



## CITY COUNCIL MINUTES REGULAR HYBRID MEETING JUNE 17, 2025

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### CALL TO ORDER & ROLL CALL

Mayor Salim Nice called the Regular Hybrid Meeting to order at 5:00 pm in the Slater Room Council Chambers at the Mercer Island Community & Event Center, 8236 SE 24<sup>th</sup> Street, Mercer Island, Washington.

Mayor Salim Nice, Deputy Mayor Dave Rosenbaum, and Councilmembers Lisa Anderl, Daniel Becker, and Ted Weinberg attended in person. Councilmembers Craig Reynolds and Wendy Weiker attended via Zoom.

### PLEDGE OF ALLEGIANCE

The City Council delivered the Pledge of Allegiance.

### AGENDA APPROVAL

It was moved by Rosenbaum; seconded by Anderl to:

**Approve the agenda as presented.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

### CITY MANAGER REPORT

City Manager Jessi Bon reported on the following items:

- **Council, Boards & Commission Meetings:** City Council Meeting on July 1 and July 15 at 5:00 pm.
- **City Services Updates:**
  - YFS Staff Connect at MIHS – The Healthy Youth Initiative hosted a table at the MIHS Summer Kick-Off event.
  - Luther Burbank Sports Courts – The striping and refinishing work is complete, and the courts are open for play. The restoration work on the Summer in the Wetlands mural is scheduled for the week of June 30.
  - Town Center Parking Facility – Construction is nearing completion on the Town Center Parking Facility and the opening is anticipated in the next few weeks. The final landscaping will occur this fall.
  - King County Sewerline Upgrade – Work on the North Mercer–Enatai Sewer Upgrade project continues. Pavement restoration work north of I-90 along SE 22<sup>nd</sup> Street, 78<sup>th</sup> Avenue, and North Mercer Way will begin the week of June 30 and is expected to take about two weeks.
- **Upcoming Events:**
  - Juneteenth Community Celebration – Thursday, June 19 from 12 – 3 pm at Mercerdale Park.
  - Field Day with the Mercer Island Radio Operators – Saturday, June 28 from 10 am – 2 pm at Luther Burbank Park.
  - National Night Out – Tuesday, August 5 from 5 – 8 pm in the City Hall parking lot and participating neighborhoods around the Island.
- **News:**
  - MIPD Responds to Downed Aircraft – Earlier this month, the Marine Patrol Unit responded to a small aircraft crash in Lake Washington just off the Renton Municipal Airport runway.

### APPEARANCES

There were no public appearances.

## **CONSENT AGENDA**

### **AB 6705: June 10, 2025 Payroll Certification**

**Recommended Action:** Approve the June 10, 2025 Payroll Certification in the amount of \$977,273.03 and authorize the Mayor to sign the certification on behalf of the entire City Council.

### **AB 6706: Certification for Claims Paid May 1, 2025 through May 15, 2025**

**Recommended Action:** Approve the May 1, 2025 through May 15, 2025 Accounts Payable Certification of Claims in the amount of \$3,051,972.06 and authorize the Mayor to sign the certification on behalf of the entire City Council.

### **City Council Regular Hybrid Meeting Minutes of June 3, 2025**

**Recommended Action:** Approve the City Council Regular Hybrid Meeting Minutes of June 3, 2025.

### **AB 6707: Juneteenth, Proclamation No. 362**

**Recommended Actions:** Approve Proclamation No. 362 proclaiming June 19, 2025 as Juneteenth on Mercer Island.

### **AB 6709: New Dwellings in Existing Buildings (HB 1042) in Title 19 MICC (Ordinance No. 25C-12 Second Reading)**

**Recommended Action:** Adopt Ordinance No. 25C-12 amending Title 19 MICC to adopt regulations related to new dwelling units in existing buildings.

### **AB 6710: 2025 Residential Street Overlays Bid Award**

**Recommended Action:** Award Schedules A, B, and C of the 2025 Residential Street Overlays project to Lakeridge Paving Company, LLC, a Washington-based company, and authorize the City Manager to execute a contract with Lakeridge Paving Company, LLC in an amount not to exceed \$894,517 and set the total project budget at \$1,152,386.

It was moved by Anderl; seconded by Rosenbaum to:

**Approve the Consent Agenda as presented, and the recommended actions contained therein.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

## **REGULAR BUSINESS**

### **AB 6711: Continuance of the April 15 Public Hearing on the 2026-2031 Transportation Improvement Program**

Mayor Nice opened the public hearing at 5:11 pm. There were no public comments, and Mayor Nice closed the public hearing at 5:12 pm.

