



MEDINA CITY COUNCIL

Monday, April 27, 2026

5:00 PM – STUDY SESSION
6:00 PM - REGULAR MEETING

AGENDA

VISION STATEMENT

Medina is a family-friendly, diverse and inclusive community on the shores of Lake Washington. With parks and open spaces, Medina is a quiet and safe small city, with active and highly-engaged residents. Medina honors its heritage while preserving its natural environment and resources for current and future generations.

MISSION STATEMENT

Ensure efficient delivery of quality public services, act as responsible stewards of Medina's financial and natural resources, celebrate diversity, leverage local talent, and promote the safety, health, and quality of life of those who live, work, and play in Medina.



MEDINA, WASHINGTON
MEDINA CITY COUNCIL
SPECIAL AND 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

AGENDA

MAYOR | Jessica Rossman
DEPUTY MAYOR | Randy Reeves
COUNCIL MEMBERS | Laura Bustamante, Harini Gokul, Michael Luis, Heija Nunn
CITY MANAGER | Jeff Swanson
CITY ATTORNEY | Jennifer S. Robertson
ACTING CITY CLERK | Dawn Nations

Hybrid Meeting Participation

The Medina City Council has moved to hybrid meetings, offering both in-person and online meeting participation. Medina City Council welcomes and encourages in-person public comments. To participate in person, please fill out a comment card upon arrival at City Hall and turn it in to the City Clerk. To participate online, please register your request with the City Clerk at 425.233.6410 or email dnations@medina-wa.gov and leave a message before 2PM on the day of the Council meeting; please reference Public Comments for the Council meeting on your correspondence. The City Clerk will call you by name or telephone number when it is your turn to speak. You will be allotted 3 minutes for your comment and will be asked to stop when you reach the 3-minute limit. The city will also accept written comments to Council@medina-wa.gov at any time.

Join Zoom Meeting

<https://medina-wa.zoom.us/j/82744321998?pwd=oNyGHuaSIKurNS5fXbsbi5pOHT3RYH.1>

Meeting ID: 827 4432 1998
Passcode: 311113

One tap mobile
+12532158782 US (Tacoma)

1. **STUDY SESSION starts at 5:00 PM**

The Study Session is an informal discussion for the City Council. This session is held in person only and is not recorded. The public is welcome to attend; however, Zoom access will not be available until the regular meeting begins at **6:00 PM.**

1.1 Medina Days Discussion

Recommendation: Discussion and direction.

Staff Contact: Jeff Swanson, City Manager

Time Estimate: 50 minutes

The Regular meeting will start at 6:00 PM.

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

Council Members Bustamante, Gokul, Luis, Nunn, Reeves, Rossman

3. **APPROVAL OF MEETING AGENDA**

4. **PUBLIC COMMENT PERIOD**

Individuals wishing to speak live during the Hybrid City Council meeting may register their request with the City Clerk at 425.233.6410 or email dnations@medina-wa.gov and leave a message **before 2PM** on the day of the Council meeting. Please reference Public Comments for the Council Meeting on your correspondence. The City Clerk will call on you by name or telephone number when it is your turn to speak. You will be allotted 3 minutes for your comment and will be asked to stop when you reach the 3-minute limit.

5. **PRESENTATIONS**

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

6. **CITY MANAGER'S REPORT**

Time Estimate: 30 minutes

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

7. **CONSENT AGENDA**

Time Estimate: 5 minutes

Consent agenda items are considered to be routine and will be considered for adoption by one motion. There will be no separate discussion of these items unless a Councilmember or City staff requests the Council to remove an item from the consent agenda.

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 Sass, Police Chief

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

Time Estimate: 45 minutes

10.2 Council Personnel Committee – Council Vacancy Process Discussion

Recommendation: Discussion and direction.

Staff Contact: Jeff Swanson, City Manager

Time Estimate: 15 minutes

10.3 Sidewalk Sweeping Machine
Recommendation: Approve.
Staff Contact: Ryan Osada, Public Works Direction.

Time Estimate: 10 minutes

11. COUNCILMEMBER REPORTS AND ROUNDTABLE

- a) Council Reports
- b) Requests for future agenda items.

12. PUBLIC COMMENT

Comment period is limited to 10 minutes. Speaker comments are limited to one minute per person.

13. EXECUTIVE SESSION

Time Estimate: 10 minutes

RCW 42.30.110 (1)(g)

To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. However, subject to **RCW 42.30.140(4)**, discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public.

Time Estimate: 15 minutes

RCW 42.30.110(1)(h)

To evaluate the qualifications of a candidate for appointment to elective office. However, any interview of such candidate and final action appointing a candidate to elective office shall be in a meeting open to the public.

Council may take action following the Executive Session.

14. ADJOURNMENT

Next regular City Council Meeting: May 11, 2026, at 5 PM.

ADDITIONAL INFORMATION

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Medina City Hall.

The agenda items are accessible on the City's website at www.medina-wa.gov on Thursdays or Fridays prior to the Regular City Council Meeting.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (425) 233-6410 at least 48 hours prior to the meeting.

UPCOMING MEETINGS AND EVENTS

Monday, May 11, 2026 - City Council Meeting (5:00 PM)
Monday, May 25, 2026 - Memorial Day - City Hall Closed
Tuesday, May 26, 2026 - City Council Retreat (5:00 PM)
Monday, June 8, 2026 - City Council Meeting (5:00 PM)
Friday, June 19, 2026 - Juneteenth - City Hall Closed
Monday, June 22, 2026 - City Council Meeting (5:00 PM)
Friday, July 3, 2026 - Independence Day - City Hall Closed
Monday, July 13, 2026 - City Council Meeting (5:00 PM)
Monday, July 27, 2026 - City Council Meeting (5:00 PM)
Monday, August 24, 2026 - City Council Meeting (5:00 PM)
Monday, September 14, 2026 - City Council Meeting (5:00 PM)
Monday, September 28, 2026 - City Council Meeting (5:00 PM)
Monday, October 12, 2026 - City Council Meeting (5:00 PM)
Monday, October 26, 2026 - City Council Meeting (5:00 PM)
Monday, November 9, 2026 - City Council Meeting (5:00 PM)
Monday, November 16, 2026 - City Council Meeting (5:00 PM)
Monday, December 14, 2026 - City Council Meeting (5:00 PM)
Monday, December 28, 2026 - City Council Meeting Canceled

CERTIFICATION OF POSTING AGENDA

The agenda for Monday, April 27, 2026, Regular Meeting of the Medina City Council was posted and available for review on Friday, April 24, 2026, at City Hall of the City of Medina, 501 Evergreen Point Road, Medina, WA 98039. The agenda is also available on the city website at www.medina-wa.gov.



MEDINA, WASHINGTON

AGENDA BILL

Monday, April 27th 2026

<p>Subject/Topic: Medina Days</p> <p>Dept. Origin: City Manager</p> <p>Category: Study Session</p> <p>Prepared by: Jeff Swanson, City Manager</p> <p>Attachments: N/A</p>	<p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input checked="" type="checkbox"/> Discuss</p> <p><input checked="" type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p>
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Proposed Council Action

Consider and discuss information presented, and give direction to staff with respect to the support and organization of the City’s annual community celebration, Medina Days.

Summary

Medina Days is the City’s longstanding annual community celebration. To date Medina Days has been organized by community volunteers with the City providing support primarily in the form of use of public venues, planning and logistical support, procurement of public restrooms (“porta potties”), staff support (particularly public safety and public works event support), and funding a fireworks display.

As of the date of preparation of this agenda bill, volunteer organizers for the 2027 Medina Days event (scheduled to take place the week of August 3-10) have not been identified. Among the options the City Council can consider:

- (1) Council individual influence to encourage possible event volunteers organizers to come forward.
- (2) Cancellation of the event.
- (3) A City-organized event on a manageable scale considering capacity of City staff (with the support of community volunteers).

Background

Medina Days has consisted of a variety of activities in past years. The 2026 event was comprised of:

- A Pickleball tournament held in Hunts Point
- A public live music event held at Medina Park that included food trucks and a sponsored wine garden
- Neighborhood block parties
- A parade, pet parade, and inflatable play structures at Medina Park
- A beach party at Medina Beach Park with live music, food trucks, and a fireworks display
- “Hot cars and hot cakes” brunch event at Overlake Golf and Country Club

A City-organized event in 2027 would include:

- Neighborhood block parties
- A beach party at Medina Beach Park with live music, food trucks, and a fireworks display

Additionally, staff would propose joining other communities for National Night Out on Tuesday, August 4th by organizing an event at Medina Park featuring public and community services provided by Medina Police Department, Medina Public Works Department, King County Regional Swat Team and K-9 Units, Bellevue Fire/EMS, Bellevue Fire Marshall's Office, City of Bellevue Public Works (water/wastewater), and potentially other community partners like the King County Library Service and Bellevue School District. Activities could include displays of equipment and interaction with public services personnel, pop-up tents featuring information and swag from different agencies serving the Medina Community, K-9 demonstrations, and potentially a barbecue.

