



CITY COUNCIL MINUTES REGULAR HYBRID MEETING APRIL 21, 2026

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 24th Street, Mercer Island, Washington.

Mayor Dave Rosenbaum, Deputy Mayor Daniel Becker and Councilmembers Lisa Anderl (arrived 5:01 pm), Julie Hsieh, Craig Reynolds, Wendy Weiker, and Ted Weinberg attended in person.

PLEDGE OF ALLEGIANCE

Councilmember Weinberg lead the City Council in delivering the Pledge of Allegiance.

AGENDA APPROVAL

It was moved by Anderl; seconded by Weinberg 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, May 5 at 5:00 pm
 - Planning Commission Special Meeting on Wednesday, April 29 at 6:00 pm
 - Planning Commission Special Meeting on Wednesday, May 6 at 6:00 pm
 - Parks & Recreation Commission Meeting on Thursday, May 7 at 5:00 pm
 - Utility Board Meeting on Tuesday, May 12 at 5:00 pm
- **City Updates:**
 - Annual Board & Commission Recruitment – Open through May 8 for vacant and expiring positions on the City’s advisory boards and commissions. Appointments are scheduled for the May 19 City Council meeting.
 - 80th Avenue SE Improvements – Work continues on the sidewalk improvement project in Town Center, focusing on replacing sidewalks, trees, and lighting along the east side of 80th Avenue SE.
 - 2024 Water System Improvements - This project replaces over 6,000 linear feet of undersized and aging cast iron water mains and makes improvements to our storm infrastructure along 86th Ave SE and 84th Ave SE. Asphalt grinding and pavement overlays are wrapping up this week, and final punch list items will be completed by July.
 - Marine Patrol Storm Debris Update - To date, more than 100 tons of debris have been removed through our coordinated partnership with the U.S. Army Corps of Engineers, significantly accelerating cleanup efforts while reducing City costs by eliminating the need for onshore hauling and disposal. Approximately 50% of Mercer Island and partner city shorelines have been cleared.
- **Upcoming Events:**
 - DEA Drug Take Back Day – City Hall Loading Dock – April 25 from 10:00 am – 2:00 pm
 - Community Baby Shower – Mercer island Community & Event Center – May 3 – 1:00 pm – 3:00 pm

- **News:**
 - Spring in the P-Patch – This spring we welcomed 9 new gardeners from the waiting list to the P-Patch, bringing the program to its full capacity of 65 community members. We are looking forward to a vibrant and productive growing season ahead!

APPEARANCES

Addie Smith spoke about being a hate crime survivor.

Conor Hansen. SRM Development owner of Tabit Village, spoke about affordable housing.

CONSENT AGENDA

AB 6905: April 10, 2026 Payroll Certification

Recommended Action: Approve the April 10, 2026 Payroll Certification in the amount of \$1,013,668.76 and authorize the Mayor to sign the certification on behalf of the entire City Council.

City Council Special Joint Meeting Minutes of February 5, 2026 and City Council Regular Hybrid Meeting Minutes of April 7, 2026

Recommended Action: Approve the City Council Special Joint Meeting Minutes of February 5, 2026 and City Council Regular Hybrid Meeting Minutes of April 7, 2026.

AB 6906: Certification for Claims Paid March 16, 2026 through March 31, 2026

Recommended Actions: Approve the March 16, 2026 through March 31, 2026 Accounts Payable Certification of Claims in the amount of \$1,200,739.97 and authorize the Mayor to sign the certification on behalf of the entire City Council.

AB 6907: Earth Day, Proclamation No. 383

Recommended Action: Approve Proclamation No. 383 proclaiming April 22, 2026 as Earth Day on Mercer Island.

AB 6904: Water Supply Pipeline Project Update

Recommended Action: Authorize the 10-inch water main improvement as part of the Water Supply Pipeline project (90.40.0032), to be constructed by Kar-Vel Construction as a subcontractor to Scarsella Brothers Inc., for a construction cost in the amount of \$1,152,337.19, and authorize the City Manager to execute any necessary related documents.

AB 6910: Approval of Letter of Appreciation to 41st Legislative District Delegation for Support of State Funding for Mercer Island Community and Event Center HVAC Replacement Project

Recommended Action: Authorize the Mayor to sign letters of appreciation to 41st Legislative District Delegation for support of state funding for Mercer Island Community and Event Center HVAC Replacement Project.

AB 6912: Budget Appropriation for Utility Rate Modeling

Recommended Action: Appropriate \$19,175 from the Water Fund, \$7,375 from the Sewer Fund, and \$2,950 from the Storm Water Fund (total of \$29,500) and direct the City Manager to perform the utility rate model update for the 2027-2028 biennium.

It was moved by Weinberg; seconded by Reynolds 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 5:18 pm – 5:23 pm.

EXECUTIVE SESSION 1

At 5:23 pm, Mayor Rosenbaum 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 for approximately 60 minutes until 6:23 pm.

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

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

City Attorney Bio Park participated in person.

Mayor Rosenbaum extended the Executive Session at 6:23 pm for an additional 30 minutes to 6:53 pm.

Mayor Rosenbaum extended the Executive Session at 6:53 pm for an additional 15 minutes to 7:08 pm.

Mayor Rosenbaum adjourned the Executive Session at 7:08 pm.

City Council was in recess from 7:08 pm to 7:13 pm.

