



CITY OF MERCER ISLAND

CITY COUNCIL REGULAR HYBRID MEETING

Tuesday, October 21, 2025 at 5:00 PM

Mayor Salim Nice, Deputy Mayor David Rosenbaum,
Councilmembers: Lisa Anderl, Daniel Becker,
Craig Reynolds, Wendy Weiker, and Ted Weinberg

MICEC – Slater Room Council Chambers and via Zoom
8236 SE 24th Street | Mercer Island, WA 98040
206.275.7793 | www.mercerisland.gov

We strive to create an inclusive and accessible experience. Those requiring accommodation for meetings should notify the City Clerk's Office three days prior to the meeting at 206.275.7793 or by emailing cityclerk@mercerisland.gov.

The hybrid meeting will be live streamed on the City Council's [YouTube Channel](#).

Individuals wishing to speak live during Appearances (public comment period) or the Public Hearing must register with the City Clerk at 206.275.7793 or cityclerk@mercerisland.gov before 4 PM on the day of the Council meeting. Each speaker will be allowed to speak for three (3) minutes. A timer will be visible to online to speakers, City Council, and meeting participants.

Written comments may be sent to the City Council at council@mercerisland.gov.

Join the meeting at 5:00 PM (Appearances and the Public Hearing will start sometime after 5:00 PM) by:

- **Telephone:** Call 253.215.8782 and enter Webinar ID 875 1979 8536 and Password 730224
- **Zoom:** Click this [link](#) (Webinar ID 875 1979 8536; Password 730224)
- **In Person:** Mercer Island Community & Event Center – Slater Room Council Chambers (8236 SE 24th Street, Mercer Island, WA 98040)

MEETING AGENDA

CALL TO ORDER & ROLL CALL, 5:00 PM

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

CITY MANAGER REPORT

APPEARANCES

(This is the opportunity for anyone to speak to the City Council on any item, except items before the City Council requiring a public hearing, any quasi-judicial matters, or campaign-related matters)

CONSENT AGENDA

1. AB 6788: September 26, 2025, October 3, 2025, and October 10, 2025 Payroll Certifications

Recommended Action: Approve the September 26, 2025 Payroll Certification for \$3,174.19, the October 3, 2025 Payroll Certification for \$500, and the October 10, 2025 Payroll Certifications for \$989,199.44 and authorize the Mayor to sign the certification on behalf of the entire City Council.

2. AB 6789: Certification for Claims Paid September 16, 2025 through September 30, 2025

Recommended Action: Approve the September 16, 2025 through September 30, 2025 Accounts Payable Certification of Claims in the amount of \$649,850.87 and authorize the Mayor to sign the certification on behalf of the entire City Council.

3. City Council Regular Hybrid Meeting Minutes of October 7, 2025

Recommended Action: Approve the City Council Regular Hybrid Meeting Minutes of October 7, 2025.

4. AB 6792: 2026 Aerial Mapping Project Interlocal Agreement

Recommended Action: Authorize the City Manager to execute the interlocal agreement with eCityGov Alliance and other area jurisdictions for the 2026 Aerial Mapping Project substantially in the form attached as Exhibit 1, and to execute any future amendment that does not substantively modify the interlocal agreement.

REGULAR BUSINESS

5. AB 6796: Sound Cities Association Voting Delegate for the Annual Meeting

Recommended Action: Appoint Councilmember _____ as the voting delegate at the Sound Cities Association Annual Meeting on December 3, 2025.

6. AB 6790: 2025-2026 Capital Improvement Program Update

Recommended Action: Receive report and discuss projects underway or completed.

7. AB 6795: Water Supply Pipeline Project Update

Recommended Action: Receive project update. No action required.

OTHER BUSINESS

8. Planning Schedule

9. Councilmember Absences & Reports

ADJOURNMENT

City Manager's Report

Tuesday, October 21, 2025





Council Board and Commission Updates



Hybrid Meetings

- Upcoming Hybrid City Council Meeting
 - Regular Hybrid Meeting - Tuesday, November 4 at 5:00 p.m.
- Hybrid Boards and Commissions Meetings (All Meetings on Zoom)
 - Planning Commission – Wed. Oct. 22 at 6:00 p.m.
 - Utility Board - Tues. Oct. 28 at 5:00 p.m.

Visit www.mercerisland.gov/meetings for more information.



City Updates



First Hill Playground Replacement

- Progress continues at First Hill Park, where the City is removing aging play equipment and replacing it with a new climbing structure, swings, and free-standing play features.
- R&R Construction is preparing to install the new timber border and concrete curb for the renovated play area.
- Over the next few weeks, the curb will be poured and the timber border assembled. The new play equipment has been delivered and will be installed in November.
- You can follow this and other playground improvements funded through the Parks Levy at mercerisland.gov/playgroundreplacements.

Item 1.



Clarke & Groveland Joint Infrastructure Plan

- Reminder!
- Community members are invited to review three new design concepts for Clarke and Groveland Beach Parks and share feedback through a Let's Talk survey.
- Questions? Look for our staff booth at the Town Center Trick-or-Treat on Friday, October 31. You can speak with staff and learn more about the design concepts.
- The survey is open through November 3, 2025.

letstalk.mercergov.org/



YFS Youth Belongs

- At the first Youth Belongs meeting of the school year, YFS, MISD, and MIPD discussed current youth behavior trends, including the growing use of oral nicotine pouches such as Zyn.
- MISD staff have found these products on school grounds, particularly near athletic fields.
- In response, YFS created educational materials for parents, coaches, and students about the risks of nicotine use and available support options.
- Learn more at mihealthyyouth.com/nicotine-pouch



Upcoming Events



Fall Recycling Event

- The City's Fall Recycling Event will take place on Saturday, October 25, from 9:00 a.m. to 3:00 p.m. at the Mercer Island Boat Launch.
- Residents can safely recycle a wide range of household items, including electronics, appliances, scrap metal, and mattresses, with small fees applying to select items.
- The event also supports the Mercer Island Youth and Family Services Food Security Program, which will be onsite accepting monetary and gift card donations.
- This popular community event is made possible through funding from the WA Department of Ecology, King County Solid Waste Division, and other regional partners.

Item 1.



Town Center Trick-or-Treating

- Town Center Trick-or-Treating is right around the corner! Join us on Halloween, October 31, from 3:30-5:30 PM.
- Check out www.mercerisland.gov/halloween for a growing list of participating businesses and trick or treat map.
- Did somebody say **candy tractor**? Be on the lookout for friendly faces from the Recreation, Right-of-Way, Police, and Youth and Family Services teams- all gearing up to bring the fun Halloween spirit to downtown!
- City staff are excited to bring the community together for one central Halloween celebration, designed to offer a safe, festive, and memorable experience for families.



Some Good News



Welcome, Officer Font!

- MIPD's newest officer, Chase Font, graduated from the Basic Law Enforcement Academy (BLEA) class #920 last week.
- He is now beginning his post-BLEA and MIPD field training with senior officers.
- Be sure to say hello if you see him on Patrol around the Island!



Thank you!



Log #	AB No.	Received From	Question	Staff Response
1	6790	Weinberg	What is the approximate ratio of feet of water pipe proactively replaced in 2025 (including both the water main replacements and the AC pipe replacements) to the feet of water pipe replaced due to a water main break in 2025?	The 2024 Water System Improvement Project replaced over 6,300 LF of water mains. The 2024 AC main project replaced over 5,200 LF of water main. Both projects were constructed in 2025. There is a 2025 AC main replacement project in final design (bid expected later this year) where 6,160 LF of water main will be replaced. By comparison, the emergency repair recently completed on East Mercer Way replaced approximately 250 LF. While significantly less LF, it should be noted that most main breaks require “band repairs.” Catastrophic failures require pipe replacement, but it is usually much smaller in length – usually 10-25’ in length. To date, the City has responded to 15 water main breaks in 2025, of which 6 were on AC pipe.
2	6795	Weinberg	Will the new water main between E Mercer Way and the top of Gallagher Hill Road need to have periodic manholes? I presume the engineers are factoring in their design how manhole covers can get slippery in the rain, especially for bicycles, motorcycles, and wheelchairs. I’m also curious as to whether it’s best practice to run the new water main following the centerline of the road, the centerline of one of the two lanes, the new uphill-direction bike lane, or none of the above. I presume, as pipe segments are long and straight while the road is curved, the pipe wouldn’t follow the curve of the road precisely.	Water mains do not have manholes as the lines are pressurized. The design does include other water system components such as valves and pressure reducing valves. The specific location and number of these is determined by the engineering team, however, consideration for placement within the line of travel for all modes of transportation is a factor in the design process. Placement and location of the main includes a number of factors such as size of pipe, length of run, available ROW, topography and impacts of other utilities. This project includes not only the water supply line installation, but also replacement of an existing AC water main. The ROW is congested with many other competing utilities and WSDOT ROW and features. The water pipes are being designed to fit within the available space without the acquisition of easements or additional ROW.