In researching how communities across Washington organize and manage their annual community festivals, two primary sources of information were consulted: Municipal Research Services Center (MRSC) and the Association of Washington Cities Risk Management Service Agency (AWC RMSA). Washington cities' level of involvement in these festivals ranges from issuance of an event permit to a bona fide nonprofit entity responsible for organizing and executing the event with full reimbursement of the city's costs on one end of the spectrum to the city fully organizing, funding, and executing the event on the other end of the spectrum. Risk management best practices are available to jurisdictions to incorporate into their event planning irrespective of the city's level of involvement in the event.

The important policy considerations for City Council to consider relate to the preferred level of budgetary and other City resources to be utilized in carrying out an event.

Council Priorities

This proposal furthers City Council Priorities 1, 3, and 5:

1. **Financial Stability and Accountability**
2. Quality Infrastructure
3. **Efficient and Effective Government**
4. Public Safety and Health
5. **Neighborhood Character and Community Building**

Budget/Fiscal Impact: Potential impact to current levels of appropriations depending on Council's preferences and direction.

Recommendation: Give direction to staff with respect to the support and organization of the City's annual community celebration, Medina Days.

City Manager Approval:



Proposed Council Motions: None.



MEDINA, WASHINGTON

AGENDA BILL

Monday, April 27th 2026

<p>Subject/Topic: Regional Policy Positions</p> <p>Dept. Origin: City Manager</p> <p>Category: City Manager's Report</p> <p>Prepared by: Jeff Swanson, City Manager</p> <p>Attachments: Draft comment letters – SCA Proposed Sewer Rate Response Letter, King County Transportation District Letter from Points Communities, Eastside Transportation Partnership Support Letter for Sound Transit 4 Line</p>	<p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input checked="" type="checkbox"/> Discuss</p> <p><input type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input checked="" type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p>
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Proposed Council Action

Approve regional policy positions expressed in draft comment letters:

- (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

Summary

Three significant regional public policy processes are ongoing and it would be timely for the City Council to endorse positions. Included are draft policy statements for each.

- (1) The Regional Water Quality Committee has developed a proposed 2027 sewer rate response letter addressed to the King County Council as it considers rate increases for 2027. The letter is under review by the Sound Cities Association Public Issues Committee, and SCA member City Councils are encouraged to review, discuss, and endorse the policy position expressed in the letter.
- (2) The King County Transportation District is considering adoption of a 0.1% sales and use tax to address funding shortfalls in the County's roads system. Sound Cities Association has been advocating for a portion of the revenues to be passed through to cities for their own transportation projects. The Points Communities have drafted a letter consistent with the Sound Cities Association's position for City Council's consideration and endorsement and subsequent transmission to the King County Council and King County Executive.

(3) As the Sound Transit Board meets to consider adjustments to the capital program and funding shortfall to deliver Sound Transit 3 (ST3) projects, the Eastside Transportation Partnership has prepared a letter encouraging advancement of the 4 Line project (connecting Issaquah and Kirkland to the existing 2 Line infrastructure). The letter also proposes other capital projects planning considerations in delivering elements of ST3 to the Eastside. City Council is asked to review and endorse this letter.

Council Priorities

This proposal furthers all City Council Priorities:

1. **Financial Stability and Accountability**
2. **Quality Infrastructure**
3. **Efficient and Effective Government**
4. **Public Safety and Health**
5. **Neighborhood Character and Community Building**

Budget/Fiscal Impact: No change/impact to current levels of appropriations.

Recommendation: Endorsement of all three draft policy positions.

City Manager Approval:



Proposed Council Motions:

- (1) "I move the City approve and endorse the draft Sound Cities Association 2027 Proposed Sewer Rate Response letter as presented."
- (2) "I move the City approve and endorse the draft Points Communities' King County Transportation District comment letter as presented."
- (3) "I move the City approve and endorse the draft Eastside Transportation Partnership letter in support of the Sound Transit 4 Line project as presented."



SCA Policy Position on KCTD Revenue Proposal

Summary

As the King County Transportation District (KCTD) considers new transportation revenues, SCA recognizes both the needs of unincorporated roads and the challenges that countywide sales taxes create for cities. As a result, SCA believes that any proposal should include funding for cities and city involvement in the process for allocating funds.

Policy Context

1. KCTD is considering new revenue options, primarily a 0.1% councilmanic sales tax and/or a 0.2% voter-approved sales tax, for unincorporated roads and King County Metro.
2. City residents depend on unincorporated roads for work, commerce, and recreation, and these roads face significant and pressing funding challenges; however, unincorporated roads make up only 20% of roads in the county. Residents also depend on King County Metro, but Metro's funding challenges are less immediate.
3. Just as King County, city budgets are highly constrained, and cities are already limited in their ability to fund critical transportation projects.
4. Countywide sales tax collection creates further pressures on the ability of cities to fund these projects; 95% of sales tax collection occurs in incorporated cities, and the cumulative countywide tax burden contributes to tax fatigue in cities.
5. Sharing revenue from a countywide KCTD revenue proposal is not unprecedented: a 2014 sales tax proposal included 40% for King County's Road Services Division and cities based on population. This proposal did not pass. More importantly, King County Parks levies included direct pass-through amounts.
6. As the region looks for long-term, structural solutions to transportation funding challenges, SCA is concerned about an overreliance on the use of sales tax; Sales taxes are regressive and make our region less affordable for residents.

SCA Policy Priorities

1. Any countywide revenue proposal from KCTD should include a 25% pass through to each city of the sales tax revenue.
2. If the KCTD enacts the sales tax, cities should be involved in the decision-making process for allocating funds generated.

SCA Public Issues Committee – April 8, 2026 – Item 7 – Attachment A**Draft SCA 2027 Proposed Sewer Rate Response Letter**

Metropolitan King County Council
516 3rd Ave.
Seattle, WA 98104

Dear Chair Sarah Perry and King County Councilmembers,

On behalf of the Sound Cities Association (SCA), I am writing regarding Proposed Ordinance [X] 2027 Proposed Sewer Rate and Capacity Charge. SCA is deeply concerned about the affordability of the sewer rates proposed for 2027 and forecasted in the near-term. Ratepayers are facing the compounding impacts of multiple years of double-digit sewer rate increases and sharp rate increases from other utilities. This trend is unsustainable. We request that WTD continue its Sewer Rate and Capital Work Plan including third-party review and multi-year rate options, incorporate a longer-range financial outlook, provide transparent reporting on system health and policy alignment, and clearly articulate the steps taken to identify and achieve cost savings.

We are aware of the 2027 proposed monthly sewer rate of \$70.65, a 12.75% increase over the current monthly sewer rate of \$62.66. Currently, monthly sewer rates are projected to double by 2033 and triple over the course of the forecasting period. These increases only account for the regional portion of the sewer rate, as cities and sewer districts levy their own rate increases to fund their local systems, further adding to ratepayer burden. In light of this, we encourage WTD to more holistically incorporate an understanding of the significant impact of rates on people living in the County. Sharp wholesale rate increases mean cities need to more acutely track their own ability to increase rates to address local system needs. We request that rate examinations not be siloed, such that increases to other utilities' rates, especially by the County, are factored into future sewer rate proposals.

We are committed to the health of Puget Sound and the people living around it. We understand the importance of maintaining dependable infrastructure to ensure the system continues to protect public and environmental health and acknowledge that rate increases may be necessary to do so. However, rate increases must be balanced with ratepayer needs.

To address these concerns, we support the recommendations proposed in letters by the Metropolitan Water Pollution Abatement Advisory Committee (MWPAAC) and Regional Water Quality Committee (RWQC). We therefore request WTD:

- Continue the work on the Sewer Rate and Capital Work Plan, including third-party capital program review and work towards multi-year rate options.
- Ensure future rate conversations include a focus on a longer-range view beyond the current 10- to 20-year window.
- Continue to consider and present information on the needs of the system and whether rates have kept up with those needs.
- Articulate steps WTD has taken to find savings across its categories of expenditure and the communicate the amount of those savings.
- Provide clear reporting on how WTD has aligned with its adopted policies. While we appreciate the inclusion of multiple rate scenarios in this year's process, exact policy levers available to affect sewer rates remain unclear, as does how policy choices made thus far have contributed to rate growth.
- Work with the RWQC to determine policies regarding rate affordability for future cycles.
- Collaborate with regulators to develop a data-informed regulatory approach to achieve meaningful environmental outcomes. Alternative pathways for regulatory capital projects should also provide relief from the stacking of expensive projects.

