinance 1052. He stated that the ordinance had a disproportionate and punitive impact on narrow lots by increasing side setbacks and significantly constraining buildable envelopes, especially for two-story homes. He said development activity had already been affected.

Scott Thomas, speaking for the owners of 300 Overlake Drive East, said the interim controls created immediate hardship for property owners already far into design before the changes took effect. He said the increased upper-floor setbacks would remove nearly 20 feet on the view side of the property and would severely compromise fundamental spaces. He asked the city to consider a temporary discretionary pathway to grant relief where hardship and neighborhood compatibility could be demonstrated.

Jerry Parish, 2827 Evergreen Point Road, said his family's narrow lot was 63 feet wide. He stated that the goals of the interim ordinance were valid, but the side setback regulations did not appear to account for narrow or irregular lots.

Mark Nelson, 1233 Evergreen Point Road, spoke about Medina Days and opposed eliminating or diminishing the event. He said Medina Days had historically brought the community together and encouraged the city to consider better planning, earlier advertising for donations and fundraising, stronger event organization, and continuation of fireworks and parade elements.

Matt Mamiya, speaking on behalf of a custom home business, opposed Ordinance 1052 and questioned its adoption as an emergency ordinance. He asked the city to consider alternate solutions, particularly for lots 100 feet wide or less.

Rudra Mitra, with his wife Sarjana Mitra, homeowners at 1811 73rd Avenue Northeast, stated they had invested more than \$250,000 in plans under the prior regulations. He stated that Ordinance 1052 caused immediate loss in property value, made the proposed home difficult to design in an aesthetically pleasing way, and disproportionately affected narrow lots. He requested thoughtful evaluation of plans already in progress and consideration of allowing prior setbacks for homes that were aesthetically aligned with the city.

Mayor Rossman thanked the speakers, stated that the Council does not respond in the moment during public comment, and closed the public comment period.

5. PRESENTATIONS

5.1 National Safe Boating and Paddling Week May 16- 22, 2026 Dale Vodicka, U.S. Coast Guard Auxiliary

Dale Vodicka of the U.S. Coast Guard Auxiliary thanked the city for recognizing National Safe Boating and Paddling Week and emphasized the importance of water safety in Medina. He noted increased deaths and injuries involving paddle craft, including kayaks and other small craft, and said paddle craft-related incidents had risen while motorized vessel incidents had declined.

Mr. Vodicka explained that during the pandemic Washington ranked high nationally for paddle craft-related deaths, as many new users began using paddle craft on Lake Washington and other waters. He noted that inflatable kayaks and similar crafts had become more common because they were cheaper and easier to store than motorized boats. Mayor Rossman thanked him for the information.

6. CITY MANAGER'S REPORT

6.1a Regional Policy Positions:

(1) Regional Water Quality Committee – Sound Cities Association Proposed Sewer Rate Response Letter

(2) King County Transportation District Letter from Points Communities

(3) Eastside Transportation Partnership Support of Sound Transit 4 Line

Recommendation: Endorsement of all three draft policy positions.

Staff Contact: Jeff Swanson, City Manager

City Manager Jeff Swanson presented three regional policy position letters for Council consideration. He gave background on each policy. Council asked questions and staff responded.

ACTION: By consensus, the Council supported endorsement of all three regional policy positions and authorized staff to transmit Medina's position to the relevant regional partners

7. CONSENT AGENDA

ACTION: Motion to approve the Consent Agenda as presented was made by Councilmember Gokul and seconded by Deputy Mayor Reeves. By consensus the consent agenda was approved as presented.

7.1 Proclamation - 57th Annual Professional Municipal Clerks Week May 3-9, 2026

Recommendation: Adopt.

Staff Contact: Jeff Swanson, City Manager

7.2 Proclamation - National Police Week May 10-16, 2026 - Peace Officers Memorial Day May 15, 2026

Recommendation: Adopt.

Staff Contact: Jeffrey R. Sass, Chief of Police

After the vote, Councilmember Gokul noted the National Police Week proclamation and thanked Chief Jeffrey Sass and the Police Department. Chief Sass said Medina's small department did not have a separate local event planned, but statewide and national observances would occur. He also noted that an officer would graduate from the academy that week, bringing the department to full staffing.

