



CITY COUNCIL MINUTES

SPECIAL HYBRID MEETING – 2025 PLANNING SESSION

FEBRUARY 4, 2025

CALL TO ORDER & ROLL CALL

Mayor Salim Nice called the Special Hybrid Meeting (2025 City Council Planning Session) to order at 12:03 pm in the Slater Room Council Chambers at the Mercer Island Community & Event Center, 8236 SE 24th Street, Mercer Island, Washington.

Mayor Salim Nice, Deputy Mayor Dave Rosenbaum, and Councilmembers Lisa Anderl, Jake Jacobson, Craig Reynolds, Wendy Weiker, and Ted Weinberg (arrived at 12:19pm) attended in person.

PLEDGE OF ALLEGIANCE

The City Council delivered the Pledge of Allegiance.

AGENDA APPROVAL

It was moved by Rosenbaum; seconded by Jacobson to:

Approve the agenda as presented.

PASSED: 6-0

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

ABSENT: 1 (Weinberg)

PLANNING SESSION BUSINESS

AB 6604: Public Safety and Maintenance Facility Design Workshop

City Manager Jessi Bon presented information to the City Council about the history of City facilities. She spoke about long range facility planning that began in early 2023, the facilities on the City Hall campus that include City Hall and the Public Works building and yard, the emergency closure of City Hall in April 2023, and the permanent closure of City Hall in October 2023. She spoke about the facility condition assessment of the Public Works building that shows it is not suitable for current staff and operational needs.

City Manager Bon spoke about the displacement of staff from City Hall, working locations for staff that have been displaced, and how 80% of the workforce is on Island everyday spread throughout various City facilities. She spoke about the modular buildings that have been put on the City Hall campus for the Police Department and the relocation of the Municipal Court to the City of Newcastle City Hall.

City Manager Bon discussed the “pre-design” work for the Public Safety and Maintenance (PSM) Building including staff workshops, identifying key needs for the Police Department, Public Works Department, Emergency Operations Center, IT/GIS, and where shared spaces can be located in the building. She spoke about the building being built and designed as a risk category IV building, the highest risk category because the building needs to be operational in the event of an earthquake or other large emergency.

City Manager Bon spoke about the schematic design phase of the PSM building that has included tours of other public safety and maintenance buildings in the region, site visits and detailed analysis of existing City facilities, design meetings, and about the ongoing work with the design team. She discussed the timeline for City Council review and community engagement.

Consultant Aaron Young from Northwest Studio spoke about the site conditions and current facilities on both the City Hall and Public Works properties and discussed the five site and facility design strategies that have been applied in the design to create efficiencies in the building and on the site. He spoke about the organization of the site, the vehicular circulation for the public and staff, about building organization on each

floor by department, and how the spaces in the PSM would function for staff and the public.

Mr. Young presented the lower yard site plan and composition that will house an operations building and covered vehicle and equipment storage for Public Works. He spoke about the programmatic functions of the operations building that include the warehouse, maintenance bays, vehicle and equipment parking, oversized vehicle and equipment parking, the shop, and office space. Mr. Young presented the organization and site plan of the upper yard that will include a decant facility, raw materials storage, organics and waste, and a vehicle wash bay.

City Council asked questions of staff and consultants and provided feedback throughout the presentation.

Mr. Young spoke about the design questions that staff are looking for feedback on including:

- A. **Solar Power** – consider further study to assess a potential roof mounted solar power system to increase emergency resiliency, support future vehicle and equipment fleet electrification, and lower operational energy costs.
- B. **Rainwater harvesting** – consider use of harvesting rainwater for on-site storage and reuse at vehicle and equipment wash stations, wheel wash areas, and general site maintenance.
- C. **Potable water storage** – consider storing potable water on site to increase buildings emergency resiliency. A rooftop storage tank would enable gravity-fed water distribution for the facility during emergencies that affect the Island’s water supply.
- D. **Structural systems for buildings and weather coverings** – there are three primary structural systems available for consideration Mass Timber, Steel, and Concrete (cast-in-place or precast).
- E. **Expanding the Upper Yard** – consider if the Covered Vehicle and Equipment Storage structure should be designed as a load-bearing deck to enable the use of the structures roof for material lay-down and vehicular access.
- F. **PSM Building Roof Extents** – consider the extent the roof of the PSM building is used to create covered parking. Covered parking could be limited to essential functions related to MIPD vehicles only as a potential cost saving measure.
- G. **PSM Building parking garage** – consider moving staff parking underneath the footprint of the PSM Building by raising the PSM Building to include a one-story at grade parking structure.

City Council discussed the questions and provided feedback.

City Manager Bon spoke about the preliminary cost estimate for the PSM facility of \$105 to \$110 million, which includes construction costs, soft costs, an escalation faction, and state and local sales tax.

City Council was in recess from 3:01 pm – 3:13 pm.

AB 6605: Update on Water Supply Line Project Update

Chief of Operations Jason Kintner provided an update on the water supply line project. He spoke about the water emergencies in 2023 and 2024 and the work that has ensued to evaluate and develop near- and long-term opportunities to improve the water system reliability and reduce risk of future water supply emergencies on Mercer Island.

He provided an overview of the location of the water supply line to the City of Mercer Island from Seattle Public Utilities, the proposed new location of the water supply line, and the options for long term water service to Shorewood Apartments that include the staff recommendation to connect Shorewood via two new pipes and master meters. Chief of Operations Kintner spoke about why an alternative delivery method of Heavy Civil GC/CM was selected for this project, the benefits of using this alternative delivery method, and next steps for the project.

City Council asked questions and provided feedback to staff.

AB 6606: 2024 Community Member of the Year

City Clerk Andrea Larson presented the process for selection of the 2024 Community Member of the Year.

Mayor Nice asked for nominations. Mayor Nice nominated Elwood Howse. Deputy Mayor Rosenbaum nominated Jennifer Goodrich.

City Clerk Larson sent email ballots to the City Council. The ballot results were:

- Anderl – Howse
- Jacobson – Abstain
- Nice – Howse
- Reynolds – Goodrich
- Rosenbaum – Goodrich
- Weiker – Goodrich
- Weinberg – Goodrich

It was moved by Rosenbaum; seconded by Weinberg to:


Select Jennifer Goodrich as the 2024 Community Member of the Year.

PASSED: 7-0

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

ADJOURNMENT

The Special Hybrid Meeting – Planning Session adjourned at 4:01 pm.



Salim Nice
Salim Nice, Mayor

Attest:



Andrea Larson, City Clerk