Mayor Nice noted that the City Council will return to this item for discussion later in the meeting.

### **AB 6714: Approval of Agreement for Acquisition of Real Property by Eminent Domain**

Senior Management Analyst Robbie Cunningham Adams spoke about the acquisition of real property by eminent domain of the property located at 9655 SE 36<sup>th</sup> Street, Mercer Island.

It was moved by Rosenbaum; seconded by Anderl to:

**Authorize the City Manager to execute the Agreement for Acquisition of Real Property by Eminent**

**Domain substantially in the form attached as Exhibit 1, as well as other related documents anticipated in the Agreement to complete the described acquisition, except a condemnation ordinance.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

#### **AB 6712: Approval of Public Safety and Maintenance Facility Schematic Design and Integration of 9655 Building**

City Manager Jessi Bon introduced the Design Team and discussed the flow of the presentation for the approval of the Public Safety and Maintenance (PSM) Facility schematic Design and integration of the 9655 Building.

Aaron Young, from Northwest Studio, spoke about the materials that have been selected and are being presented for approval throughout the PSM Facility.

City Council was in recess from 5:23 pm – 5:28 pm.

Mr. Young discussed the site layout for the PSM Building, the Operations Building, and the Upper and Lower Yards. He spoke about what functions will be housed in each of the facilities and how each facility has been designed to meet the functions of the City departments that will be housed in each facility.

Deputy Public Works Director Alaine Sommargren outlined the essential round-the-clock work of the Operations Team, and the facility needs to support it. She highlighted the benefits of the proposed open staging and storage areas, including improved efficiency and easier access to frequently used tools, equipment, and over 3,150 unique warehouse items. She also addressed the current lack of workshop space and indoor storage for large equipment and vehicles, and described how the new facility would better accommodate these needs with designated workshop areas, cantilever racks, and protected parking for oversized vehicles.

Mr. Young discussed the site plan for the both the Upper and Lower Yards and the proposed uses.

Deputy Director Sommargren spoke about the purpose and importance of a decant facility and discussed the efficiencies that will be gained with the proposed Yard layouts.

City Council discussed the proposal and asked questions.

It was moved by Weinberg; seconded by Anderl to:

**Approve the Public Safety and Maintenance Facility Schematic Design, set the project budget at \$103,900,000 and direct the City Manager to prepare a bond ordinance for first reading at the City Council meeting on July 1, 2025.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

Senior Management Analyst Robbie Cunningham Adams provided background about the 1% for the Arts Program as outlined in the Mercer Island City Code, how these funds are used, and how the PSM Facility would qualify for the 1% for the Arts program. He discussed the route for a potential exemption of the PSM Facility through a code amendment.

City Council discussed the proposal and asked questions.

It was moved by Rosenbaum; seconded by Anderl to:

**Direct the City Manager to prepare an ordinance modifying the 1% for the Arts code to allow the City Council to fully or partially exempt projects from the 1% for the Arts requirements.**

PASSED: 6-1

FOR: 6 (Anderl, Becker, Nice, Rosenbaum, Weiker, and Weinberg)

AGAINST: 1 (Reynolds)

Senior Management Analyst Robbie Cunningham Adams spoke about how the 9655 Building will integrate

with the proposed PSM Facility creating a civic campus between the 9655 Building, the Operations Building, and the PSM Facility. He also noted the teams that will eventually be housed in the 9655 Building.

Senior Management Analyst Cunningham Adams spoke about the recruitment of members for the Pro and Con Committees for the bond measure for the PSM Facility.

It was moved by Weinberg; seconded by Reynolds to:

**Direct the City Manager to commence recruitment for a Pro and Con Committee to prepare the election materials for the Voters Pamphlet.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

**AB 6708: Interim Regulations Related to Objective Design Review Standards (HB 1293) in Title 19 MICC (Second Reading Ordinance No. 25C-11)**

CPD Director Jeff Thomas spoke about the background of the interim design review regulations. Principal Planner Adam Zack presented the two amendments to the ordinance from first reading.

City Council discussed the amendments and asked questions of staff.