Thank you for your increased transparency during this year's sewer rate development process and for your continued partnership. We look forward to continuing to collaborate on ways to address the growing affordability crisis for our ratepayers.

Sincerely,

[SCA Board of Directors]

Cc: Girmay Zahilay, King County Executive

John Taylor, Director, Department of Natural Resources and Parks

Kamuron Gurol, Director, Wastewater Treatment Division

Sharman Herrin, Government Relations, Wastewater Treatment Division

Regional Water Quality Committee Members

King County Transportation District Board Members,

On behalf of Beaux Arts Village, the Towns of Hunts Point and Yarrow Point and the Cities of Clyde Hill and Medina, we are writing regarding the proposed 0.1% sales and use tax being considered by the King County Transportation District (KCTD). We recognize that there are funding challenges facing the unincorporated roads that our residents rely on, but we are concerned that KCTD's proposal as written would limit cities' ability to fund our own critical transportation projects. If the proposal moves forward, we are supportive of the Sound Cities Association's request for 25% city pass-through funding.

Our interconnected transportation system relies on all parts to function effectively. While county roads are critical, more than 5,000 center lane miles (or over 75%) of roads are in King County cities, and that infrastructure is built and maintained by cities according to their distinct needs. Local funding is critical for maintaining these roads in safe conditions, but countywide taxes can create voter fatigue that threatens the availability of necessary local funds. Particularly in our communities, city officials are the ones who meet with residents at the grocery store and must be able to explain how their taxes are funding local improvements. With more than 95% of sales tax revenue coming from cities, it would be reasonable for cities to keep a portion of that revenue for transportation projects that benefit our residents and the region as a whole.

In addition to providing necessary funding for cities, revenue sharing would be in line with past work from the county. The most notable example of this is the Parks Levy, which for nearly 20 years has included city funding. In addition, KCTD's proposed 0.2% sales tax in 2014 would have distributed roughly 35% for cities had it been approved by voters. We believe that the SCA position of a 25% pass-through for cities follows this precedent, and would alleviate the burden of a countywide tax on cities while still generating needed funding for the Road Services Division.

We appreciate your work to address some of our region's most pressing transportation funding challenges. We believe that a countywide proposal to raise revenues for unincorporated roads should include pass-through funding so that cities can continue to do our part to support regional infrastructure.

Thank you for your engagement on this issue, and we look forward to continuing this discussion.

Sincerely,

Aletha Howes, Beaux Arts Village Mayor
Joe Sabey, Town of Hunts Point Mayor
Katy Kinney Harris, Town of Yarrow Point Mayor
Dean Hachamovitch, City of Clyde Hill Mayor
Jessica Rossman, City of Medina Mayor
Jeff Swanson, Medina City Manager



EASTSIDE TRANSPORTATION PARTNERSHIP LETTER IN SUPPORT OF LINE 4

- Beaux Arts
- Bellevue
- Bothell
- Carnation
- Clyde Hill
- Duvall
- Hunts Point
- Issaquah
- Kenmore
- Kirkland
- Medina
- Mercer Island
- Newcastle
- North Bend
- Redmond
- Renton
- Sammamish
- Snoqualmie
- Woodinville
- Yarrow Point

Dear Sound Transit Board Members,

On behalf of the Eastside Transportation Partnership (ETP), we write to express our strong support for advancing the development of Sound Transit’s 4 Line serving East King County. As a collaborative body representing 20 Eastside cities, ETP is committed to ensuring an efficient, safe, and equitable transportation system that meets the needs of our growing communities.

First and foremost, we emphasize the importance of subarea equity. Voters approved Sound Transit investments with the clear understanding that revenue generated within East King County would be reinvested in East King County projects. Advancing Line 4 is essential to fulfilling that commitment and maintaining public trust in the agency’s long-term vision.

We also recognize the financial challenges facing major capital transit projects and are eager to partner with Sound Transit to identify cost-saving opportunities. We encourage consideration of strategies such as pursuing alternative options for parking with impacted jurisdictions, developing public-private partnerships, streamlining permitting, and prioritizing more cost-effective alignments, including options within the I-90 median and the Eastrail Corridor. These approaches can meaningfully reduce project costs while maintaining high-quality service.

Beyond cost containment, ETP is interested in exploring innovative approaches to streamline project delivery. This includes evaluating mechanisms such as tax increment financing (TIF) to bring additional financial resources to the project, as well as considering expanded permitting authority for Sound Transit. We stand ready to collaborate to advance these and other solutions.

Importantly, the 4 Line will serve communities with significant and growing transportation needs. The corridor connects underserved populations, including permanent supportive housing and shelter facilities near Eastgate, affordable and permanent supportive housing developments in South Kirkland and Factoria, and a forthcoming affordable housing project in Issaquah. Providing reliable, high-capacity transit to these communities is critical to advancing equity, access, and economic opportunity across the Eastside.

ETP is committed to working in close coordination with Sound Transit to advance the 4 Line in a manner that is fiscally responsible, equitable, and responsive to community needs. We appreciate your leadership and look forward to continued collaboration.

Sincerely,

Chair James Randolph
 Deputy Mayor, City of Woodinville
jrandolph@ci.woodinville.gov

Vice Chair Kelly Jiang
 Deputy Council President, City of Issaquah
kelly.jiang@issaquahwa.gov



City of Medina, Washington
PROCLAMATION

57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 3 - 9, 2026

Whereas, Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Professional Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Professional Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

Now, Therefore, I, Jessica Rossman Mayor of the City of Medina, and on behalf of the City Council, do recognize the week of May 3 through 9, 2026, as Professional Municipal Clerks Week, and further extend appreciation to our **Professional Municipal Clerk, Dawn Nations** and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Jessica Rossman, Mayor



City of Medina, Washington
PROCLAMATION

NATIONAL POLICE WEEK AND PEACE OFFICER MEMORIAL DAY

WHEREAS, In 1962 the Congress and the President of the United States signed a proclamation which designated May 15 as “*Peace Officer Memorial Day*” and the week in which that date falls as “*Police Week*”; and

WHEREAS, members of law enforcement recognize their duty to serve the citizens of the City of Medina by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, during Law Enforcement Week, and throughout the year, the Medina City Council recognizes and appreciates the critical contributions and sacrifices made by members of law enforcement at all levels, and honors their courage and dedication; and

WHEREAS, the dedicated men and women of the Medina Police Department provide this vital public service day and night enforcing the law, safeguarding the lives and property, rights, and freedom of every community member,

NOW, THEREFORE, I, Jessica Rossman, Mayor of the City of Medina, Washington, and on behalf of the City Council, do hereby proclaim the City’s recognition and appreciation of our law enforcement officers, past and present, by designating the week of May 10 to 16, 2026 as

NATIONAL POLICE WEEK

in recognition of the service given by these men and women who stand guard to preserve the rights and security of all citizens.

Further, the City Council calls upon the citizens of Medina to observe May 15, 2026, as

PEACE OFFICER’S MEMORIAL DAY

in honor of those fallen law enforcement officers and those who became disabled in the performance of their duty and recognize and offer our respect to the survivors of our fallen heroes.

Jessica Rossman, Mayor



**City of Medina, Washington
PROCLAMATION**

NATIONAL SAFE BOATING AND PADDLING WEEK

- WHEREAS,** The City of Medina is adjacent to Lake Washington and is close to other navigable waterways; and
- WHEREAS,** Many Medina residents of all ages engage in recreational boating and paddling; and
- WHEREAS,** With the surge of Americans engaging in paddling activities since 2020, many without any training, paddling fatalities now constitute more than 25% of all boating fatalities nation-wide; and
- WHEREAS,** The vast majority of serious boating and paddling accidents are caused by lack of training, human error or poor judgment; and
- WHEREAS,** A significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets,

NOW, THEREFORE, I, Jessica Rossman, Mayor of City of Medina, Washington, and on behalf of the City Council, do hereby proclaim the week of May 16-22, 2026, as

MEDINA SAFE BOATING and PADDLING WEEK

And encourage all of Medina's residents to dedicate themselves to learning about and practicing safe boating, including wearing life jackets. The city provides loaner life jackets for daily use during the summer swim season at Medina Beach Park.

Jessica Rossman, Mayor



MEDINA, WASHINGTON

AGENDA BILL

Monday, April 27, 2026

<p>Subject/Topic: Medina Park Pond Material Sampling Contract</p> <p>Dept. Origin: Public Works</p> <p>Category: Consent</p> <p>Prepared by: Ryan Osada</p> <p>Attachments: Landau Associates Proposal</p>	<p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input type="checkbox"/> Discuss</p> <p><input type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input checked="" type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p>
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Proposed Council Action : Approve.