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6788
October 21, 2025
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6788: September 26, 2025, October 3, 2025, and October 10, 2025 Payroll Certifications	☐ Discussion Only ☒ Action Needed: ☒ Motion ☐ Ordinance ☐ Resolution
RECOMMENDED ACTION:	Approve the September 26, 2025 Payroll Certification for \$3,174.19, the October 3, 2025 Payroll Certification for \$500, and the October 10, 2025 Payroll Certification for \$989,199.44.	

DEPARTMENT:	Administrative Services
STAFF:	Ali Spietz, Chief of Administration Nicole Vannatter, Human Resources Manager
COUNCIL LIAISON:	n/a
EXHIBITS:	1. September 26, 2025 Payroll Certification 2. October 3, 2025 Payroll Certification 3. October 10, 2025 Payroll Certification 4. FTE/LTE Counts as of September 30, 2025
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

This agenda bill is to approve the City of Mercer Island special payroll certifications on September 26, 2025 for \$3,174.19 (see Exhibit 1) and October 3, 2025 for \$500 (see Exhibit 2) and the regular October 10, 2025 payroll certification for the period from September 16, 2025 through September 30, 2025 in the amount of \$989,199.44 (see Exhibit 3)

BACKGROUND

[RCW 42.24.080](#) requires that all claims presented against the City by performing labor must be certified by the appropriate official to ensure that the labor was performed as described, and that the claims are just, due, and unpaid obligations against the City, before payment can be made. [RCW 42.24.180](#) allows the payment of claims to occur prior to City Council approval to expedite processing of the payment of claims, provided, however, that review and approval of the claims' documentation occurs at the next regularly scheduled public meeting. The Payroll Certification details the total payment to employees for labor performed and benefits payments made for each payroll. The City is on a semi-monthly payroll schedule with payments on the 10th and 25th of each month.

ISSUE/DISCUSSION

SEPTEMBER 26, 2025 PAYROLL

A special payroll was processed on September 26, 2025, to correct holiday pay for members of the Police Department who worked on Labor Day. During recent updates to pay codes in ADP (the City's payroll software), holiday hours worked were entered incorrectly. This error prevented the system from applying the correct holiday pay multiplier, resulting in underpayment for seven officers who worked the holiday. The special payroll was necessary to ensure those employees received the additional pay owed for holiday hours worked.

OCTOBER 3, 2025 PAYROLL

A special payroll was run on October 3, 2025 for \$500 for a paycheck advance. The City has a program that allows employees that have a need to request early payment of earned salary. The department director's approval is required to ensure that the request is appropriate, and the privilege of early payment is not abused. Each employee is limited to no more than three early paycheck requests per year.

OCTOBER 10, 2025 PAYROLL

The October 10, 2025 payroll covers the period from September 16, 2025 through September 30, 2025. Each payroll varies depending on several factors (i.e., number of employees, pay changes, leave cash outs, overtime, etc.). In addition to regular pay for employees, this payroll has variations that are outlined below.

Additional payments:

Description	Amount
Leave cash outs for current employees	\$1,867.52
Leave cash outs for terminated employees	\$1,833.45
Service and recognition awards	\$1,925.00
Overtime earnings (see chart for overtime hours by department).	\$25,788.81
Total	\$31,414.78

Overtime hours by department:

Department	Hours
Administrative Services	
City Attorney's Office	
City Manager's Office	
Community Planning & Development	
Finance	
Municipal Court	
Police	186.25
Public Works	100.00
Thrift Shop	2.00
Youth & Family Services	
Total Overtime Hours	288.25

NEXT STEPS

FTE/LTE COUNTS

The table in Exhibit 4 shows the budgeted versus actual counts for Full Time Equivalents (FTEs) and Limited Term Equivalents (LTEs) for the current payroll. Casual labor employees (temporary and seasonal) are not included in the counts.

Casual Labor

In addition to FTE and LTE employees, the City utilizes casual labor to address workload needs that exceed the capacity or expertise of the City's regular staff and that are time limited or seasonal. Casual labor is used primarily to address seasonal workload needs and short-term workload issues created by special projects or position vacancies. Compared to an LTE position, a casual labor position has limited benefits and is filled for a shorter period (1-3 months, 6 months, or 9 months). The departments/divisions that utilize casual labor the most are Parks Maintenance, Recreation, Public Works, and the Thrift Store.

RECOMMENDED ACTION

Approve the September 26, 2025 Payroll Certification for \$3,174.19, the October 3, 2025 Payroll Certification for \$500, and the October 10, 2025 Payroll Certifications for \$989,199.44 and authorize the Mayor to sign the certification on behalf of the entire City Council.

CITY OF MERCER ISLAND PAYROLL CERTIFICATION

Item 3.

PAYROLL PERIOD ENDING

09.15.2025

PAYROLL DATED

09.26.2025

Net Cash	\$	2,545.76
Net Voids/Manuals		
Net Total	\$	2,545.76
Federal Tax Deposit	\$	110.17
Social Security and Medicare Taxes	\$	242.82
State Tax (California & Oregon)		
State Tax (California)		
Family/Medical Leave Tax (California & Oregon)		
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees' Retirement System (PERS Plan 2)		
Public Employees' Retirement System (PERS Plan 3)		
Public Employees' Retirement System (PERSJM)		
Public Safety Employees' Retirement System (PSERS)	\$	-
Law Enforcement Officers' & Fire Fighters' Retirement System (LEOFF Plan2)	\$	270.76
Regence & LEOFF Trust Medical Insurance Deductions		
Domestic Partner Medical Insurance Deductions		
Kaiser Medical Insurance Deductions		
Health Care - Flexible Spending Account Contributions		
Dependent Care - Flexible Spending Account Contributions		
ICMA Roth IRA Contributions		
ICMA 457 Deferred Compensation Contributions		
ICMA 401K Deferred Compensation Contributions	\$	-
Garnishments (Chapter 13)		
Tax Wage Garnishment	\$	-
Child Support Wage Garnishment		
Mercer Island Employee Association Dues		
AFSCME Union Dues		
Police Union Dues		
Standard - Supplemental Life Insurance		
Unum - Long Term Care Insurance		
AFLAC - Supplemental Insurance Plans		
Coffee Club Dues	\$	-
Transportation - Flexible Spending Account Contributions		
Miscellaneous		
Oregon Transit Tax and Oregon Benefit Tax		
Fire HRA-VEBA Contributions	\$	-
Washington Long Term Care	\$	4.68
Tax & Benefit Obligations Total	\$	628.43

TOTAL GROSS PAYROLL	\$	3,174.19
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I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

CITY OF MERCER ISLAND PAYROLL CERTIFICATION

Item 3.

