



# GMHB EXHIBIT 108

## CITY COUNCIL MINUTES

### REGULAR HYBRID MEETING

#### OCTOBER 1, 2024

---

#### 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 Councilmember Ted Weinberg attended in person. Councilmembers Lisa Anderl, Jake Jacobson, 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 Weinberg to:

**Approve the agenda as presented.**

PASSED: 7-0

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

#### CITY MANAGER REPORT

Chief of Administration Ali Spietz reported on the following items:

- **Council, Boards & Commission Meetings:** Next City Council Meeting – October 15 at 5:00 pm, Parks & Recreation Commission – October 8 at 5:00 pm and Utility Board – October 8 at 5:00 pm.
- **City Services Updates:**
  - Public Input on Clark & Groveland Beaches – A digital survey is open through October 22 collecting information on how the community currently uses Groveland and Clark beaches.
  - Police Modular Buildings – Installation began this week on the third modular building for Mercer Island Police Department. Work will continue getting the space ready for staff to begin moving in by the last week in October.
  - Luther Burbank Boiler Building – Installation on the mezzanine and stairway railings is underway. Substantial completion of the project is expected in about two weeks.
  - Pickleball Courts at Luther Burbank Park – Crews have placed the second lift of asphalt pavement this week and conducted flood testing to check the court drainage. The vendor is completing installation of new drains, construction of a new access path, and grading. The courts are anticipated to be playable later this month with temporary striping.
  - 80<sup>th</sup> Ave SE Pedestrian Improvements – Work is ongoing between SE 30<sup>th</sup> and SE 32<sup>nd</sup> Streets along the east side of 80<sup>th</sup> Avenue SE. New concrete curbs have been poured and new electrical conduit for street lighting has been installed. Work will continue in this area through the end of the year.
  - King County Metro Sewer Project – Asphalt paving has been completed on the I-90 trail near Luther Burbank south parking lot to Shorewood Drive. Shoulder restoration and landscaping along the trail is wrapping up and this section of path should be fully reopened to pedestrian and bicycle traffic later in October.
  - Comprehensive Plan – the 2024 City Council Draft Comprehensive Plan is now available for public review on Let's Talk. Comments are due by October 31 and will be compiled and included in the City Council packet for the November 4 City Council Meeting.

- Planning Commission Recruitment – The recruitment for the Planning Commission is open through October 25. The City Council is recruiting for five positions, with terms beginning January 1, 2025.
- **Upcoming Events:**
  - MIHS Homecoming Parade this Saturday, October 5 in Town Center beginning at 10:30am.
  - Women’s Day Out – Sunday October 20 at MICEC beginning at 10am.
- **News:**
  - King County Grant Awarded to YFS – The City and YFS have been selected for a Best Starts for Kids Positive Family Connections grant award from King County. This grant will allow YFS to increase support for Island parents and families and continue the implementation of the parentingmercerisland.org, a web-based parenting tool that has been developed over the last two years.
  - Family Movie Night Fun – 124 people came to last week’s Family Movie Night at MICEC to watch Kung Fu Panda 4. Thank you to Mercer Island Martial Arts for sponsoring. The next Family Movie Night is scheduled for December 13.

**APPEARANCES**

Addie Smith spoke about being a hate crime survivor.

Callie Ridolfi (Mercer Island) spoke in support of adding the last item of Regular Business to the October 15 City Council Agenda.

Sue Stewart (Mercer Island) spoke about the Pea Patch.

Carolyn Boatsman (Mercer Island) spoke in support of adding the last item of Regular Business to the October 15 City Council Agenda.

**CONSENT AGENDA**

Deputy Mayor Rosenbaum requested removal of AB 6527: Letter of Support for Improvements to the PSE Low-Income Utility Assistance Programs from the Consent Agenda. Mayor Nice moved it to the first item of Regular Business.

**AB 6544: September 20, 2024 Payroll Certification**

**Recommended Action:** Approve the September 20, 2024 Payroll Certification in the amount of \$829,302.27 and authorize the Mayor to sign the certification on behalf of the entire City Council.

**Certification of Claims:**

- A. Check Register | 00220838-00220883 | 9/13/2024 | \$229,610.87**
- B. Check Register | 00220884-00220937 | 9/20/2024 | \$1,440,400.37**

**Recommended Action:** Certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

**City Council Regular Hybrid Meeting Minutes of September 17, 2024**

**Recommended Action:** Approve the City Council Regular Hybrid Meeting Minutes of September 17, 2024.

**AB 6545: Domestic Violence Awareness Month, Proclamation No. 347**

**Recommended Action:** Approve Proclamation No. 347 Proclaiming October 2024 as Domestic Violence Awareness Month on Mercer Island.