Summary:

The city is currently in the permitting phase for dredging both Medina Park ponds. This project will remove approximately 8,000 cubic yards of sediment which will be placed on the east side of the park. Due to potential contaminants from stormwater runoff, staff recommends conducting sediment testing to better understand the material composition. This information is necessary to determine whether the sediment can be safely reused on-site or if special handling, treatment, or off-site disposal will be required.

Council Priorities

This proposal furthers Council Priorities 1, 2, 3 and 4.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Budget/Fiscal Impact: \$50,440 (budgeted via Medina Park North Pond Vegetation Removal)

Recommendation: Approve.

City Manager Approval: 

Proposed Council Motions: I move to authorize the City Manager to negotiate and enter into an agreement with Landau Associates for the Medina Park Pond Sediment Assessment.



April 20, 2026

Transmitted via email to: rosada@medina-wa.gov

City of Medina
501 Evergreen Point Road
Medina, WA 98039

Attn: Ryan Osada

**Re: Proposed Scope of Services and Estimated Budget
Medina Park Stormwater Pond Assessment
Medina, Washington**

Dear Mr. Osada:

Landau Associates, Inc. (Landau) is pleased to submit this proposed scope of work to the City of Medina (City) to assess environmental media in two stormwater ponds identified as the North and South Ponds (site) located in Medina Park at 7789 NE 12th Street in Medina, Washington (the Subject Property). The Subject Property is bordered by residential properties to the east, south, and west and the Overlake Golf and Country Club to the north. Stormwater flows into the North Pond, to the South Pond, and then discharges to a creek which discharges to Lake Washington. The North Pond is slightly less than 1 acre, and the South Pond is approximately 1.3 acres; up to approximately 4 feet of sediment is present in each pond, and the maximum depth of each pond is approximately 6 feet.

Landau understands that the City plans to dredge the North and South Ponds as part of upcoming maintenance and proposes using the dewatered sediment as fill material within the off-leash dog area at the Park. The assessment activities described below include characterization of the influent water to the North Pond and sediment within both ponds to provide recommendations regarding management of the media during dewatering activities and the potential reuse of the sediment.

PROPOSED SCOPE OF SERVICES

Landau's proposed scope of work to conduct the assessment activities at the Subject Property is detailed in the following tasks.

Task 1. Project Management and Communications

This task includes development of this scope of work, subcontracting, and overall coordination, contracting, management, and administration of the project, including communications with the City and other applicable project stakeholders to discuss the scope of work and results of the work and to coordinate field activities.

Task 2. Pre-Assessment Activities

Prior to conducting the assessment, Landau will review available documents for the Subject Property such as previous investigations and applicable permits and codes, including the City's coverage under the City of Bellevue Phase II Municipal Stormwater Permit, to ensure that sediment and water samples are analyzed for the required parameters and that Landau's recommendations for management of the dredged material are in accordance with applicable regulations.

Landau will conduct a site walk to assess access conditions and modify the sediment and stormwater sampling approach described below as needed based on observations. This task also includes preparation of a site-specific health and safety plan to be used by Landau field personnel during field activities at the Subject Property.

Task 3. Stormwater Pond Assessment

Sediment Sampling

Landau will subcontract Gravity Consulting (Gravity) to provide a vessel and sample up to eight locations with a sediment vibracore deployed from the sampling vessel in the North and South Ponds. The proposed sediment sampling locations are shown on Figure 1. The vibracore sampling equipment consists of a vibrating power head attached to an 8-foot-long, 4-inch-diameter core barrel. Sediment samples will be collected using decontaminated equipment deployed from the bow of the sampling vessel.

Sediment core samples will be evaluated against the following acceptability criteria: 1) the material is collected across the target depth; 2) recovery is at least 75 percent; and 3) the core tube appears to be intact without obstructions or blocking. If the sample acceptance criteria are not achieved, the core will be rejected, and another deployment will be attempted. Landau personnel will screen each sediment sample for the potential presence of petroleum hydrocarbons by using visual appearance (sheen and/or staining), odors, and photoionization detector (PID) readings. Landau will also document the core penetration and recovery fraction or percentage, sample recovery depth, a qualitative notation of apparent resistance of the sediment column to coring, a physical description in accordance with ASTM International (ASTM) D2488 and ASTM D2487, the sample interval, presence of vegetation and debris, biological activity, and other distinguishing characteristics or features. Sediment samples will be collected as composite samples from each core.

To composite sediment samples, sediment within the target depth interval from each accepted sediment sample will be placed in a decontaminated stainless-steel bowl and homogenized with a stainless-steel spoon until uniform in color and texture. The homogenized sample will then be placed in the appropriate sample jars and stored/preserved. A sufficient amount of sediment must be collected to satisfy the volume requirements for the analyses listed below. The homogenate will be mixed between filling each sample jar to ensure that each sample jar is representative of the homogenate mixture.

The composite sediment samples will be submitted to Onsite Environmental, Inc. (Onsite) in Redmond, Washington for analysis of the following:

- Gasoline-range organics (GRO) by US Environmental Protection Agency (EPA) Northwest total petroleum hydrocarbon gasoline-range extended analytical method (NWTPH-Gx)
- Diesel-range organics (DRO) and oil-range organics (ORO) by EPA Northwest total petroleum hydrocarbon diesel-range extended analytical method (NWTPH-Dx)
- Priority Pollutant 13 metals by EPA Method 6020¹
- Carcinogenic polycyclic aromatic hydrocarbons (cPAHs) by EPA Method 8270E selected ion monitoring (SIM)
- Polychlorinated biphenyls (PCBs) by EPA Method 8082A
- Pesticides by EPA Method 8081B
- Herbicides by EPA Method 8151A
- Nitrate by EPA Method 353.2.

Up to two composite sediment samples will also be analyzed for grain size analysis by ASTM C136-06.

Grab Stormwater Sampling

Landau will collect one grab stormwater sample at the influent to the North Pond (Figure 1). The grab stormwater sample will be collected using decontaminated sampling equipment or directly into sample containers from free-flowing water in accordance with the Washington State Department of Ecology (Ecology) Stormwater Sampling Manual.² The sampling methodology for the grab stormwater sample may be modified following the site walk. The water sample will be submitted to Onsite for analysis of the following:

- GRO by EPA Method NWTPH-Gx
- DRO ORO by EPA Method NWTPH-Dx
- Priority Pollutant 13 metals by EPA Method 6020
- cPAHs by EPA Method 8270E SIM
- PCBs by EPA Method 8082A
- Pesticides by EPA Method 8081B
- Herbicides by EPA Method 8151A
- Nitrate by EPA Method 353.2.

One laboratory-provided trip blank will be analyzed for volatile compounds (GRO).

¹ The Priority Pollutant 13 metals include antimony, arsenic, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, thallium, and zinc.

² Ecology. 2015. Stormwater Sampling Manual: A Guide for the Industrial Stormwater General Permit. Publication No. 15-03-044. Washington State Department of Ecology. December. <https://fortress.wa.gov/ecy/publications/documents/1503044.pdf>.

If additional analytes are recommended following the document review in Task 2, Landau will discuss inclusion of these additional parameters in the sampling with the City and request additional budget as needed.

Task 4. Data Evaluation and Reporting

Upon receipt of analytical data, Landau will tabulate and evaluate the data and prepare a letter report that includes a detailed description of the field work, the sample analytical results, and Landau's conclusions. The report will also include figures that depict the sampling locations and copies of the laboratory analytical reports. In addition, the letter report will provide preliminary recommendations for management and use of the dredged material.

Prior to preparation of the draft report, Landau will summarize the findings and preliminary recommendations in one 1-hour conference call with the City. Landau will then provide a draft of the letter report to the City for review before finalization. For the purpose of cost estimation, this task assumes one round of review by the City.

ASSUMPTIONS

For the purpose of estimating costs, the following additional assumptions were made:

- Attendance of two Landau personnel at a 3-hour site walk including travel.
- The draft work plan will be provided to the City for review prior to finalization; resolving questions or addressing comments from review of the draft work plan will require no more than 2 hours of Landau staff time.
- All sampling locations included in the assessment will be readily accessible at the time of the fieldwork. Vegetation removal required for access will be limited.
- The assessment fieldwork will be completed in 1 12-hour day for one Landau personnel.
- Sediment from the cores that is not collected in the composite sample will be returned to the sampling location.
- The locations of sampling locations will be documented using a hand-held global positioning system (GPS).
- At least 2 feet of water above the mudline is present in each pond.
- Restoration of banks or grass areas outside of the ponds as a result of accessing the ponds for sampling will not be required.
- The analytical cost is based on a standard 2-week turnaround time. Expedited analysis is available upon request for an additional fee, which is not included in the budget estimate.
- The laboratory analytical cost is \$6,759 including markup.
- The sediment sampling subcontractor (Gravity) cost for the boat and sediment sampling is \$8,590 including markup.