REGULAR BUSINESS

AB 6908: Revised 2026 Fee Schedule Adoption (Resolution No. 1693)

Management Analyst Amelia Tjaden spoke about the background of the fee schedule and the last time the fee schedule was amended in December 2025. She discussed parking in and around the Town Center, the usage counts at the Park & Ride in February and April 2026, and how parking at the Mercer Island Community & Event Center (MICEC) is utilized typically only by community center participants, noting during regional events like Summer Celebration and SeaFair, MICEC may sell special event parking passes to the community. Management Analyst Tjaden noted the preparation for the 2026 FIFA World Cup triggered an internal review of existing policies and procedures for larger regional events which highlighted the need to establish special event pricing for parking in the City's Fee Schedule. She spoke proposed amendments to the 2026 Fee Schedule for special event parking in Town Center and Parks & Recreation fees for parking.

City Council asked questions of staff.

It was moved by Anderl; seconded by Becker to:

Approve Resolution No. 1693 adopting the Revised 2026 Fee Schedule, effective May 1, 2026.

PASSED: 7-0

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

AB 6909: GMA Compliance – Policy Direction on Development Code Amendments

Principal Planner Adam Zack spoke about the three items staff are seeking policy direction on for the development code amendments related to Growth Management Act (GMA) compliance related to:

- What rate and affordability level should be required by the new inclusionary zoning.
- Should “adult entertainment” and “warehousing” be allowed land uses in the new TC-8 subarea.
- Should the Town Center design standards that affect floor area ratio be reviewed during Phase 1 or Phase 2 of the Station Subarea Plan.

He discussed inclusionary zoning and how it relates with fee-in-lieu and by combining inclusionary zoning with fee-in-lieu it would help to close the 0-30% AMI unit deficit by generating funds for these units. Principal

Planner Zack spoke about the alternatives for inclusionary zoning and the staff recommendation of a 10% requirement.

Principal Planner Zack discussed the previous City Council direction to increase height to eight stories in Town Center and six stories in surrounding multifamily zones, which will transition the Town Center from six subareas to two (TC-8 and TCMF-6). He noted there is a need to resolve the allowable land uses when consolidating the land use table for the new subareas and that direction was needed on whether “adult entertainment” and “warehousing uses” should be allowed or prohibited in the new Town Center subareas.

Principal Planner Zack spoke about the design standards in Title 19 of the Mercer Island City Code related floor area ratio and the direction needed on whether to remove them in Phase 1 or review them Phase 2.

City Council asked questions of staff.

It was moved by Weinberg; seconded by Reynolds to:

Direct staff to set the inclusionary zoning requirements such that 50% AMI affordable units comprise at least 15% of units in the TC-8 subarea and at least 10% of units in the other Town Center subareas when drafting code amendments to comply with the GMHB Order.

FAILED: 2-5

FOR: 2 (Reynolds and Weinberg)

AGAINST: 5 (Anderl, Becker, Hsieh, Rosenbaum, and Weiker)

It was moved by Weiker; seconded by Anderl to:

Direct staff to set the inclusionary zoning requirements at 10 percent of units to be affordable at 50 percent AMI when drafting code amendments to comply with the GMHB Order.

PASSED: 7-0

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

It was moved by Weinberg; seconded by Anderl to:

Direct staff to prohibit adult entertainment and warehousing in the TC-8 subarea when drafting code amendments to comply with the GMHB Order.

PASSED: 7-0

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

It was moved by Weinberg; seconded by Reynolds to:

Direct staff to include policy direction in the Station Subarea Plan to review the requirement for average daylight plane, major site features, and major façade modulation during Station Subarea Plan Phase 2.

PASSED: 7-0

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

AB 6911: GMA Compliance – Legislative Review Process

CPD Deputy Director Alison Van Gorp spoke about the proposed legislative review schedule for the Planning Commission review of the proposed GMA compliance amendments to the Comprehensive Plan, Development Code, and the new Station Subarea Plan.

It was moved by Reynolds; seconded by Weinberg to:

Approve the Planning Commission legislative review schedule in Exhibit 1 and direct staff to initiate Planning Commission review of the proposed GMA compliance amendments to the Comprehensive Plan, Development Code, and the new Station Subarea Plan.

PASSED: 7-0

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

OTHER BUSINESS

Planning Schedule

City Manager Jessi Bon spoke about the Special City Council Meeting on April 28.

Councilmember Absences and Reports

Deputy Mayor Becker noted he attended the first meeting of the ARCH Piolet Council of Elected Officials, the ARCH Investments Celebration, and the King County Solid Waste Advisory Committee meeting. Councilmember Weiker noted there is an Energy Smart Eastside meeting at MICEC on April 23. Councilmember Weinberg noted he attended the Eastside Transportation Partnership meeting, his next open brunch is on May 16 at the Crawlspace. Councilmember Reynolds noted he is hosting a table at the Alliance for Gun Responsibility Luncheon. Councilmember Hsieh noted she attended the Sound Cities Association Public Issues Committee meeting, the SCA Regional Transit Committee meeting, and the Arts Council meeting. She noted her next community gathering will be to talk about art at the Rock on April 29 and that she is hosting a ride the light rail to the market on May 7.

City Council was in recess from 8:22 pm to 8:31 pm.

EXECUTIVE SESSION 2

At 8:31 pm, Mayor Rosenbaum 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 for approximately 45 minutes until 9:16 pm.

Executive Session to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price pursuant to RCW 42.30.110(1)(b).

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

Mayor Rosenbaum adjourned the Executive Session at 9:16 pm.

ADJOURNMENT

The Regular Hybrid Council Meeting adjourned at 9:17 pm.

Attest:

Dave Rosenbaum, Mayor

Andrea Larson, City Clerk