PAYROLL PERIOD ENDING **09.30.2025**
PAYROLL DATED **10.03.2025**

Net Cash	\$	458.85
Net Voids/Manuals		
Net Total	\$	458.85
Federal Tax Deposit	\$	-
Social Security and Medicare Taxes	\$	38.25
State Tax (California & Oregon)		
State Tax (California)		
Family/Medical Leave Tax (California & Oregon)		
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees' Retirement System (PERS Plan 2)		
Public Employees' Retirement System (PERS Plan 3)		
Public Employees' Retirement System (PERSJM)		
Public Safety Employees' Retirement System (PSERS)		
Law Enforcement Officers' & Fire Fighters' Retirement System (LEOFF Plan2)		
Regence & LEOFF Trust Medical Insurance Deductions		
Domestic Partner Medical Insurance Deductions		
Kaiser Medical Insurance Deductions		
Health Care - Flexible Spending Account Contributions		
Dependent Care - Flexible Spending Account Contributions		
ICMA Roth IRA Contributions		
ICMA 457 Deferred Compensation Contributions		
ICMA 401K Deferred Compensation Contributions		
Garnishments (Chapter 13)		
Tax Wage Garnishment		
Child Support Wage Garnishment		
Mercer Island Employee Association Dues		
AFSCME Union Dues		
Police Union Dues		
Standard - Supplemental Life Insurance		
Unum - Long Term Care Insurance		
AFLAC - Supplemental Insurance Plans		
Transportation - Flexible Spending Account Contributions		
Miscellaneous		
Oregon Transit Tax and Oregon Benefit Tax		
Washington Long Term Care	\$	2.90
Tax & Benefit Obligations Total	\$	41.15
TOTAL GROSS PAYROLL	\$	500.00

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



 Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

CITY OF MERCER ISLAND PAYROLL CERTIFICATION

Item 3.

PAYROLL PERIOD ENDING **09.30.2025**
PAYROLL DATED **10.10.2025**

Net Cash	\$	677,121.77
Net Voids/Manuals		
Net Total	\$	677,121.77
Federal Tax Deposit	\$	110,160.61
Social Security and Medicare Taxes	\$	72,187.96
State Tax (California & Oregon)	\$	694.29
State Tax (California)	\$	17.42
Family/Medical Leave Tax (California & Oregon)	\$	55.86
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees' Retirement System (PERS Plan 2)	\$	32,187.46
Public Employees' Retirement System (PERS Plan 3)	\$	10,629.93
Public Employees' Retirement System (PERSJM)	\$	596.69
Public Safety Employees' Retirement System (PSERS)	\$	-
Law Enforcement Officers' & Fire Fighters' Retirement System (LEOFF Plan2)	\$	17,851.36
Regence & LEOFF Trust Medical Insurance Deductions	\$	13,446.25
Domestic Partner Medical Insurance Deductions	\$	2,091.91
Kaiser Medical Insurance Deductions	\$	1,307.32
Health Care - Flexible Spending Account Contributions	\$	1,944.82
Dependent Care - Flexible Spending Account Contributions	\$	922.61
ICMA Roth IRA Contributions	\$	568.77
ICMA 457 Deferred Compensation Contributions	\$	41,649.10
ICMA 401K Deferred Compensation Contributions	\$	-
Garnishments (Chapter 13)	\$	1,072.03
Tax Wage Garnishment	\$	-
Child Support Wage Garnishment	\$	867.72
Mercer Island Employee Association Dues	\$	257.50
AFSCME Union Dues		
Police Union Dues		
Standard - Supplemental Life Insurance		
Unum - Long Term Care Insurance	\$	176.90
AFLAC - Supplemental Insurance Plans	\$	238.52
Transportation - Flexible Spending Account Contributions	\$	115.00
Miscellaneous		
Oregon Transit Tax and Oregon Benefit Tax	\$	8.63
Washington Long Term Care	\$	3,029.01
Tax & Benefit Obligations Total	\$	312,077.67

TOTAL GROSS PAYROLL	\$	989,199.44
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I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



 Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

FTE AND LTE COUNTS AS OF 9/30/2025

Full Time Equivalents (FTEs)	2025 Budgeted	2025 Actual
Administrative Services	14.50	14.50
City Attorney's Office	2.00	2.00
City Manager's Office	3.00	3.00
Community Planning & Development	17.00	17.00
Finance	9.00	9.00
Municipal Court	3.10	3.10
Police	37.50	35.50
Public Works	64.00	63.00
Recreation	10.25	8.25
Youth & Family Services	11.93	11.93
Thrift Shop	3.00	3.00
Total FTEs	175.28	170.28
Limited Term Equivalents (LTEs)	2025 Budgeted	2025 Actual
Administrative Services	1.00	1.00
City Manager's Office	1.00	2.00
Community Planning & Development	2.00	2.00
Public Works	4.75	3.75
Youth & Family Services	2.83	1.83
Thrift Shop	6.50	7.90
Total LTEs	18.08	18.48
Total FTEs & LTEs	193.36	188.77

FTE Vacancies:

- 1.0 CIP Project Manager
- 2.0 Police Officer
- 1.0 Recreation Facility Supervisor



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6789
October 21, 2025
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6789: Certification for Claims Paid September 16, 2025 through September 30, 2025	☐ Discussion Only ☒ Action Needed: ☒ Motion ☐ Ordinance ☐ Resolution
RECOMMENDED ACTION:	Approve the Accounts Payable Certification for Claims paid September 16, 2025 through September 30, 2025 in the amount of \$649,850.87.	

DEPARTMENT:	Finance
STAFF:	Matt Mornick, Finance Director LaJuan Tuttle, Deputy Finance Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Certification for Claims Paid September 16 - 30, 2025
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to approve the September 16, 2025 through September 30, 2025 Accounts Payable Certification of Claims in the amount of \$649,850.87 (see Exhibit 1).

BACKGROUND

Claims refer to all external payments that are made to satisfy the obligations of the City, regardless of how payments are processed (e.g., through warrants, checks, electronic funds transfers, etc.). [RCW 42.24.080](#) requires that all claims presented against the City must be certified by the appropriate official to ensure that the claims are just, true, and unpaid obligations against the City, before payment can be made.

[RCW 42.24.180](#) allows the payment of claims to occur prior to City Council approval to expedite processing of the payment of claims, provided, however, that review and approval of the claims' documentation occurs at the next regularly scheduled public meeting.

ISSUE/DISCUSSION

The Accounts Payable Certification of Claims (see Exhibit 1) includes a table that summarizes the claims paid September 16, 2025 through September 30, 2025:

The table combines printed checks and electronic payments. The disbursement method is identified by the Method code in the first column of the table:

- **Check Register** – printed accounts payable checks.
- **Direct Disbursement** – wire transfers. Note that “check” numbers are two digits to easily identify them as distinct from printed checks.
- **Electronic Funds Transfer** - EFT/ACH payments. “Check” numbers started at 5000 for this payment type.

RECOMMENDED ACTION

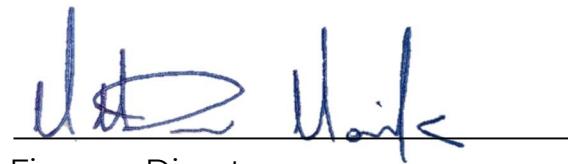
Approve the September 16, 2025 through September 30, 2025 Accounts Payable Certification of Claims in the amount of \$649,850.87 and authorize the Mayor to sign the certification on behalf of the entire City Council.



City of Mercer Island

Certification of Claims

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

Date	Method	Checks	Warrant	Total Amount
09/19/25	Check Register	224756-224803	091925	\$126,799.15
09/19/25	Electronic Funds Transfer	5006	EFT 0919	\$1,125.00
09/26/25	Check Register	224804-224908	092625	\$456,624.63
09/26/25	Check Register	224909	092625b	\$16,483.44
09/26/25	Electronic Funds Transfer	5007-5010	EFT 0926	\$48,818.65
GRAND TOTAL:				\$649,850.87



CITY COUNCIL MINUTES REGULAR HYBRID MEETING OCTOBER 7, 2025

Item 5.

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 24th Street, Mercer Island, Washington.

Mayor Salim Nice, Deputy Mayor Dave Rosenbaum, and Councilmembers Lisa Anderl, Daniel Becker, Craig Reynolds, and Ted Weinberg attended in person. Councilmember Wendy Weiker was absent.

PLEDGE OF ALLEGIANCE

The City Council delivered the Pledge of Allegiance.

AGENDA APPROVAL

It was moved by Rosenbaum; seconded by Becker to:

Approve the agenda as presented.

PASSED: 6-0

FOR: 6 (Anderl, Becker, Nice, Rosenbaum, Reynolds, and Weinberg)

ABSENT: 1 (Weiker)

SPECIAL BUSINESS

AB 6781: Mercer Island Community Fund Recognition

Recreation Supervisor Katie Herzog spoke about the sponsorship contributions from the Mercer Island Community Fund over the past five years to support Mostly Music in the Park, Summer Celebration, Shakespeare in the Park, Illuminate MI, Leap for Green, Community Coffee, and many more.