ESTIMATED PROJECT SCHEDULE

Landau is prepared to commence work under this scope of services immediately upon receipt of written authorization to proceed.

ESTIMATED BUDGET

The total estimated cost to conduct the proposed scope of work is \$50,400. A breakout of the estimated costs for each task is presented in the attached Estimated Budget table. Landau's services will be provided on a time-and-expenses basis in accordance with the attached Compensation Schedule and General Conditions, which are hereby made a part of this agreement. If unforeseen conditions are encountered, Landau will bring these to your attention and seek modification to the scope of services and budget as appropriate.

Landau will not exceed the total cost for the above-described services without prior authorization from the City. If this proposal is acceptable, please sign the Authorization page provided below and return a copy to Landau.

* * * * *

Landau appreciates the opportunity to submit this proposal. If you have any questions, please contact Elyssa Dixon at 425.967.2004 or edixon@landauinc.com.

LANDAU ASSOCIATES, INC.



Elyssa Dixon, PE
Associate Engineer

EFD/BLO/san
X260597.403
[\\EDM\DATA02\PROPOSALS\C_MEDINA\2025-04_MEDINA PARK STORMWATER PONDS\LANDAU_MEDINA PARK SW PONDS_PROP_042026.DOCX]

Attachments: Figure 1. Proposed Investigation Locations
Table 1. Estimated Budget
Compensation Schedule
General Conditions

AUTHORIZATION

The scope of services and contractual conditions as described in this proposal and its attachments are accepted and Landau Associates, Inc. is authorized to proceed.

By

Signature*

Printed

For

Firm*

Date

*Name of person with contractual authority and firm responsible for payment of Landau Associates, Inc. billing.

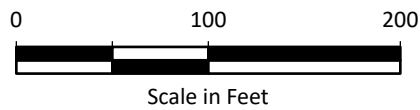
City of Medina
Medina Park Stormwater Pond Assessment
Medina, Washington



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Legend

- Proposed Sediment Sample
- Proposed Grab Stormwater Sample



Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Data Source: King County GIS; Otak, Inc.

**Table 1
Estimated Budget
Stormwater Pond Assessment
Medina Park
Medina, Washington**

Tasks		Landau Associates			Subcontractor Costs ²	Total Cost
		Hours	Labor	Direct Costs ¹		
1	Project Management and Communications	23	\$5,990	\$0	\$0	\$5,990
2	Pre-Assessment Activities	14	\$4,285	\$16	\$0	\$4,301
3	Stormwater Pond Assessment	21	\$5,720	\$476	\$22,045	\$28,241
4	Data Evaluation and Reporting	46	\$11,908	\$0	\$0	\$11,908
Totals		104	\$27,903	\$492	\$22,045	\$50,440
Total Estimated Budget (rounded)						\$50,400

Notes:

¹ Direct costs include mileage, field supplies, and field equipment.

² Subcontractor costs include sediment sampling subcontractor and analytical laboratory.



COMPENSATION SCHEDULE–2026

Personnel Labor	Hourly Rate
Senior Principal	390
Principal	360
Senior Associate	330
Associate	300
Senior	275
Senior Project	250
Project	230
GIS Analyst / CAD Designer	230
Senior Staff	210
Staff / Senior Technician II	190
Data Specialist	190
CAD / GIS Technician	170
Assistant Staff	160
Project Coordinator	155
Senior Technician I	140
Technician	125
Administrative Support	125

Invoices include a Technology Infrastructure Charge (TIC) of four percent (4%) applied to billed labor. The TIC covers increasing costs associated with data storage and security and technological infrastructure to improve our consulting labor efficiencies on delivery of projects.

Expert professional testimony or the preparation thereof for court, deposition, declaration, mediation, arbitration, or public testimony is charged at 1.5 times the hourly rate. Rates apply to all labor, including overtime.

Equipment

Field, laboratory, and office equipment used in the direct performance of authorized work is charged at unit rates. A rate schedule will be provided on request.

Subcontractor Services and Other Expenses

Subcontractor billing and other project expenses incurred in the direct performance of authorized routine services will normally be charged at a rate of cost plus a twelve percent (12%) handling charge. A higher handling charge for technical subconsultants and for high-risk field operations may be negotiated on an individual project basis; similarly, a lower handling charge may be negotiated on projects requiring disproportionately high subconsultant involvement.

Invoices

Invoices for Landau Associates' services will be issued monthly. Interest of 1½ percent per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days.

Term

Unless otherwise agreed, Landau Associates reserves the right to make reasonable adjustments to our compensation rates over time (e.g., long-term continuing projects).



GENERAL CONDITIONS

SERVICES TO BE PROVIDED – Landau Associates agrees to provide Client, for Client’s sole benefit and exclusive use, the consulting services identified in Landau Associates’ proposal (the Services). The proposal, together with these general conditions, form the Agreement under which the Services will be performed and shall have control over any other forms or agreements unless expressly modified in writing and signed by Client and Landau Associates. This Agreement gives no rights or benefits to anyone other than Client and Landau Associates. The Services are limited to those expressly set forth in the proposal. If a service is not specifically identified, it is expressly excluded. Landau Associates shall have no other obligations, duties, or responsibilities except as expressly provided in this Agreement. Client expressly agrees that Landau Associates shall have no responsibility for construction means, methods, or safety.

DIFFERING CONDITIONS – Landau Associates shall be entitled to rely on the accuracy and completeness of all testing, services, reports, data, and other information furnished by Client regarding the project site. If Landau Associates believes that any condition encountered at the site or during the course of the project is inaccurate or differs materially from that indicated, reflected, or referred to at the time of Landau Associates’ proposal, Landau Associates shall notify Client within a reasonable time. Such differing conditions shall include but are not limited to: access, physical conditions such as subsurface conditions or underground utilities, condition of existing structures, and the presence of asbestos or any substance or material categorized as hazardous or toxic by federal, state, or local laws and regulations. Landau Associates shall not be required to continue performing the Services until such time as a change in compensation, time for performance, and/or other resolution of the differing condition has been mutually agreed to by Client and Landau Associates.

OWNERSHIP OF DOCUMENTS – Unless otherwise agreed as evidenced by mutual written confirmation, all logs, notes, calculations, reports, and other documents (“Work Product”) prepared by Landau Associates are instruments of service and are the property of Landau Associates. Client is responsible for appropriate use of the Work Product and recommendations by Landau Associates. Any and all such Work Product and recommendations are provided for the specific project(s), as identified; any reuse of the same for extensions of a project, or disregard for or deviation from Landau Associates’ recommendations, or for use on any other project, shall be at Client’s sole risk and without liability to Landau Associates. Client shall not, absent prior written agreement, use any Landau Associates Work Product if Landau Associates’ Services have been terminated prior to completion or Landau Associates has not been paid in full. Client shall release, defend, indemnify, and hold Landau Associates harmless from all claims, losses, liabilities, damages, expenses, and costs arising out of the unauthorized use or reuse of the Work Product.

STANDARD OF CARE – Landau Associates’ services will be performed with the degree of skill and diligence normally employed by engineering or other professionals performing similar services in the project area at the time Services are performed. No other warranty or representation, either express or implied, is included or intended in our proposals, contracts, reports, and communications.

INSURANCE – Landau Associates, at its own expense, carries professional liability, workers’ compensation, and employer’s liability coverage as required by applicable state law, and general liability insurance, including automobile liability. The amount of insurance available may vary from year to year. The professional liability insurance is written on a claims-made basis. If Client desires insurance coverage in addition to that carried by Landau Associates at the time of the Agreement, Landau Associates will cooperate to obtain such additional insurance, if available, at Client’s expense.

LIMITATION OF LIABILITY – Landau Associates shall not be liable for loss or damage occasioned by delays beyond its control, or for loss of earnings, loss of use, or other incidental or consequential damages suffered by Client or others, however caused. Landau Associates’ liability under this Agreement shall be limited as follows: (a) for insured liabilities arising out of Landau Associates’ negligence, to the amount of the insurance then available to fund any settlement, award, or verdict; (b) for uninsured liabilities, to an amount not to exceed the total fee paid under this Agreement or \$50,000, whichever is greater.

For services involving subsurface explorations including excavations and drilled borings, Landau Associates will use good-faith efforts to identify subsurface utilities and structures through the following methods: Review of Client-provided information (which Landau Associates shall be entitled to rely on), notifying the Utility Notification Center to request the marking of public

utilities, and contracting with private locating services to mark private utilities and public utilities not marked on private property by utilities responding to the Utility Notification Center location request. Landau Associates shall not be liable for damage to utilities or other subsurface structures not identified through its good-faith efforts, including, but not limited to, non-conductible utilities that cannot generally be located using standard locating techniques.

PERSONAL LIABILITY – No employee of Landau Associates shall incur personal liability to Client related to the Services.