7.3 Proclamation - National Safe Boating and Paddling Week May 16- 22, 2026

Recommendation: Adopt.

Staff Contact: Jeff Swanson, City Manager

7.4 Medina Park Pond Material Sampling Contract

Recommendation: Approve.

Staff Contact: Ryan Osada, Public Works Director

8. LEGISLATIVE HEARING

None.

9. PUBLIC HEARING

None.

10. CITY BUSINESS

10.1 Development Impacts Discussion

Recommendation: Discussion and direction.

Staff Contact: Steve Wilcox, Development Service Director, Kim Gunderson, Consultant

Development Services Director Steve Wilcox introduced the development impacts discussion and noted that the topic had been referred to the Planning Commission after the Council adopted Ordinance 1052 in February. He introduced consultant Kim Gunderson, who would work with the Planning Commission on a recommendation for permanent regulations.

Ms. Gunderson said the purpose of the presentation was to seek Council direction on broad thematic approaches to permanent solutions addressing development impacts previously discussed as "bulk." She described the problem as an increasing trend of large homes being built close to neighboring properties, often with boxy massing and extensive glazing, resulting in impacts such as reduced privacy, diminished property enjoyment, increased light, noise, and perceived looming effects over neighboring outdoor or interior spaces.

She summarized Ordinance 1052 as an interim official control that increased setbacks, eliminated bonus height, and added provisions relating to protrusions and mechanical equipment. She also acknowledged that after adoption, the City heard concerns from property owners and developers about decreased buildability, loss of property value, and disproportionate impacts on narrow lots.

Ms. Gunderson reviewed examples of development impacts using properties on Evergreen Point Road and Northeast 12th Street, including homes where modest structures had been replaced or proposed to be replaced by much larger structures built to maximum allowed height, lot coverage, and setbacks. She emphasized that some of the examples had been built entirely consistent with existing code, illustrating that the issue was with the code's outcomes rather than code violations.

She then outlined possible permanent approaches for Planning Commission study, including adjustments to setbacks, height, lot coverage, design standards, landscaping requirements, floor area ratio, tree preservation and critical area interactions, incentive-based approaches, subdivision code amendments such as wider minimum lot widths, and possible zoning overlays such as height or view protection overlays. She recommended that the Council direct the Planning Commission to study each presented zoning reform opportunity for its efficacy and prepare a recommendation for Council adoption.

Council asked questions and staff responded.

ACTION: Motion to accept staff's recommendation to direct the Planning Commission to study each presented zoning reform opportunity for its efficacy in satisfying the goals of the development impact project and prepare a recommendation for Council's adoption was made by Councilmember Gokul and seconded by Councilmember Luis. The motion carried 5-1, with Councilmember Nunn opposed.

Mayor Rossman thanked the community for its participation and thanked staff and the Planning Commission for taking on the issue. Ms. Gunderson stated that she had clear direction and would get started.

[After a brief recess at 7:33pm, the Council resumed discussion of the Council vacancy process.](#)

10.2 Council Personnel Committee – Council Vacancy Process Discussion

Recommendation: Discussion and direction.

Staff Contact: Jeff Swanson, City Manager

Councilmember Gokul, chair of the Personnel Committee, presented the committee's proposed process for filling a Council vacancy. She thanked Mayor Rossman and Deputy Mayor Reeves for their collaboration. She explained that although vacancies are uncommon, the city recently experienced a resignation and needed a transparent, equitable, and disciplined process for this and future Councils.

Councilmember Gokul said the process was intended to define the role clearly, create an open recruitment process, provide structured screening, involve all Councilmembers and staff as appropriate, conduct public interviews, gather public and community input, deliberate on credentials, make recommendations, and onboard the selected appointee. She noted that the immediate timeline was compressed because the vacancy needed to be filled by late May.

The Council discussed timing and clarified that the meeting for appointment would be May 26, not May 25. No formal motion was taken.

10.3 Sidewalk Sweeping Machine

Recommendation: Approve.

Staff Contact: Ryan Osada, Public Works Direction.