She thanked the Mercer Island Community Fund for their leadership, partnership, and dedication to the Mercer Island Community.

Mayor Nice read Resolution No. 1683 into the record. City Councilmembers thanked the Community Fund for their contributions over the years.

It was moved by Weinberg; seconded by Anderl to:

Approve Resolution No. 1683 recognizing the Mercer Island Community Fund's contributions to the Recreation Division and the City of Mercer Island.

PASSED: 6-0

FOR: 6 (Anderl, Becker, Nice, Rosenbaum, Reynolds, and Weinberg)

ABSENT: 1 (Weiker)

CITY MANAGER REPORT

City Manager Jessi Bon reported on the following items:

- **Council, Boards & Commission Meetings:**
 - City Council Meeting on Tuesday, October 21 at 5:00 pm
 - Planning Commission Special Meeting on Wednesday, October 8 at 6:00 pm
 - Arts Council Meeting on Wednesday, October 15 at 5:30 pm
 - Open Space Conservancy Trust on Thursday, October 16 at 5:00 pm

- Parks & Recreation Commission Special Meeting on Monday, October 20 at 5:00 pm
- **City Updates:**
 - E-motorcycle Collaboration – Staff recently attended a City Stakeholder Group meeting hosted by the Association of Washington Cities to discuss e-motorcycles with attendees from 11 cities in the region.
 - Clarke & Groveland Beach Parks Joint Infrastructure Plan – Three design concepts for both Clarke and Groveland Beach Parks have been designed and the community is invited to review the concepts and then complete a survey for one or both parks on Let's Talk.
 - Traffic Signal Update – Sound Transit's contractor has successfully turned on the new traffic signal at SE 27th Street and 80th Avenue SE. This traffic signal was installed as part of the East Link mitigation, to improve vehicle and pedestrian mobility near the new light rail station.
 - Mid-Autum Festival – On Sunday the Mercer Island Chinese Association partnered with the City to bring the Mid-Autum Festival to MICEC last Sunday. There were approximately 1,000 people in attendance.
- **Upcoming Events:**
 - Coffee with a Cop: October 18 from 9 – 11am at the Southend Starbucks
 - Arbor Day: October 25 from 10 am – 1pm at Clarke Beach Park
 - Fall Recycling Event: October 25 from 9:00 am – 3:00 pm at the Mercer Island Boat Launch
 - Town Center Trick-or-Treating: October 31 from 3:30 – 5:30 pm in the Town Center
- **News:**
 - WSDOT finished the I-90 Expansion joint replacement on October 4.
 - Roanoke Park Open for Play! The City Council and Parks & Recreation Commission celebrated the reopening of Roanoke Park Playground on October 7.

APPEARANCES

Addie Smith spoke about being a hate crime survivor.

Paul Quinn (Sammamish) spoke about garbage and recycling rates.

Sue Stewart (Mercer Island) spoke on behalf of Friends of Luther Burbank Park in opposition to a shell house at Caulkins Point in Luther Burbank Park and noted that Friends of Luther Burbank Park do support the addition of a shell house at Clarke Beach Park.

Evan Lawler (Bainbridge Island) spoke about the fee in lieu program for affordable housing.

CONSENT AGENDA

AB 6782: September 25, 2025 Payroll Certification

Recommended Action: Approve the September 25, 2025 Payroll Certification in the amount of \$969,041.71 and authorize the Mayor to sign the certification on behalf of the entire City Council.

AB 6783: Certification for Claims Paid August 31, 2025 through September 15, 2025

Recommended Action: Approve the August 31, 2025 through September 15, 2025 Accounts Payable Certification of Claims in the amount of \$3,312,879.91 and authorize the Mayor to sign the certification on behalf of the entire City Council.

City Council Regular Hybrid Meeting Minutes of September 16, 2025.

Recommended Action: Approve the City Council Regular Hybrid Meeting Minutes of September 16, 2025.

AB 6784: Domestic Violence Awareness Month, Proclamation No. 372

Recommended Actions: Approve Proclamation No. 372 proclaiming October 2025 as Domestic Violence Awareness Month on Mercer Island.

AB 6785: Arbor Day, Proclamation No. 373

Recommended Action: Approve Proclamation No. 373 proclaiming the fourth Saturday in October as Arbor Day in the City of Mercer Island.

AB 6773: Luther Burbank Boiler Building Phase 1 Project Closeout

Recommended Action: Accept the completed project and authorize staff to close it out.

AB 6786: Indigenous Peoples' Day, Proclamation No. 374

Recommended Action: Approve Proclamation No. 374 proclaiming October 13, 2025 as Indigenous Peoples' Day on Mercer Island.

AB 6769: 2025 Work Plan Update

Recommended Action: Receive report. No action necessary.

AB 6787: City Manager Annual Performance Review

Recommended Action: Accept City Manager's annual performance review for June 2024 through May 2025.

It was moved by Anderl; seconded by Reynolds to:

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

PASSED: 6-0

FOR: 6 (Anderl, Becker, Nice, Rosenbaum, Reynolds, and Weinberg)

ABSENT: 1 (Weiker)

REGULAR BUSINESS**AB 6778: Naming the Pickleball Courts at Luther Burbank Park as the "Jake Jacobson Pickleball Courts"**

Mayor Nice spoke about renaming the pickleball courts at Luther Burbank Park as the "Jake Jacobson Pickleball Courts" in memorial of Councilmember Jake Jacobson who passed away in March 2025.

City Council discussed Councilmember Jacobson's contributions to the community and the merits of the memorial.

It was moved by Anderl; seconded by Rosenbaum to:

Adopt Resolution No. 1682 acknowledging and commending Jake Jacobson's service to the Mercer Island community by naming the pickleball courts at Luther Burbank Park as the "Jake Jacobson Pickleball Courts."

PASSED: 6-0

FOR: 6 (Anderl, Becker, Nice, Rosenbaum, Reynolds, and Weinberg)

ABSENT: 1 (Weiker)

AB 6775: Briefing on Fee in Lieu of Work for Town Center Affordable Housing

CPD Director Jeff Thomas introduced CPD Deputy Director Alison Van Gorp who presented the background on the fee in lieu work for Town Center affordable housing. She discussed the preliminary nexus study that was conducted to evaluate the connection between new market rate housing development and the need for affordable housing.

CPD Deputy Director Van Gorp spoke about the Growth Management Hearing Board decision that was issued on an appeal of the City's Comprehensive Plan and how the decision requires the City to make further amendments to the Comprehensive Plan and development regulations, including changes to the Town Center development regulations and affordable housing incentives. She spoke about how the fee in lieu option will need to be structured to align with the changes to the Town Center development regulations, that additional analysis will likely be needed, and the staff recommendation that the consideration of fee in lieu policy options

be deferred to 2026 and coordinated with the Comprehensive Plan and development amendments.

City Council discussed the proposal and asked questions of staff.

It was moved by Weinberg; seconded by Anderl to:

Table the work on consideration of a fee in lieu option until 2026 and direct the City Manager to coordinate consideration of a fee in lieu option with Comprehensive Plan and development code amendments related to compliance with the Growth Management Hearings Board Final Decision and Order in 2026.

PASSED: 6-0

FOR: 6 (Anderl, Becker, Nice, Rosenbaum, Reynolds, and Weinberg)

ABSENT: 1 (Weiker)

OTHER BUSINESS

Planning Schedule

City Manager Jessi Bon spoke about the November 4 Meeting and noted that there may be need to hold the second meeting in December.

Councilmember Absences and Reports

Deputy Mayor Rosenbaum noted there is a SCA PIC meeting on October 8.

Councilmember Weinberg noted he attended the SCA PIC meeting, the Sound Transit joint meeting of the Regional Transportation Boards, and the K4C meetings in September, and that his next monthly open brunch is on October 18 at The Crawlspace Gastropub.

Councilmember Reynolds noted he attended the K4C meeting in September and that he will be absent from the November 4 City Council meeting.

It was moved by Anderl; seconded by Rosenbaum to:

Excuse Councilmember Weiker's absence from tonight's meeting.