INDEMNIFICATIONS – Client acknowledges that Landau Associates is not responsible for the creation or presence of contamination or pollution, if any, at the property. Client agrees to release, indemnify, and defend Landau Associates and any of its officers and employees from and against any claim, suit, action, or liability due to or related to contamination conditions at the property except to the extent such claim, suit, action, or liability is caused by the negligence of Landau Associates. For the purposes of this clause, contamination conditions shall mean the actual or alleged existence, discharge, release, or escape of any irritant, pollutant, contaminant, or hazardous substance into or upon the atmosphere, land, groundwater, surface water, or sediment of or near the property. Landau Associates will promptly notify Client of contamination conditions, if identified.

SITE SUPERVISION – Landau Associates has no overall supervisory authority or actual and/or direct responsibility for the specific working conditions at the site and/or for any hazards resulting from the actions of any trade contractor. Unless expressly provided in the scope of services, Landau Associates has no duty to inspect, supervise, note, correct, or report any health or safety deficiencies of Client, contractors, or other entities or persons at the project site not employed or subcontracted by Landau Associates.

PAYMENT – Invoices for Landau Associates' services will be issued monthly, payable upon receipt. Interest of 1½ percent per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days, payment thereafter to be applied first to accrued interest and then to the principal unpaid amount. Any attorney's fees or other costs incurred by Landau Associates in collecting any delinquent amount shall be paid by Client. If the Client fails to pay any invoice within thirty (30) days of the invoice date and such failure continues fifteen (15) days after Landau Associates gives Client notice of such failure, Landau Associates shall have the right to immediately terminate this Agreement and the Services provided hereunder. The right to terminate shall be without liability to Landau Associates and shall be in addition to all other legal, equitable, or contractual remedies available to Landau Associates. Client shall have no right of setoff against any billings of Landau Associates for disputed claims or withholding of services.

SUSPENSION OR TERMINATION – If Client requests suspension or termination of our services prior to completion, Landau Associates reserves the right to complete such analyses and records as are necessary to place the files in order, and, when necessary to protect our professional reputation, to complete a report on the services provided to date. Client shall compensate Landau Associates for personnel time and all reasonable expenses at current rates for work completed prior to suspension or termination and for work required to accomplish such closing.

TIME BAR TO LEGAL ACTION – The parties agree that all legal actions by either party against the other concerning the Services provided under this Agreement shall be barred two (2) years after the completion of Services by Landau Associates.

GOVERNING LAW – This Agreement shall be governed by Washington law unless otherwise mutually agreed upon in writing.

SEVERABILITY AND SURVIVAL – In the event that any provision of this Agreement shall be held invalid and unenforceable by a decision of a court of competent jurisdiction, the remaining provisions shall be valid and binding. All terms of this Agreement allocating or limiting liability shall survive the completion of the Services hereunder and the termination of this Agreement.



MEDINA, WASHINGTON

AGENDA BILL

Monday, April 27, 2026

<p>Subject/Topic: Development Impacts Discussion</p> <p>Dept. Origin: Development Services Department</p> <p>Category: City Business</p> <p>Prepared by: Kimberly Gunderson, Mahoney Planning LLC, Medina Planning Consultant</p> <p>Attachments: Development Impacts Slide Deck</p>	<p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input checked="" type="checkbox"/> Discuss</p> <p><input checked="" type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p>
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Proposed Council Action

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 Impacts Project and prepare a recommendation for Council's adoption.

Summary

The City of Medina intends to permanently enact regulatory reform that will trend development away from recent development tendencies and address the impacts of these tendencies on the sense of community enjoyed in Medina. This effort is known as the Development Impacts Project. This project has commonly been referred to as "bulk impacts" over the last 20 years and the issue has been a regular matter of focus for regulatory reform in Medina. The goal of the Development Impacts Project is to develop permanent amendments to Medina's zoning context in a way that resolves development-related impacts and implements the land use goals of the Medina Comprehensive Plan:

LU-G1: "To maintain Medina's high-quality residential setting and character, while considering create housing solutions to accommodate community members of all socioeconomic groups."

LU-G3: "To maintain active community involvement and equitable engagement in land use policy and regulation."

Problem Statement

The City has observed an increasing trend in the development of massive single-family homes which tend to overwhelm the size of adjacent homes and yield injury to the privacy and property enjoyment of neighboring residents. Medina frequently reviews proposals for the demolition of

modest homes and their replacement with boxy, wide, tall homes accompanied by considerable glazing that is often oriented toward neighboring living spaces.

Thematic Public Feedback

Medina recognizes that the character of high-quality living is not hallmarked only by luxurious homes, but by privacy in indoor living space and comfort in outdoor recreational space, too. Bucking trends in many other western Washington communities to decrease minimum lot sizes and increase bulk consumption of property, Medina has represented the value conveyed by its residents in the quiet comfort of their sylvan waterfront environment. In recent years, these residents have expressed a loss of their comforts by the growing trend of massive neighboring residential development. The trend of proximal, boxy homes has caused obtrusive light and noise, loss of privacy and property enjoyment, and an unease among some residents in the geotechnical stability of Medina's steep slopes to withstand the charge of such large structures.

In an effort to address these concerns, the City enacted emergency legislative action limiting the proximity of development within adjoining side yards by increasing side yard setbacks on all properties. In the same legislative action, the City created requirements for recessed upper stories and removed its allowance for height bonuses, which previously could allow the construction of a home up to 36-feet in height. In response to this action, property owners interested in developing their properties shared that these limitations have yielded a loss of property value and seemingly restrict denser development that is otherwise called for by the state.

The themes heard by the Medina community on this topic can be summarized as:

- Large, boxy, proximal development has **reduced privacy, reduced property enjoyment, and caused excessive noise and light.**
- Regulations requiring greater distance between homes has caused a **loss in property value** and works **averse to denser development** priorities of the state.

The focus of this project will be to explore methods of amending the City's zoning landscape that considers each of these themes offered by the public and to create a balance between fostering the increased density with livability for all residents.

Broad Opportunities for Zoning Reform

Staff recommend exploring three key opportunities to reform the zoning landscape in Medina that would address the goals of the Development Impacts Project:

1. Development regulation amendments (setbacks, height, lot coverage, design, landscaping, etc.)
2. Subdivision code amendments
3. Creating a height restriction zoning overlay (focused on the Lake Washington shoreline and gradient land in its uplands)

Planning Commission Process

With direction offered by Council, the City's Planning Consultant and Development Services team will study each Opportunity for Zoning Reform to fully understand its ability to address development-related impacts. Planning Commission is expected to considerably engage the public through the Development Impacts Project, including hosting at least one Open House and potentially inviting panels of impacted residents and architects to contemplate approaches to resolving the Problem Statement with Planning Commission. The City's Development Services Committee will also be engaged in the project to offer the joint reactions of Medina's representative Planning Commission and Council.

Ordinance 1052: Bulk Standards Interim Official Control

Staff do not recommend repealing or amending Ordinance 1052 until such time as the Planning Commission is able to accept the direction of Council and contemplate an effective permanent solution to the Problem Statement.

Council Priorities

This proposal furthers Council Priorities 2, 3, 4, and 5.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Budget/Fiscal Impact: None

Recommendation: 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 Impacts Project and prepare a recommendation for Council's adoption.

City Manager Approval: 

Proposed Council Motion: 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 Impacts Project and prepare a recommendation for Council's adoption.

Time Estimate: 45 minutes



Development Impacts Project

Mahoney Planning, LLC
Kimberly Gunderson, Principal

April 27, 2026 City Council

Agenda

01 What is the Problem?

02 Real Medina Examples

03 Thematic Approaches to Solution

04 Policy Framework

05 Staff Recommendation

06 Next Steps









What is the Problem?