**AB 6546: Arbor Day Proclamation, Proclamation No. 348**

**Recommended Action:** Approve Proclamation No. 348 proclaiming the third Saturday in October as Arbor Day in the City of Mercer Island.

**AB 6547: Indigenous Peoples' Day, Proclamation No. 349**

**Recommended Action:** Approve Proclamation No. 349 Proclamation October 14, 2024 as Indigenous Peoples' Day on Mercer Island.

**AB 6549: Agreement with MISD for Fuel Purchase**

**Recommended Action:** Authorize the City Manager or designee to execute an agreement with the Mercer Island School District No. 400 that allows the City to purchase fuel from the District for the City's vehicles substantially in the form attached as Exhibit 1.

It was moved by Weinberg; seconded by Rosenbaum to:

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

PASSED: 7-0

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

**REGULAR BUSINESS**

**AB 6527: Letter of Support for Improvements to the PSE Low-Income Utility Assistance Programs**

It was moved by Rosenbaum; seconded by Nice to:

**Table AB 6527: Letter of Support for Improvements to the PSE Low Income Utility Assistance Programs for further consideration.**

PASSED: 7-0

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

**AB 6548: 2024 Comprehensive Plan Periodic Update – HB 1220 Affordable Housing Target Capacity Options**

CPD Director Jeff Thomas spoke about the process for setting affordable housing target capacity and the next steps once capacity targets have been selected.

Senior Planner Adam Zack presented the background of this item and explained these regulations are needed to comply with HB 1220 affordable housing targets. He explained that by increasing the multifamily and mixed-use development capacity by at least 143 units was needed. Senior Planner Zack presented the direction provided by City Council in January and September 2024 to increase capacity in Town Center, and presented Options A and B, the proposed alternative for affordable housing percent of units, the proposed AMI requirements for rental units and for ownership units, and the optional additional capacity buffer.

City Council discussed the options and asked questions of staff.

It was moved by Nice; seconded by Rosenbaum to:

**Direct staff to prepare an ordinance containing interim development regulations for public hearing and consideration on November 19, 2024 incorporating Option B and an adjustment of the affordable housing requirement to 15% at an AMI of 50% for rental units and at an AMI of 80% for ownership units.**

MOTION PASSED: 7-0

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

It was moved by Rosenbaum; seconded by Reynolds to:

**Direct staff to further evaluate an optional additional capacity buffer in the TC-3 subarea along 80th Ave SE north of SE 30th Street and bring this matter back to City Council for further discussion in 2025.**

MOTION PASSED: 7-0

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

## **AB 6542: Financial Status Update for the Second Quarter 2024 and Budget Amending Ordinance**

Financial Analyst Ben Schumacher presented the 2024 second quarter financial status update, budget versus actuals through June 2024, revenues and expenditures in both the General and Utility Funds, REET revenues, and the budget amending ordinance.

City Council asked questions of staff.

It was moved by Weinberg; seconded by Rosenbaum to:

**Adopt Ordinance No. 24-13 amending the 2023-2024 Biennial Budget**

MOTION PASSED: 7-0

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

## **AB 6550: Introduction to the Preliminary 2025-2026 Biennial Budget and Overview of the 2025-2030 Capital Improvement Program (CIP)**

City Manager Jessi Bon introduced the preliminary 2025-2026 Biennial Budget and spoke about the focus of the presentation on the Capital Improvement Program.

Finance Director Matt Mornick presented the 2025-2026 budget schedule including two Public Hearings scheduled for October 15 and November 19 and budget adoption at the December 3 City Council Meeting. He discussed how the preliminary budget was built and how it is focused on modernizing aging facilities and infrastructure. Finance Director Mornick spoke about how the preliminary 2025-2026 budget is arranged, focusing first on the Capital Improvement Program (CIP) and then the Operating Budget and Revenues at the October 15 City Council Meeting. He spoke about fund accounting, the seven categories that include 20 distinct Funds, and which funds support CIP work.