PASSED: 6-0

FOR: 6 (Anderl, Becker, Nice, Rosenbaum, Reynolds, and Weinberg)

ABSENT: 1 (Weiker)

ADJOURNMENT

The Regular Hybrid Council Meeting adjourned at 5:56 pm.

Salim Nice, Mayor

Attest:

Andrea Larson, City Clerk



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6792
October 21, 2025
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6792: 2026 Aerial Mapping Project Interlocal Agreement	☐ Discussion Only ☒ Action Needed: ☒ Motion ☐ Ordinance ☐ Resolution
RECOMMENDED ACTION:	Authorize the City Manager to execute the interlocal agreement with the eCityGov Alliance and participating jurisdictions for the 2026 Aerial Mapping Project.	

DEPARTMENT:	Administrative Services
STAFF:	Ali Spietz, Chief of Administration Leah Llamas, GIS Manager
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Interlocal Agreement eCityGov Alliance and Participating Jurisdictions for the 2026 Aerial Mapping Project
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ 40,000
AMOUNT BUDGETED	\$ 40,000
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

This agenda item requests City Council approval to authorize the City Manager to enter an interlocal agreement between eCityGov Alliance and neighboring jurisdictions for participation in the 2026 Aerial Mapping Project, which will produce high-accuracy aerial orthophotography.

- Since the early 2000's, the City of Mercer Island (City) has partnered with regional cities and the eCityGov Alliance to acquire, high-resolution aerial imagery.
- The interlocal agreement allows multiple jurisdictions to use a single vendor, reducing costs for all participants.
- Aerial flights are conducted approximately every three years and provide valuable documentation of changes across the Island.
- The City's total cost—including vendor services, administrative, and supplemental fees—will not exceed the \$40,000 allocated for this project in the adopted 2025–2026 budget (90.10.0003).

BACKGROUND

Since 2004, cities in the east King County region collaborate every three years to obtain high-quality aerial orthophotography. The most recent flight occurred in 2023. This project continues the partnership to capture updated imagery reflecting recent changes across Mercer Island. Regular aerial mapping supports monitoring

development, maintaining accurate geographic data, and updating mapping layers such as roads, parcels, buildings, utility features, contours, and digital elevation models (DEM).

ISSUE/DISCUSSION

The City acquires updated aerial imagery every three years to support multiple functions:

- **Public Safety:** Provides the most recent imagery for up-to-date maps for emergency responders and planners, hazard assessment, and resource deployment. The data also ensures standardized addressing for reliable emergency 911 response, enhances situational awareness during emergencies, and aids in planning for disaster preparedness, evacuation routes, and public safety infrastructure.
- **Planning and Zoning:** Tracks land use and development changes, aiding long-range planning, land use analysis, infrastructure assessments, capital improvement projects, and transportation projects.
- **GIS and Asset Management:** Keeps roads, utilities, and other infrastructure records current and integrated with the City's GIS and other systems.
- **Environmental Analysis:** Track changes in tree canopy, shoreline, and other natural features to support urban forestry, shoreline protection, and environmental planning.
- **Regional Coordination:** Strengthens partnerships among neighboring jurisdictions, allowing multiple cities to share resources, reduce costs, and promote consistency in data collection and mapping standards. The high-resolution images are ortho-rectified and fully compatible with the City's GIS system.

PROJECT COST

The eCityGov Alliance will manage the contract with the selected vendor (GeoTerra, Inc.), with costs shared among participants across three categories (see Attachment 2 of Exhibit 1 to this agenda bill):

- A. **Vendor Fees:** Vendor fees for each participant are calculated per map and adjusted for overlapping areas of interest. Mercer Island's portion is approximately \$7,904.
- B. **Administrative Fees:** Administrative fees cover the eCityGov Alliance's project management and administrative costs. Mercer Island's share is estimated at \$3,444.98.
- C. **Supplemental Fees.** Includes optional additional mapping products, including topographic contours, new road and building outlines, building elevations from the ground, utility assets, Lidar, and DEMs. City staff will work directly with GeoTerra, Inc. for pricing and will be invoiced through eCityGov Alliance. Mercer Island's supplemental products fees are estimated at \$20,000.

The City's total cost for the project will not exceed the \$40,000 budgeted in the adopted 2025-2026 budget.

NEXT STEPS

The aerial flights are tentatively scheduled to take place by March 2026. Once complete, the aerial orthophotography is likely to be delivered to the City by September 2026. GIS staff will review and process the imagery and data to ensure alignment with existing GIS data and mapping standards. After quality control and verification are complete, the new aerial imagery and new layers derived from the imagery will be added as a layer in the City's WebGIS system. The updated layer is expected to be active and available for staff and public use by the end of 2026.

RECOMMENDED ACTION

Authorize the City Manager to execute the interlocal agreement with eCityGov Alliance and other area jurisdictions for the 2026 Aerial Mapping Project substantially in the form attached as Exhibit 1, and to execute any future amendment that does not substantively modify the interlocal agreement.

SERVICE AGREEMENT RELATING TO THE 2026 AERIAL MAPPING PROJECT

This Agreement Relating to the 2026 Aerial Mapping Project (Agreement), is entered into by and between the cities of Bellevue, Bothell, Kenmore, Kirkland, Mercer Island, Newcastle, Redmond and Sammamish, the Northshore Utility District (Participants) and the eCityGov Alliance (Alliance) all of which may be referred to hereinafter individually as "Party" or collectively as the "Parties."

1. PURPOSE

The purpose of this Agreement a collaborative framework for the joint effort between the Alliance and certain government entities that were party to a similar agreement as this expanded Agreement in the Puget Sound Region. This Agreement provides an overall scope, schedule and funding structure for the Participants to cost-share in acquiring high-quality orthophotography imagery to be used by each Participant for various planning purposes, including infrastructure, utilities and community development. This Agreement is a binding commitment by each Participant to honor the financial and schedule requirements set out in the sections below. The overarching goal of this Agreement is to achieve a positive Project outcome for all Participants, which will require each Participant to fully engage in, and expeditiously act on, defined Project milestones.

2. BACKGROUND

There is an extensive history of aerial mapping projects in the Puget Sound Region going back many decades – some of it is agency-specific and some collaborative or consortium-based. Overall, these efforts have had varied outcomes ranging from excellent to satisfactory to barely acceptable. Work continues sporadically among professional organizations and ad hoc committees to refine, focus, and execute an effective, workable approach to regional aerial mapping – better expressed as a subset of primary data acquisition for geographic information systems (GIS) and other applications.

With the ongoing development of Seattle's suburban perimeter, the need for current aerial imagery – ideally, high-resolution color orthophotography with infrared spectrum and related products suitable for large-scale urban mapping uses – continues to be a priority for many jurisdictions. These products have resulted in major financial gains for some jurisdictions when focused on targeted organizational business needs (for example, updated impervious fee structures resulting in increased revenue streams).

3. AUTHORITY

The Alliance is a governmental administrative agency formed pursuant to an Amended and Restated Interlocal Agreement Establishing eCityGov Alliance (Interlocal Agreement) and chapter 39.34 (Interlocal Cooperation Act) of the Revised Code of Washington (RCW), and it is organized as a nonprofit corporation under chapter 24.06 RCW. Pursuant to the Interlocal Agreement, the Alliance has the responsibility for developing, owning, operating, and managing Alliance programs and services on behalf of its governing body and customers. Pursuant to chapter 39.34 RCW, the Alliance may enter into service agreements directly with any other public entity created and governed by the State of Washington, or any other public entity provided by any other State and Local laws governing public entities.

The Alliance is committed to put in place the Project structure and resources to assure a positive outcome for the Project. It has experience facilitating such collaborative efforts, including working relationships with the Participants, and the stakeholder support, to manage the Project professionally and in a fiscally-responsible fashion. It currently manages three technology products providing services to over 20 public entities within the State of Washington, who each pay fees to the Alliance for these services.

4. DEFINITIONS

Capitalized terms not otherwise defined herein shall have the following meanings:

A. ADMINISTRATIVE FEES

Administrative Fees are incurred through the administrative tasks necessary to manage the Project. This includes the responsibilities of the Alliance Executive Director, Project Manager and Administrative Staff responsibilities such as contract drafting, invoicing, finance management, issue identification and resolution, and technical support.

