



# CITY COUNCIL MINUTES REGULAR HYBRID MEETING FEBRUARY 17, 2026

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## CALL TO ORDER & ROLL CALL

Mayor Dave Rosenbaum 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 Dave Rosenbaum, Deputy Mayor Daniel Becker, and Councilmembers Julie Hsieh, Wendy Weiker and Ted Weinberg attended in person. Councilmembers Lisa Anderl and Craig Reynolds attended by Zoom.

## PLEDGE OF ALLEGIANCE

The City Council delivered the Pledge of Allegiance.

## AGENDA APPROVAL

It was moved by Weinberg; seconded by Becker to:

**Approve the agenda as presented.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Hsieh, 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 Tuesday, March 3 at 5:00 pm
  - Planning Commission Meeting on Wednesday, February 25 at 6:00 pm
  - Parks & Recreation Commission Meeting on Thursday, February 5 at 5:00 pm
- **City Updates:**
  - Happy Lunar New Year
  - Transportation Feedback Needed for Six-Year Transportation Improvement Plan
  - Sewer SCADA System Update
  - E-Moto Legislation Moving Forward
  - Boards & Commissions Recruitment
- **Upcoming Events:**
  - Senior Resource Fair on Saturday, March 7, 10:00 am-12:00 pm
  - Coffee with a Cop on Saturday, March 7, 1:00 pm-3:00 pm
- **News:**
  - Marine Patrol Cold-Water Rescue

## APPEARANCES

There were no appearances.

## CONSENT AGENDA

### AB 6860: February 10, 2026 Payroll Certification

**Recommended Action:** Approve the February 10, 2026 Payroll Certification in the amount of \$986,119.07 and authorize the Mayor to sign the certification on behalf of the entire City Council.

## City Council Regular Hybrid Meeting Minutes of February 3, 2026

**Recommended Action:** Approve the City Council Regular Hybrid Meeting Minutes of February 3, 2026.

### AB 6861: Certification for Claims Paid January 16, 2026 through January 31, 2026

**Recommended Actions:** Approve the January 16, 2026 through January 31, 2026 Accounts Payable Certification of Claims in the amount of \$4,537,193.83 and authorize the Mayor to sign the certification on behalf of the entire City Council.

### AB 6862: Rare Disease Day, Proclamation No. 377

**Recommended Action:** Approve Proclamation No. 377 proclaiming February 28, 2026 as Rare Disease Day on Mercer Island.

### AB 6863: ARCH Administrative Agency Delegation (Resolution No. 1688)

**Recommended Action:** Approve Resolution No. 1688 delegating the administrative duties for pre-2010 ARCH Housing Trust Fund financing agreements to the Administering Agency (City of Bellevue).

### AB 6864: ARCH Housing Trust Fund Project Approvals (Resolution No. 1689)

**Recommended Action:** Approve Resolution No. 1689 addressing revisions to the terms and conditions applicable to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing.

### AB 6869: First Hill Booster Pump Station Generator Replacement Bid Award

**Recommended Action:** Award the First Hill Booster Pump Station Generator Replacement construction contract to Apcon Tech, Inc., a Washington based company and authorize the City Manager to execute a contract with Apcon Tech, Inc. in an amount not to exceed \$753,520.

It was moved by Weinberg; seconded by Becker to:

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

PASSED: 7-0

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

City Council was in recess from 5:15 pm – 5:20 pm.

## EXECUTIVE SESSION

At 5:20 pm, Mayor Rosenbaum convened an Executive Session to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i) in Room 104 at the Mercer Island Community & Event Center, 8236 SE 24th Street, Mercer Island, WA and via Microsoft Teams for 30 minutes until 5:50 pm.

Mayor David Rosenbaum, Deputy Mayor Daniel Becker, and Councilmember Lisa Anderl Julie Hsieh, Wendy Weiker, and Ted Weinberg participated in person. Councilmember Lisa Anderl and Craig Reynolds participated via Microsoft Teams.

At 5:50 pm, Mayor Rosenbaum extended the Executive Session for an additional 10 minutes to 6:05 pm.

At 6:05 pm, Mayor Rosenbaum extended the Executive Session for an additional 5 minutes to 6:10 pm.

Mayor Rosenbaum adjourned the Executive Session at 6:05 pm and the Regular Meeting resumed at 6:11 pm.

## REGULAR BUSINESS

## **AB 6865: Compliance with Growth Management Hearings Board Final Decision and Order related to the City of Mercer Island Periodic Update to the Comprehensive Plan**

City Manager Jessi Bon, CPD Director Jeff Thomas, CPD Deputy Director Alison Van Gorp, and Senior Economist Michaela Jellicoe, with Community Attributes, Inc. briefly reviewed the Growth Management Hearings Board (GMHB) Appeal and its order to address the following four issues:

1. Land Capacity
2. Adequate Provisions
3. Transit Station Subarea Plan
4. Anti-Displacement Policies

Staff explained that they would review the Station Area Boundary and seek direction on a compliance strategy related to the first two issues - Land Capacity and Adequate Provisions.

Transit Station Subarea Plan:

Step 1: Determine Baseline Station Area

Step 2: Apply Station Area Modification Guidelines:

- Guideline 1: Remove parks, open space, ROW and public property
- Guideline 2: Remove non-contiguous areas
- Guidelines 3 and 4: Move the station area boundary to align with streets and existing zoning boundaries

The Land Capacity Analysis discussion included the Housing Needs Allocation and WA State Department of Commerce Guidance as follows:

- Step 1: Summarize Land Capacity by Zone
- Step 2: Categorize Zones by Allowed Housing Types and Densities
- Step 3: Summarize Capacity by Zone Category
- Step 4: Relate Zone Categories to Potential Affordability Levels
- Step 5: Compare Projected Housing Needs to Capacity

Staff explained the Compliance Strategy and how Scenario 1 proposed a two-phase approach to increase land capacity.