- Increasing trend of **massive, proximal homes** causing **impacts** to neighboring Medina residents
- Previously referred to as “bulk,” has been a contemplated manner to resolve for 20 years

Impacts to Neighbors:

- Reduced privacy (homes close to shared property lines, upper floors “looming” over outdoor living spaces or peering into interior spaces)
- Reduced property enjoyment
- Increased noise and light (considerable glazing, noisy nearby outdoor spaces)



Impacts to Developing Property Owners:

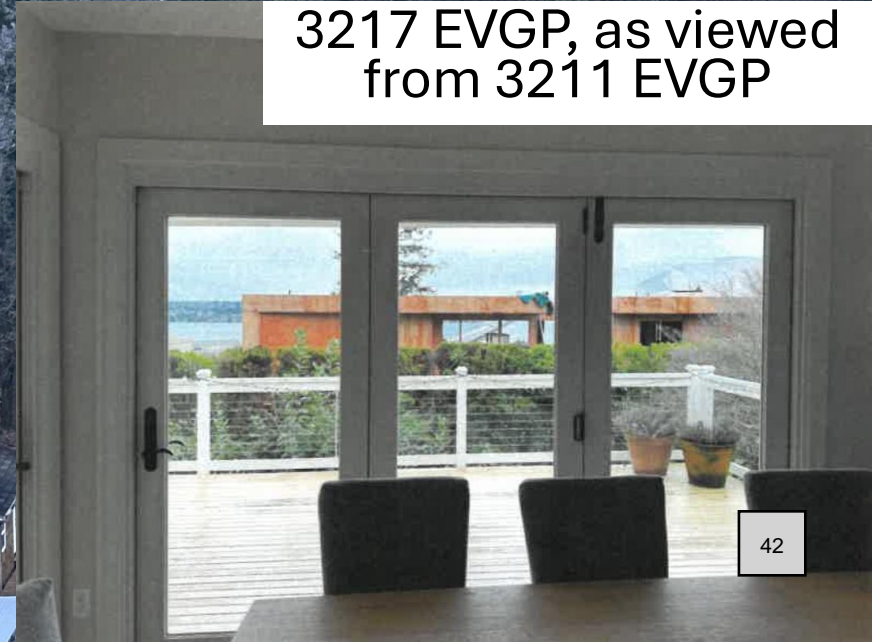
- Decreased buildability = loss in property value
- Decreased buildability = harder to build denser housing (state priority)

Real Medina Examples...