B. BASE PRODUCT

The base product is the acquisition of aerial imagery suitable for production of high-quality digital elevation data, high-resolution color orthophotography, and map compilation for the agreed upon project area. The product will be used to produce new ortho imagery and optionally, to update existing impervious surface features and topographic contours.

C. PARTIAL PAYMENT

Partial payment may be implemented if a Participant withdraws from the Project within the agreed upon timeframe as outlined below in item 10-A below. Additionally, partial payment may be utilized if a Vendor deliverable has not been completed/accepted according to the Agreement.

D. PARTICIPANT

Participants are local governments that would like to participate in the Project by executing this Agreement.

E. PROJECT MANAGER or PM

An independent contractor selected by Alliance who will provide regular communications, schedule updates, coordination among the Participants to this Agreement, and some data quality control services for the Project through a contract with the Alliance.

F. SUPPLEMENTAL FEES

Supplemental fees are in addition to the Vendor Fees for supplemental products requested by Participants and invoiced separately from the Vendor Fee invoices.

G. SUPPLEMENTAL PRODUCT

Participants who request supplemental products such as topographic contours and impervious surface mapping that are not part of the Base Product are considered a Supplemental Product.

H. VENDOR

An expert aerial mapping firm, or team of firms, selected by Alliance to enter into a professional services agreement (PSA) covering the duration of the Project, who will have the responsibility of completing the scope of work (SOW) attached to this Agreement (see Attachment 1).

I. VENDOR FEES

Vendor fees will be based on a per-map cost negotiated with the Vendor, with Participant totals varying depending on project area extents and adjacent agency project area overlaps. The Alliance will distribute a Project pricing spreadsheet to all Participants as a summary of what these costs will be.

5. ROLES AND RESPONSIBILITIES

The Alliance and the Participants hereby agree as follows:

A. Alliance

The Alliance agrees to serve as fiscal, administrative, coordinating and contracting agency on the Project through completion, estimated to be through January 31, 2027. The Project involves engaging multiple parties/Vendors including the following:

- i. An aerial mapping vendor/vendor team (Vendor) to utilize industry best practices and technology solutions to develop products meeting Participants' business needs for the urban mapping environment.
- ii. An experienced GIS professional will serve as a dedicated Project Manager to monitor all Project phases and communicate effectively with Alliance, Participants, and the Vendor team.
- iii. Alliance administrative staff who will assist with contract creation, financial transactions and other administrative support for the Project. The contract creation effort includes the Agreement for all participants as well as the contractor agreement with the Vendor.

The Alliance will assign appropriate resources to manage the Project and act as managing agency with Alliance Executive Director as overall Project Administrator, who will also manage the staff providing administrative support and the contracted Project Manager.

B. Participant

Participants are considered committed entities who have indicated interest, business need, and available budget to participate in the Project. Participants agree to the commitments and contingencies as outlined further below in section 10.

In exchange for the services to be provided by the Alliance pursuant to this Agreement, each Participant agrees to budget for and pay the fees outlined in section 9.

6. OVERSIGHT AND ADMINISTRATION

The Alliance will conduct the Project as contracting agent, coordinator, and overall manager. The Project theme of *collaboration* is emphasized as a key ingredient in progressing satisfactorily through the various Project tasks and achieving a successful outcome. Accordingly, the Alliance will develop a Project plan and timeline that will serve as the blueprint for all Project activities.

Except for those items described in Section 10 below, Alliance regards the Project as a relatively straightforward and mostly routine technology initiative following well-defined technical specifications and aerial mapping industry best practices.

The Alliance shall select a Vendor to perform and deliver Project deliverables as an independent entity from the Alliance and from the Participants, working diligently to ensure timely completion and deliver of high-quality deliverables within the specified timeline and budget. Tasks to be performed by the Vendor are substantially defined in Attachment 1 to this Agreement. The Vendor shall be retained by separate agreement to be executed by the Alliance, which shall state that the Vendor is and shall act as an independent consultant and not as the employee, agent, or representative of the Alliance in the performance of any services for the Alliance.

The Alliance shall manage a Project Manager (PM) to work diligently to ensure timely completion and delivery of high-quality deliverables within the specified timeline and budget. Tasks include but are not limited to communicating project status and other related information among all Participants and the Vendor, attending participant/project/vendor meetings, updating the project schedule as needed, and presenting project status reports. The PM shall act as an independent consultant and not as the employee, agent, or representative of the Alliance in the performance of any services for the Alliance. The PM is expected to oversee an effective execution of Project tasks and activities, including regular interaction with both the Participants and the Vendor team.

7. EFFECTIVE DATE AND TERM

This Agreement shall be effective as of the signature date of the Alliance represented at the end of this Agreement (Effective Date) and may be executed from time to time by a Participant desiring services from the Alliance relating to the Project. A Participant may continue receiving services under this Agreement until such Participant has notified the Alliance in writing that its Project deliverables have been received, reviewed, and accepted, and that the Alliance has satisfactorily completed financial transactions between itself and the Participant, and between itself and the Vendor. The end date of the vendor contract, and therefore this Agreement with the Parties is expected to be no later than January 31, 2027.

8. DELIVERABLES

This Project is intended to provide an expedient data set to multiple entities who have identified business needs for current aerial mapping products, but who may lack resources to accomplish such an effort independently. A collaborative effort offers various tangible and intangible benefits, not the least of which is shared costs. This includes Project administrative and Project management costs, but most notably reduced costs where Participant project areas overlap. In this situation, the deliverable project costs are reduced, at an individual mapping unit level, for each Participant to $1/n$, where n is the number of overlapping map areas.

The deliverables include aerial mapping products, and the base product will be high-resolution color orthophotography suitable for large-scale urban mapping applications as described in Attachment 1. The orthophotography will cover each Participant's indicated area of interest in its entirety. Some Participants have expressed an interest in supplemental products such as topographic contours and impervious surface mapping. These needs will be accommodated as secondary priorities within the overall project scope, with the color orthophotography being the primary deliverable. Supplemental products are to be invoiced to the requesting Participant as those deliverables are completed.

All data requested and paid for within a Participant's area of interest will be provided to each Participant as the main deliverable, including both base product and supplemental product data. Each Participant will own full legal title to such deliverables paid for and received pursuant to this Agreement. If a Participant terminates its participation in this Agreement, it will own any deliverables that it paid for and received, but it will not have any right to receive further deliverables relating to the Project under the terms of this Agreement.

9. FINANCIAL TERMS AND PAYMENT PROCESS

The Alliance agrees to serve as contracting agent for this Project, executing and administering a professional services agreement with its selected Vendor. The funding for the Project will be shared by the Participants and be of three types:

- A. Vendor fees. Alliance will distribute a Project pricing spreadsheet to all Participants as a summary of what these costs will be as shown in Attachment 2. These amounts will be based on a per-map tile cost negotiated with the Vendor, with Participant totals varying depending on the extent to which Participant areas of interest overlap. In the case of overlapping areas among Participants, the cost for an overlapping map area will be split among the overlapping Participants.
- B. Administrative fees. Alliance will also include an administrative fee for each Participant as part of the total costs to Participants as shown in Attachment 2. These amounts are based on costs incurred by Alliance to pay for the contracted PM and the administrative work associated with the Project. Administrative work includes contract creation and management, financial management and transactions, contractor management and general Project oversight.

- C. Supplemental fees. Participants requesting supplementary mapping products such as topographic contours and impervious surface mapping will be invoiced as those deliverables on a request per Participant basis. These fees will be set based on the contract with the Vendor to conduct this additional work and will be invoiced by the Alliance to pay the Vendor.

Alliance will invoice Participants for progress payments using the following milestones/schedule.

1. Flight preparation (target April 31, 2026) – 50%
2. Orthophotography final acceptance (target September 31, 2026) – 50%
3. Supplemental GIS work final acceptance (target November 15, 2026) – 100%

NOTE: The dates above are for Alliance accounting purposes only and are not the dates of the actual deliverable milestones from the vendor's work. These are dates to allow for a period of invoice collection in preparation for payment to the vendor closer to the actual deliverable dates.