Chief of Operations Jason Kintner highlighted the past six years of critical infrastructure investments including:

- 17,000 Linear feet of Water Main installed
- Construction of a new Booster Chlorination System
- 388 Service connections to households installed
- 7,200 Water Meters Replaced
- Upgraded the Supervisory Control and Data Acquisition (SCADA) System
- 9-Miles of roads resurfaced
- Major pedestrian improvements at three intersections
- 11 ADA accessible curb ramps installed
- 1.2 miles of biking infrastructure constructed
- 16,400 Linear feet of rehabilitated sewer main
- 140 manhole covers installed
- Major repairs performed at ten Pump Stations
- Five major Sewer System assessments completed
- 4,700 Linear feet of Storm Water pipe installed
- 85 Catch Basins installed
- 2,200 Linear Feet of Watercourse Stabilization

Chief of Operations Kintner presented the 2025-2030 Capital Improvement Program (CIP), discussed how the CIP is informed by emerging needs, field observations, and the City's Long Range Plans, and the changes that have been made since the Transportation Improvement Program (TIP) was adopted in June. He spoke about the funding sources for CIP projects and the eight asset or project categories that CIP projects are divided into. Chief of Operations Kintner spoke about how most of the expenditures in the CIP tie to the water distribution system, parks and open spaces, and the sewer conveyance system. He discussed the areas of focus for the 2025-2026 CIP is the Water Utility, Parks, Recreation, and Open Spaces including waterfront improvements in Luther Burbank Park, playground replacements, and Pioneer Park and Engstrom Open Space improvements, and critical sewer utility components that require major reinvestment.

City Council discussed the CIP and provided feedback to staff.

## **AB 6530: Long-Term Water Infrastructure Response and Alternatives**

Chief of Operations Jason Kintner spoke about how water is received from Seattle Public Utilities (SPU), the leak that occurred in the SPU transmission line in April 2024, how the leak was resolved, and the work that has been done to identify an alternative location for the water supply line. He presented an alternative supply line location that would modernize the supply line and align ownership, control, and responsibility with the City. Chief of Operations Kintner spoke about alternatives for water service to Shorewood and spoke about the planning level cost estimates for this project.

City Council asked questions of staff.

It was moved by Rosenbaum; seconded by Weinberg to:

**Direct staff to include the design and construction of a new transmission line in the 2025-2030 Capital Improvement Plan; negotiate a preferred pipeline alignment and ownership from Seattle Public Utilities; identify long-term solutions to serve the Shorewood Apartments; prepare an amended Wholesale Service Contract; and, return to the City Council with a recommended project funding plan. In addition, direct the City Manager to prepare a capital funding request for submission to the Washington State Legislature and include this request as part of the City's 2025 Legislative Priorities. Further, authorize the Mayor and Deputy Mayor to commence conversations with State legislative representatives about this project and the corresponding capital funding request**

MOTION PASSED: 7-0

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

**Discussion to Consider Adding a Resolution in Opposition of State Initiative 2117, Concerning Carbon Tax Credit Trading, and State Initiative 2066, Concerning Access to Natural Gas for Washington Homes and Businesses to the October 15 City Council Agenda.**

Mayor Nice explained that this item was requested to be added to the agenda pursuant to City Council Rules of Procedure Section 4.2 by Councilmembers Reynolds and Weinberg. He noted that pursuant to that Section, the discussion is limited to whether or not to place this item on the agenda for the October 15 City Council Meeting for discussion and deliberation.

City Council discussed whether or not to place this item on the agenda for the October 15 City Council Meeting.

It was moved by Reynolds; seconded by Weinberg to:

**Add a Resolution in Opposition of State Initiative 2117, Concerning Carbon Tax Credit Trading, and State Initiative 2066, Concerning Access to Natural Gas for Washington Homes and Businesses to the October 15 City Council Agenda.**

MOTION FAILED: 2-5

FOR: 2 (Reynolds and Weinberg)

AGAINST: 5 (Anderl, Jacobson, Nice, Rosenbaum, and Weiker)

## **OTHER BUSINESS**

### **Planning Schedule**

Mayor Nice presented the recommendation to move the November 5 City Council Meeting to November 4, schedule the 2025 Planning Session for February 4, 2025 beginning at 12pm, and cancel the February 18, 2025 City Council Meeting.

It was moved by Jacobson; seconded by Anderl to:

**Cancel the November 5, 2024 City Council Meeting and schedule a Special Meeting on Monday, November 4, 2024 beginning at 5pm.**

MOTION PASSED: 7-0

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

It was moved by Rosenbaum; seconded by Jacobson to:

**Schedule the 2025 City Council Planning Session for Tuesday, February 4, 2025 beginning at 12pm.**

MOTION PASSED: 7-0

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

It was moved by Jacobson; seconded by Anderl to:  
**Cancel the February 18, 2025 City Council Meeting.**

MOTION PASSED: 7-0


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

**Councilmember Absences and Reports**

Councilmember Weinberg notes that the Mercer Island Sister City Association held its annual Soiree on September 22 at Alistair, and that his next monthly open lunch is on October 19 at Pagliacci. Councilmember Jacobson noted there is a Utility Board Meeting next week.

**ADJOURNMENT**

The Regular Hybrid Council Meeting adjourned at 8:11 pm.



Salim Nice, Mayor

Attest:



Andrea Larson, City Clerk