Public Works Director Ryan Osada presented a proposal to purchase a ride-on sidewalk sweeping machine. He said Public Works had been cleaning the City's approximately seven miles of sidewalks using a rented walk-behind machine that was inefficient, unreliable, and not designed for the task.

Mr. Osada explained that the proposed stand-on mini-loader with a sweeper attachment would fit on Medina's sidewalks, clean the full width in one pass, and provide hydraulic downward pressure. He said the machine also had multiple possible attachments and uses, including a bucket, possible brush cutter, access to parks or the Fairweather Nature Preserve, storm cleanup, and snow or ice removal. Staff proposed offsetting the cost by selling or trading in an older 2003 Kubota tractor that was not well suited for current needs. Finance Director Ryan Wagner stated that the city had received a \$15,000 trade-in offer and was still evaluating whether auction could yield more.

Council asked questions about cost, attachments, practical use, and whether the machine could assist with storm cleanup or snow and ice and staff responded.

Finance Director Wagner said the City was beginning work on a more formal equipment replacement and asset management approach for the 2027 budget process, including listing equipment, uses, useful lives, and replacement planning.

ACTION: Motion to approve the purchase of a new sidewalk sweeping machine and authorize the sale or trade-in of the existing Kubota tractor to offset the cost was made by Councilmember Michael Luis and seconded by Councilmember Gokul. The motion carried 5-1, with Councilmember Nunn opposed.

11. COUNCILMEMBER REPORTS AND ROUNDTABLE

Councilmember Bustamante reported receiving comments from neighbors in support of the interim official control, especially from residents living next to large homes.

Councilmember Nunn said she had received comments both for and against the IOC and noted that real estate agents had heard concerns from clients. She said she was encouraged that many professionals were interested in weighing in.

Chief Sass reported that King County Animal Control had finally approved moving forward with animal services after a delay related to county election transitions. He said a contract was under review and would come to the Council at an upcoming meeting.

Mayor Rossman reported receiving comments on various sides of the development impact issue, as well as questions about the Overlake development proposal and the pickleball noise mitigation plan. She also reported on an initial Sound Cities Association small cities work group meeting, which was primarily a brainstorming session. City Manager Swanson added that both Sound Cities Association and the Association of Washington Cities were increasing focus on small cities' needs and resource limitations.

Chief Sass reported the Police Department was preparing a bicycle and e-bike safety program for children, with an officer to be trained as a trainer. He also reported that, through the Medina Police Foundation and a large donation, the department had purchased three police bicycles and planned to send three officers to a 40-hour bicycle officer training course in Seattle.

12. PUBLIC COMMENT

Mayor Rossman opened the second public comment period, limited to ten minutes total and one minute per speaker.

Mark Nelson thanked Public Works Director Osada for cleaning sidewalks and said he appreciated the work where it had occurred. He identified additional sidewalk areas needing attention, including the sidewalk from 8th to 12th, and said the roundabout near 84th was becoming mossy and overgrown.

No other speakers came forward, and Mayor Rossman closed the public comment period.

13. EXECUTIVE SESSION

Mayor Rossman announced the Council would enter executive session at 8:30 PM for 10 minutes under RCW 42.30.110(1)(g) to evaluate the qualifications of an applicant for public employment or review the performance of a public employee, and for 15 minutes under RCW 42.30.110(1)(h) to evaluate the qualifications of a candidate for appointment to elective office. She stated that Council may take action following the executive session.

The Council returned to open session at 8:52 PM and extended the executive session for an additional 15 minutes.

ACTION: Upon returning to the public record, Mayor Rossman stated that the Council had received four applications for the open Council position and was prepared to move forward with interviews for all candidates. By consensus, and with no objections, the Council agreed to proceed with interviews for all four candidates on May 11, 2026, starting at 2PM.

The City Attorney Jennifer Robertson was present online during the Executive Session

14. ADJOURNMENT

Mayor Rossman stated that the next regular Council meeting would be May 11, 2026, at 5:00 p.m., and that a special meeting would be scheduled for interviews as needed.

The meeting was adjourned at 9:10 PM

Meeting minutes taken by Dawn Nations, Acting City Clerk