Since Vendor payment by Alliance is contingent on Participant payment to Alliance, prompt payment of each of these invoice cycles is required, in no case more than 45 calendar days from invoice receipt by Participant. It is each Participant's responsibility to conduct deliverable reviews and acceptance within these time constraints so that Alliance can process Vendor payments as quickly as possible.

10. COMMITMENTS

In signing this Agreement, each Participant commits to the following.

- A. The Project scope of work and technical specifications as shown in Attachment 1.
- B. Each Participant's respective fees as shown in Attachment 2.
- C. The addition of new Participants to the Project by the execution, from time to time, of additional Participants to this Agreement; provided, however, any such addition shall be agreed to by the Vendor and shall not adversely impact the Project schedule.
- D. Commitment to complete the Project, including full payment for services/products received.
- E. Assignment of adequate staff or other resources to review Project deliverables within the indicated time constraints. Any deliverables returned to the Vendor for rework will also be subject to a redelivery/review/acceptance timeline.

11. AMENDMENT, MODIFICATION AND TERMINATION

- A. Amendment or Modification. The parties to this Agreement may amend or modify this Agreement, in whole or in part, by mutual agreement. Any amendment or modification shall be signed by all Participants and Alliance hereto.
- B. Termination for Convenience. If a Participant elects to terminate its participation in this Agreement due as a convenience for the Participant's need, it may do so by submitting written notice as described in Section 14. Participants who chose to terminate their participation in the Project are responsible for partial payment, which includes Vendor and Administrative fees. The remaining fees for the remaining Participants will be recalculated by Alliance and presented to the remaining Participants.
- C. Termination by Mutual Agreement. The parties may terminate this Agreement, in whole or in part, at any time, by mutual agreement. In this case any already incurred costs will be invoiced to the terminating Participant and the remaining fees for the remaining Participants will be recalculated by the Alliance and presented to the remaining Participants.

12. DISPUTE RESOLUTION

The general approach to this Project is a supportive collaboration of cost-sharing among its Participants. The first step for resolving any disputes will be for Participants to work together to resolve the dispute through discussion and negotiation among the Participants.

In the event of a dispute between Participants that cannot be resolved by the Participants, the Alliance Executive Director will serve as the mediator and resolve those disputes where feasible and appropriate. Alliance reserves the right to decide on the outcome of any dispute among Participants that pertains to the specifics of this Agreement, but is not a legal matter among Participants, in which case Parties should follow their appropriate legal processes and remedies set by their respective entities.

Any dispute between Participants that is not resolved by the Alliance Executive Director, or any dispute between Participants and Alliance, or any decision by Alliance that needs elevation to a higher authority will be referred to the Alliance Executive Board. The Alliance Executive Board reserves the right to decide on the outcome of any dispute among Participants that could not be resolved by the Alliance Executive Director or is a dispute with the Alliance Executive Director, but is not a legal matter among Participants and the Alliance, in which case Parties should follow their appropriate legal processes and remedies set by their respective entities.

Any dispute not able to be resolved by the Alliance Executive Board will be referred to public entity mediation or any appropriate legal processes and remedies set by the parties' respective entities.

13. NOTIFICATIONS

Any notices to be given under Section 12 of this shall be in writing and shall be delivered electronically via email, and by physical mail addressed to:

eCityGov Alliance
Attention: Executive Director
PO Box 90012
Bellevue, WA 98009-9012
info@ecitygov.net

Other notices to be given under this Agreement may be given electronically.

14. SEVERABILITY

If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the remaining provisions shall continue in full force and effect. If any provision of this Agreement shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which shall remain in effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Agreement. To this end, the provisions of this Agreement are declared to be severable. Should the invalidated provision be necessary to accomplish the purpose of the Agreement, the parties agree to negotiate a provision which will allow such purpose to be accomplished. If agreement cannot be reached on a replacement provision, the Agreement will be deemed terminated as of the date required by the invalidation.

15. APPLICABLE LAWS

The parties hereto shall comply with all federal, state and local laws, rules, regulations and ordinances applicable to the performance of this Agreement.

16. HOLD HARMLESS AND INDEMNIFICATION

To the extent permitted by state law, and for the limited purposes set forth in this Agreement, each party to this Agreement shall protect, defend, hold harmless and indemnify the other parties, their officers, elected officials, agents and employees, while acting within the scope of their duties as such, from and against any and all claims (including demands, suits, penalties, liabilities, damages, costs, expenses, or losses of any kind or nature

whatsoever) arising out of or in any way resulting from such party's own negligent acts or omissions related to such party's participation and obligations under this Agreement. Each party agrees that its obligations under this subsection extend to any claim, demand, and/or cause of action brought by or on behalf of any of its employees or agents. For this purpose, each party, by mutual negotiation, hereby waives, with respect to the other parties only, any immunity that would otherwise be available against such claims under the industrial insurance act provision of Title 51 RCW. The provisions of this subsection shall survive and continue to be applicable to any party exercising the right of termination.

17. NO PRECLUSION OF ACTIVITIES OR PROJECTS

Nothing herein shall preclude any party from choosing or agreeing to fund or implement any work activities or projects associated with any of the purposes hereunder by separate agreement or action, provided that any such decision or agreement shall not impose any funding, participation or other obligation of any kind on the other Participants.

18. ENTIRETY OF COMPLETE AGREEMENT

This Agreement supersedes all prior negotiations, representations and agreements between the Participants to the subject matter hereof and constitutes the entire agreement between the parties hereto.

19. COUNTERPARTS

This Agreement may be executed by facsimile or electronic mail in any number of current parts and signature pages hereof with the same effect as if all Participants had all signed the same document. All executed current parts shall be construed together, and shall, together with the text of this Agreement, constitute one and the same instrument.

20. MAINTENANCE OF RECORDS

The Alliance and its fiscal agent shall maintain books, records, documents and other evidence that sufficiently and properly reflect all direct and indirect costs expended in the performance of the service(s) described herein. These records shall be subject to inspection, review or audit by personnel from any party hereto, other personnel duly authorized by any party hereto, the Office of the State Auditor, any person making a request for information under the Public Records Act, and federal officials so authorized by law. All books, records, documents, and other material relevant to this Agreement will be retained for six (6) years after expiration of the Agreement. The Office of the State Auditor, federal auditors, and any persons duly authorized by the Participants shall have full access and the right to examine any of these materials during this period.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

21. PUBLIC INFORMATION

All parties to this Agreement acknowledge that they are subject to chapter 42.56 RCW, the Public Records Act and related public information requirements.

22. MISCELLANEOUS

- A. *Equal Opportunity.* No party to this Agreement shall discriminate against any person based on any ground prohibited under federal, state or local law including race, creed, color, religion, national origin, sex, age, marital status, sexual orientation, veterans and military status, political affiliation or belief or the presence of any sensory, mental or physical handicap in violation of any applicable federal law, Washington State Law Against Discrimination (chapter 49.60 RCW) or the Americans with Disabilities Act (42 USC 12110 et seq.).
- B. *Governing Law.* This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. If any dispute arises between the parties under any of the provisions of this

Agreement, resolution of that dispute shall be available only through the jurisdiction, venue and rules of the King County Superior Court, King County, Washington.

- C. *Non-Waiver of Breach.* The failure of a party to insist upon strict performance of any provision of this Agreement or to exercise any right based upon a breach thereof or the acceptance of any performance during such breach shall not constitute a waiver of any right under this Agreement.
- D. *No Joint Venture or Partnership.* No joint venture, separate administrative or governmental entity, joint board, or partnership is formed as a result of this Agreement.
- E. *Assignment.* The Parties shall not assign this Agreement or any interest, obligation or duty therein without the express written consent of the other Party.
- F. *Prior Acts.* All acts taken by the Parties hereto but prior to the effective date of this Agreement are hereby ratified and confirmed.

The Participants hereby agree to the foregoing Agreement, which shall be effective immediately upon full execution by the signatories listed on the following pages, including the Alliance, who will be the last signatory.