1. Phase 1 (by July 31, 2026): Establish the required transit station subarea and implement necessary upzones and added development capacity (the "Phase 1 Subarea") to comply with the GMHB Order.
2. Phase 2 (by December 31, 2029): Expand upzones and additional development capacity to the remainder of the station area to meet the TOD bill implementation deadline.

After reviewing the proposed Compliance Strategy and answering City Council questions, staff explained that to close the gap between the Baseline numbers and Scenario 1 numbers, additional adequate provisions would be needed:

- Provide public land for affordable housing development
- Partnerships with ARCH and other affordable housing providers
- State and other grants
- Tax credit financing
- Low interest loans

Staff outlined the following next steps and two recommendations for City Council consideration:

- Public feedback period
- City Council input and refinement on compliance strategy
- Planning Commission legislative review and public hearing
- City Council review and adoption of proposed amendments
- September 15, 2026 Compliance Hearing on GMHB Order

It was moved by Reynolds; seconded by Becker to:

**Direct staff to pursue compliance with the GMHB Order under "Scenario 1" as described within the agenda bill, whereby upzones and resulting development capacity increases would be limited at this time to the existing Town Center and adjacent multifamily zones and implementation of the**

**TOD bill will be pursued as a second phase of work.**

PASSED: 7-0

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

It was moved by Reynolds; seconded by Becker to:

**Direct staff to open a public feedback period through March 13, 2026 on the Preliminary Station Area Boundary Map and provide the results to the City Council at the March 17, 2026 City Council meeting.**

PASSED: 7-0

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

### **AB 6866: GMA Compliance Public Engagement Plan**

City Manager Jessi Bon and CPD Deputy Director Alison Van Gorp shared a draft Growth Management Act (GMA) Compliance Public Engagement Plan (Plan) for City Council consideration. They explained that the Plan included key milestones and outlined the timeline and opportunities to connect with the community, while adhering to the July deadline for compliance. They further reported that the City will actively advertise these meetings and promote all opportunities for engagement with both the City Council and the Planning Commission, using multiple communication channels to ensure the community is informed and encouraged to participate throughout the process.

To continue meaningful public engagement and gather additional input, staff recommended hosting a community information session. At that session, staff would provide an overview of the GMHB Order, share the proposed compliance framework, and outline any direction resulting from the February 17, 2026 City Council meeting.

It was moved by Anderl; seconded by Becker to:

**Approve the GMA Compliance Public Engagement Plan.**

PASSED: 7-0

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

### **AB 6871: Legislative Review Alternatives to Help City Meet GMHB Order Compliance Deadline (Ordinance No. 26C-03 First Reading)**

City Manager Jessi Bon and outside counsel Kim Adams Pratt from Madrona Law Group reviewed the amount of work required to achieve compliance by July 31, 2026, noting that it would require amendments to the City's Comprehensive Plan, which was adopted in 2024. Three alternatives were discussed:

- Alternative #1: Formation of Council Committee to Serve as the "Planning Agency" for the City
- Alternative #2: Set Planning Commission Review Schedule/Deadlines
- Alternative #3: Delegate Site Specific Re-Zone Requests to the Hearing Examiner

City Manager Bon explained her recommendation, which included Alternative 2 and 3. Alternative #2 would ensure timely Planning Commission, clear instructions and legislative review deadlines, to be included in the comprehensive plan transmittal memo. Alternative #3 would delegate site-specific rezones to the Hearing Examiner.

It was moved by Weiker; seconded by Becker to:

**Direct the City Manager to develop clear hand-off instructions and legislative review deadlines to be included in the comprehensive plan legislative review transmittal memo to the Planning Commission.**

PASSED: 7-0

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

It was moved by Weiker; seconded by Becker to:

**Schedule Ordinance No. 26C-03 for second reading and adoption at the next possible City Council Meeting.**

PASSED: 7-0

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

## OTHER BUSINESS

### Planning Schedule

There were no updates to the Planning Schedule.

### Councilmember Absences and Reports

It was moved by Becker; seconded by Weinberg to:

**Excuse Councilmembers Anderl, Reynolds, and Weiker's absences from the February 5 Joint City Council and MISD School Board Meeting.**

PASSED: 7-0

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

Councilmember Weiker reported on the SCA PIC Meeting and the RAAC Meeting.

Councilmember Weinberg briefed the City Council on the ETP Meeting and noted that the next open lunch would be at 12:00 pm on Saturday, February 21 at Sushi Joa.

Councilmember Reynolds reported on the Parks and Recreation Commission Meeting, ICE activity in the area, and then read part of Proclamation No. 252 regarding a renewed commitment to diversity, equity, and inclusion.

Councilmember Anderl brief the City Council on the OSCT meeting and the upcoming OSCT Annual Report.

Councilmember Hsieh wished everyone a Happy Lunar New Year of the Fire Horse, and a blessed Ramadan.

She also reported on the MIYFS Foundation Breakfast, the joint City Council meeting with MISD and its February 10 Special election on the school levy renewal. She continued, reporting that Mercer Island's local legislators would be holding a Town Hall on Feb 21 and that her Community Coffee was scheduled for February 25 at ASA from 11-12:30 pm.

## ADJOURNMENT

The Regular Hybrid Council Meeting adjourned at 8:04 pm.

Attest:

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Dave Rosenbaum, Mayor

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Deborah Estrada, Deputy City Clerk