It was moved by Rosenbaum; seconded by Weinberg to:

**Adopt Ordinance No. 25C-11 amending Title 19 MICC to comply with HB 1293 and RCW 3.6.70A.630 on an interim basis and adopting a work plan for related studies and community engagement.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

**AB 6713: Transferring Design Review Decision Authority to the Hearing Examiner and Dissolving the Design Commission (Ordinance No. 25C-14 First Reading and Adoption)**

CPD Director Jeff Thomas spoke about the direction given at the June 3 City Council meeting that led to Ordinance No. 25C-14. Principal Planner Adam Zack presented the legislative background on this item related to HB 1293 related to clear and objective design standards, discussed the proposed amendments to the Mercer Island City Code to dissolve the Design Commission and transfer design review authority to the Hearing Examiner, and spoke about next steps if the ordinance is adopted.

City Council discussed the proposal and asked questions of staff.

It was moved by Reynolds; seconded by Rosenbaum to:

**Adopt Ordinance No. 25C-14 at first reading pursuant to City Council Rules of Procedure 6.3(C)(3) to delegate design review authority to the Hearing Examiner.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Nice, Rosenbaum, Reynolds, Weiker, and Weinberg)

**AB 6699: Briefing on the Evaluation of a Fee-in-Lieu of Program related to Town Center Development**

CPD Director Jeff Thomas spoke about the background on this work program item. CPD Deputy Director Alison Van Gorp presented the background on the evaluation of a fee-in-lieu program related to Town Center development, the current affordable housing incentives in the Mercer Island City Code, and the goal of implementing a fee-in-lieu program for Town Center developments. She spoke about the purpose of the nexus study, the goals of the nexus study, and the scope of work and budget for this work program item.

City Council discussed the proposal and asked questions of staff.

It was moved by Rosenbaum; seconded by Weiker to:

**Approve the scope of work for the evaluation of a fee-in-lieu of affordable housing program and direct the City Manager to commence work.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

It was moved by Weinberg; seconded by Reynolds to:

**Direct the staff to incorporate a Study Session into the scope of work for Fall 2025 so that the City Council may review the results from the Nexus Study and provide policy direction prior to drafting the partial fee in lieu ordinance and commencing the legislative review process.**

It was moved by Anderl; seconded by Nice to:

**Amend the main motion to remove the word “partial” from before “fee-in-lieu”.**

PASSED: 6-1

FOR: 6 (Anderl, Becker, Nice, Reynolds, Rosenbaum, and Weiker)

AGAINST: 1 (Weinberg)

MAIN MOTION AS AMENDED:

**Direct the staff to incorporate a Study Session into the scope of work for Fall 2025 so that the City Council may review the results from the Nexus Study and provide policy direction prior to drafting the fee in lieu ordinance and commencing the legislative review process.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

### **AB 6711: Adoption of 2026-2031 Transportation Improvement Program**

Transportation Engineer Rebecca Corigliano presented the changes to the 2026-2030 Transportation Improvement Program (TIP) since the draft presentation to City Council in April.

City Council discussed the TIP and asked questions of staff.

It was moved by Anderl; seconded by Rosenbaum to:

**Adopt the 2026-2031 Transportation Improvement Program as shown in Exhibit 3 and authorize an increase of \$2,904,231 in Street Fund expenditures in 2026.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

### **OTHER BUSINESS**

#### **Planning Schedule**

City Manager Jessi Bon spoke about the July 1 and July 15 City Council meetings.

#### **Councilmember Absences and Reports**

Councilmember Weinberg noted there was an Eastside Transportation Partnership meeting last week and that his next monthly open lunch is on June 21 at Mioposto.

Councilmember Reynolds noted he participated in the ARCH Focus group last week and that there was a Parks & Recreation Commission meeting.

City Council was in recess from 7:12 pm – 7:19 pm.

### **EXECUTIVE SESSION**

At 7:19 pm, Mayor Nice convened an Executive Session in Room 104 at the Mercer Island Community & Event Center, 8236 SE 24th Street, Mercer Island, WA and via Microsoft Teams.

Executive Session to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i).

Mayor Salim Nice, Deputy Mayor Dave Rosenbaum, and Councilmember Lisa Anderl, Daniel Becker, and Ted Weinberg participated in person. Councilmembers Craig Reynolds and Wendy Weiker participated via Microsoft Teams.

Mayor Nice adjourned the Executive Session at 8:09 pm.

### **ADJOURNMENT**

The Regular Hybrid Council Meeting adjourned at 8:09 pm.

Attest:

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Salim Nice, Mayor

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Andrea Larson, City Clerk