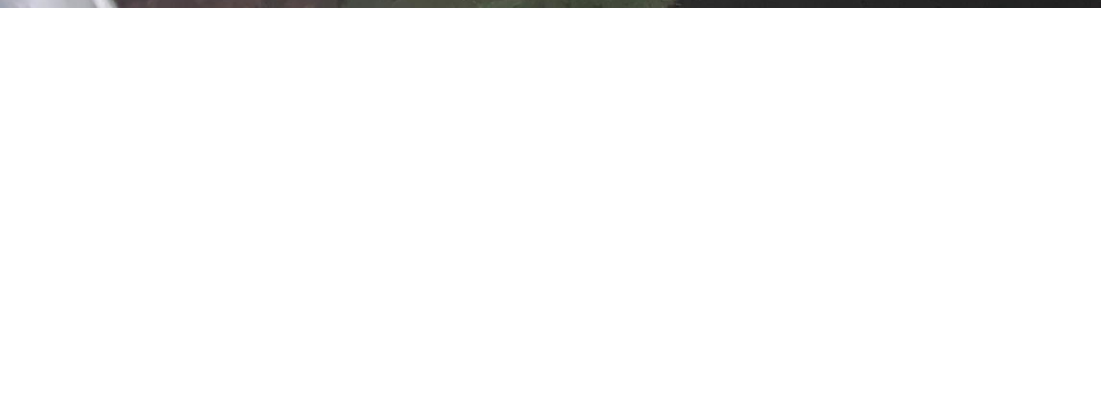
3217 EVGP



3217 EVGP, as viewed from 3211 EVGP



3263 EVGP, as viewed from
3257 EVGP





3263 EVGP, as viewed from
3257 EVGP

7816 NE 12th Street

2022



2025

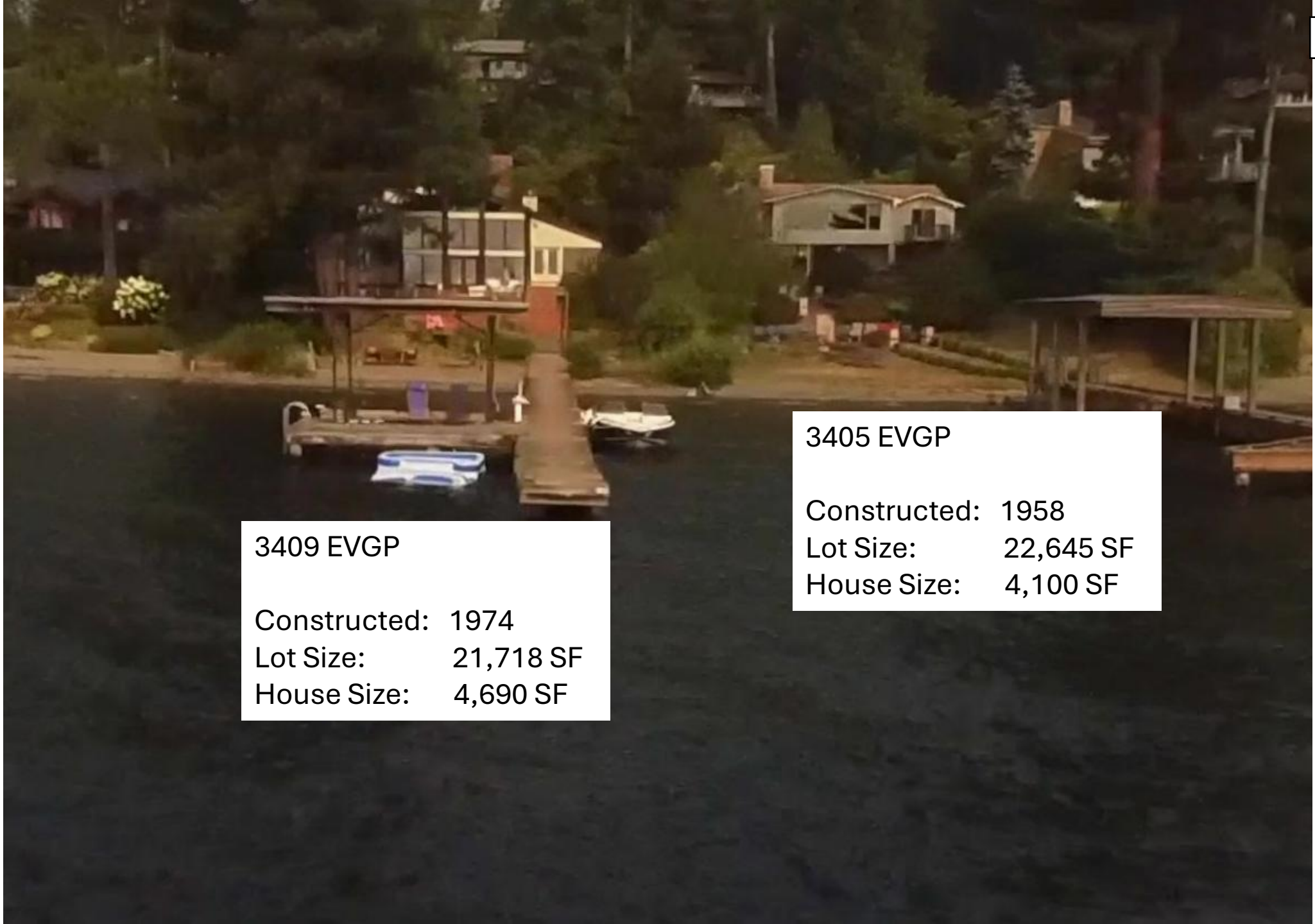
AGENDA ITEM 10.1



7816 NE 12th Street



AGENDA ITEM 10.1



3409 EVGP
Constructed: 1974
Lot Size: 21,718 SF
House Size: 4,690 SF

3405 EVGP
Constructed: 1958
Lot Size: 22,645 SF
House Size: 4,100 SF

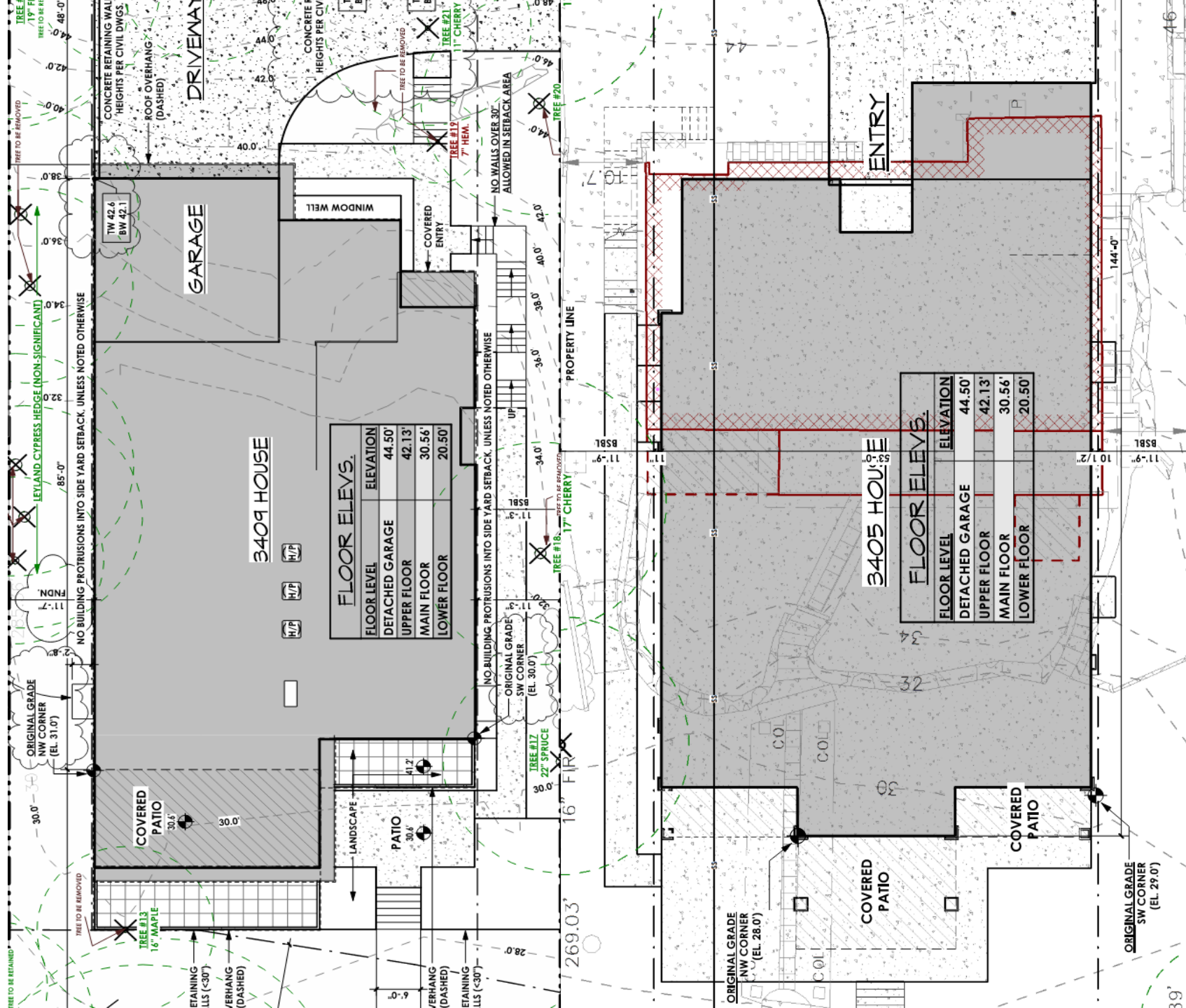
3409 EVGP

-9,698 SF
(0.47 FAR)

-Built to 11'-3"
side setback

-Built to
maximum
21% structural
cov. + 2%
bonus

-Built to
maximum
height allowed
of 25'



3409 AGENDA ITEM 10.1

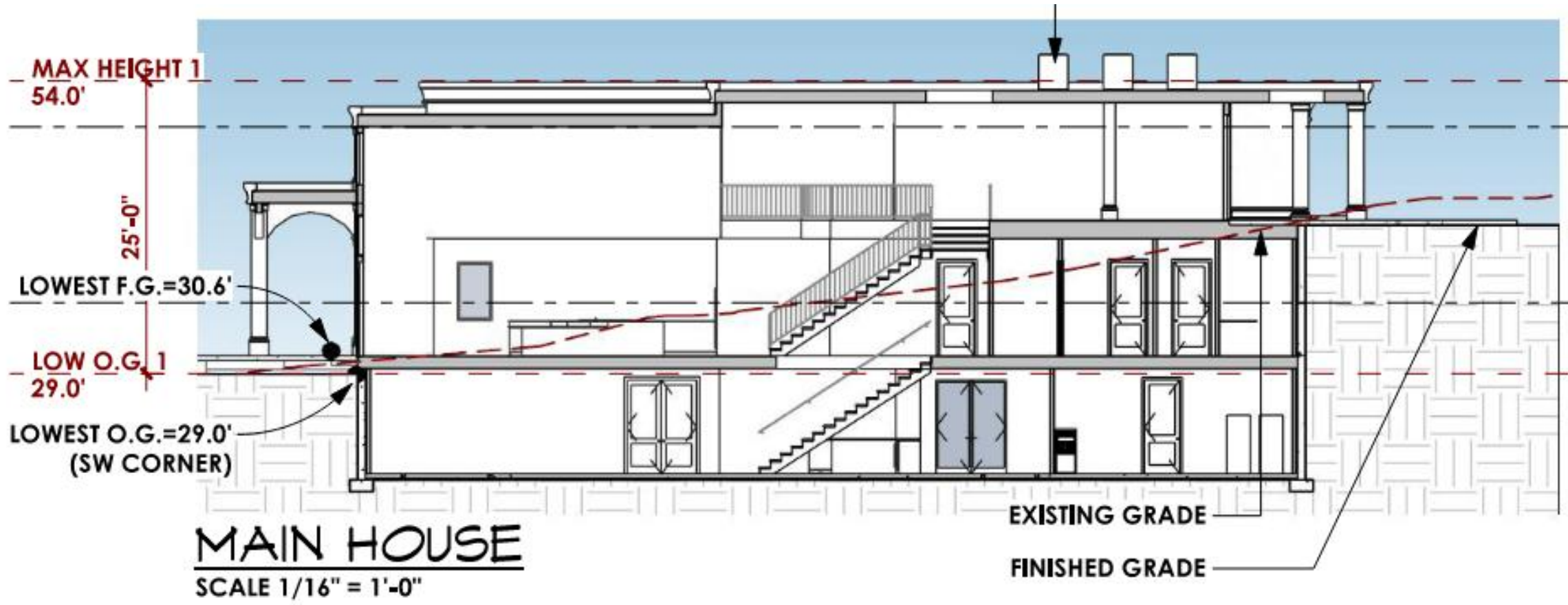
-10,385 SF
(0.46 FAR)

-Built to 11'-9"
side setback

-Built to
maximum
21% structural
cov. + 2%
bonus

-Built to
maximum
height allowed
of 25'

3405 EVGP (still in review, not approved)



Policy Framework

Development Impacts Project implements the goals, policies, and priorities of the City

Land Use and Housing Policies:

- **H-P1:** “Ensure new development is consistent with citywide goals and policies, including but not limited to sustainable site standards, landscaping and tree retention requirements, and diversity of housing options all while maintaining a quiet, safe, and livable city.”
- **LU-G1:** “To maintain Medina’s high-quality residential setting and character, while considering create housing solutions to accommodate community members of all socioeconomic groups.”
- **LU-G3:** “To maintain active community involvement and equitable engagement in land use policy and regulation.”

Council Priorities:

- **2:** Quality Infrastructure
- **3:** Efficient and Effective Government
- **4:** Public Safety and Health
- **5:** Neighborhood Character and Community Building

Staff Recommendation

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 Impacts Project and prepare a recommendation for Council's adoption.

Planning Commission Process:

- **Iterative workshopping with Planner** to study each Approach to Solution and quantify impacts
- Design **panel workshops** to interact with Planning Commission
 - Panels to include: 1) affected property owners; 2) architects/developers
- Host **Open House** to engage the general public
- Collaborate with **Development Services Committee**
- Present Planning Commission recommendation to Council for considered adoption

Next Steps

Questions or ideas from Council?

Recommended Motion:

“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 Impacts Project and prepare a recommendation for Council's adoption.”

Agenda item 10.2

No documents submitted for this item.



MEDINA, WASHINGTON

AGENDA BILL

Monday, April 27, 2026

<p>Subject/Topic: Sidewalk Sweeping Machine</p> <p>Dept. Origin: Public Works</p> <p>Category: City Business</p> <p>Prepared by: Ryan Osada</p> <p>Attachments: Stock Picture of Machine; rented sweeper picture</p>	<p>Proposed Council Action/Motion:</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input type="checkbox"/> Discuss</p> <p><input type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input checked="" type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Other:</p>
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Proposed Council Action: Approve

Summary: The Public Works Department has been working on sidewalk cleaning throughout the city using a rented walk-behind sweeper. However, the current sweeper is underpowered and not suited for heavy-duty sidewalk cleaning. To date, staff have approximately 434 hours of sweeping, which includes time spent moving the machine to and from the rental facility for repairs. Rental costs total approximately \$3,000 and sweeping is currently about 70% complete.

Sidewalk sweeping operations may occur twice a year. In order to improve efficiency, staff recommends purchasing a stand-on mini loader equipped with a heavy-duty hydraulic sweeper attachment. The estimated cost for a mini loader with sweeper attachment is \$42,000. To help offset this expense, Public Works will trade in or sell the older Kubota tractor, with an estimated value of approximately \$15,000.

Council Priorities

This proposal furthers Council Priorities 1, 2, 3, 4 and 5.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Budget/Fiscal Impact: \$27,000

Recommendation: Approve

City Manager Approval: 

Proposed Council Motions: I move 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.

Time Estimate: 10 min