ECITYGOV ALLIANCE:

Name: _____ Title: _____

Date: _____

PARTICIPANTS:

Name: _____ Title: _____

Date: _____ Agency/City: **City of Bellevue**

Name: _____ Title: _____

Date: _____ Agency/City: **City of Bothell**

Name: _____ Title: _____

Date: _____ Agency/City: **City of Kenmore**

Name: _____ Title: _____

Date: _____ Agency/City: **City of Kirkland**

Name: _____ Title: _____

Date: _____ Agency/City: **City of Mercer Island**

Name: _____ Title: _____

Date: _____ Agency/City: **City of Newcastle**

Name: _____ Title: _____

Date: _____ Agency/City: **Northshore Utility District**

Name: _____ Title: _____

Date: _____ Agency/City: **City of Redmond**

Name: _____ Title: _____

Date: _____ Agency/City: **City of Sammamish**



Attachment 1

Scope of Work

2026 – 2034 eCityGov Alliance Aerial Mapping Project Alliance RFP24075

1. Introduction

The eCityGov Alliance Multi-Year Aerial Mapping Project (“Project”) will acquire arial imagery, digital orthophotos, intermediate products, and supplementary products as defined in this scope of work and as confirmed via individual task orders. The Alliance intends to acquire imagery on two-year cycles, over ten years:

- Acquisition Cycle 1: 2026 imagery and orthophotos
- Acquisition Cycle 2: 2028 imagery and orthophotos
- Acquisition Cycle 3: 2030 imagery and orthophotos
- Acquisition Cycle 4: 2032 imagery and orthophotos
- Acquisition Cycle 5: 2034 imagery and orthophotos

The project will commence with Acquisition Cycle 1, the acquisition of high-quality, digital, 4-band imagery in the Spring of 2026. This product will be used to produce new ortho imagery and optionally, to update existing impervious surface features and topographic contours. The area of new orthoimagery is estimated to include the agencies (“Participants”) shown in *Figure 1*, many of them with overlapping project areas.

The Project will involve all photogrammetric processes necessary to create high quality color (RGB) orthophotography, as well as other aerial mapping products as identified. The Project scope will be described here as a sequence of tasks, each with deliverables and specifications. Effective project management by the selected vendor will be a key, overarching task that will receive significant emphasis during the Project. The Participants will apply extensive quality control reviews and approvals at key milestones, upon which authorization for subsequent tasks will depend. The primary deliverables for the Project are shown below in *Table 1*.

The Project will be sponsored and managed administratively by the eCityGov Alliance (“Alliance”), a governmental agency formed under chapter 39.34 RCW and organized as a Washington nonprofit corporation, located in Bellevue City Hall, Bellevue, Washington (<http://ecitygov.net/Default.aspx>). In this role, Alliance will be responsible for executing a professional services agreement (“PSA”) with the vendor, as well as all matters pertaining to Project finances (vendor billing, Participant invoicing, etc.). Supporting Alliance will be a dedicated project manager/coordinator who will monitor all Project phases and communicate effectively with Alliance, Participants, and the vendor.

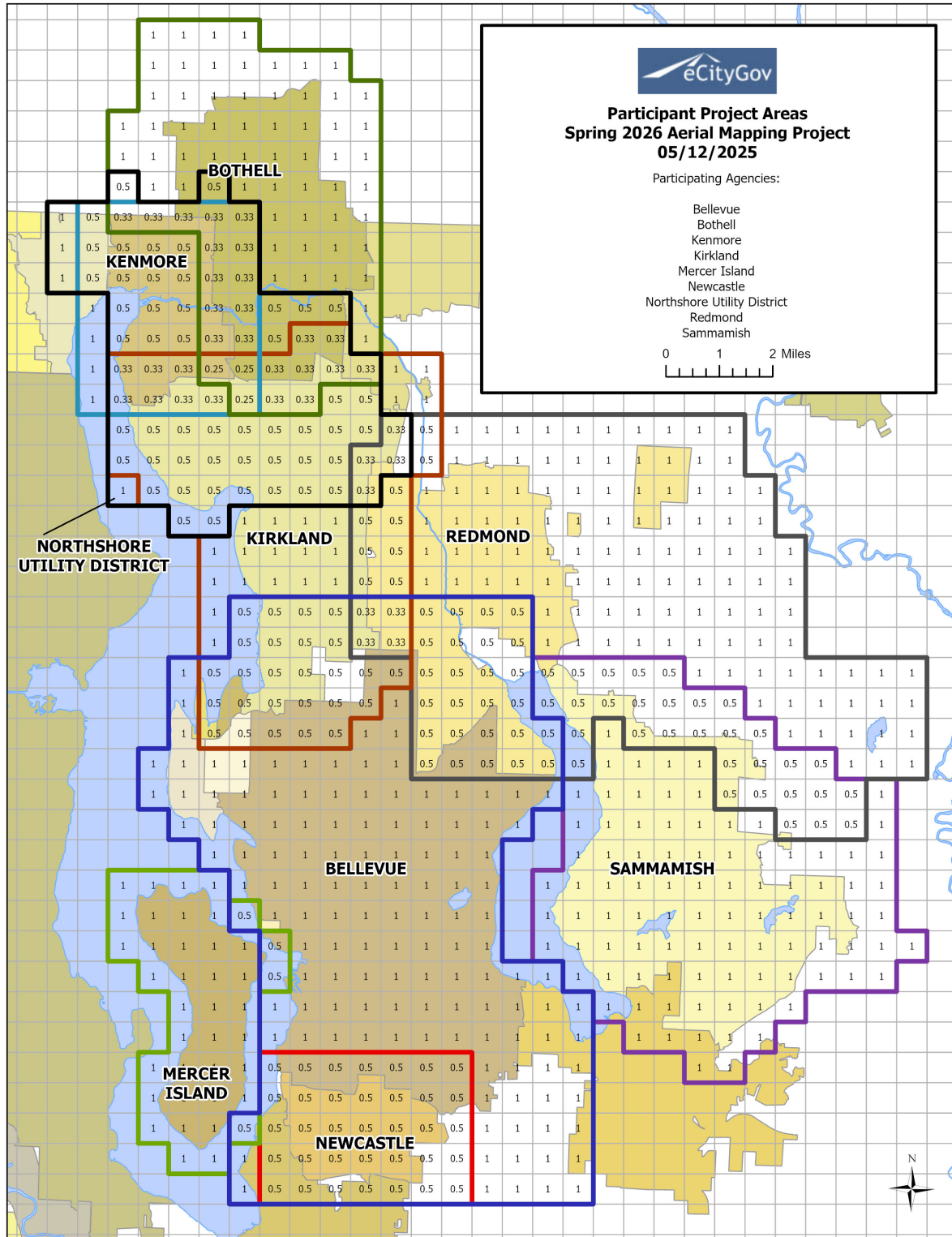
This scope of work outlines the planned imagery and related products to be provided in Acquisition Cycle 1 – 2026. The scope of work for future acquisition cycles will be based on this Cycle 1 scope, but the exact final scope, geographic extents, deliverables, specifications, agency participation, and intermediary and supplemental products may be modified via individual Cycle 2-5 *work orders*.

As needed, additional aerial mapping and GIS related supplemental work may be requested and negotiated with the Contractor anytime during the Contract.

Table 1. Acquisition Cycle 1 - Spring 2026 Eastside Aerial Mapping Project: Primary Deliverables

Item	Description
Raw aerial imagery	4-band (RGB+IR), 32-bit, GeoTiff (georeferenced by nadir)
Orthophotography	4-band (RGB+IR), 32-bit, MrSID (1:20) and GeoTIFF (3,000'x3,000' tiles)
Supplementary products	Contours, impervious feature updates, mosaics (see Tasks 10-11)
Intermediate products	As noted in task descriptions
Metadata	Metadata for all final deliverables that complies with FGDC metadata standards or approved equivalent

Figure 1. Spring 2026 eCityGov Alliance Aerial Mapping Project Extents



2. Project Management

The contracted vendor, GeoTerra (“Vendor”), will abide by the following minimum requirements:

- A collaborative Project Team approach
- Bi-weekly status reports or other jointly agreed-upon progress tracking mechanism with the Alliance project manager
- Progress billing based on actual work accomplished at mutually agreed-upon milestones
- Accurate, complete documentation
- Strict adherence to agreed-upon budget and schedule
- Use of photogrammetric industry best practices for large-scale, urban mapping products
- Specific, timely issue/resolution summaries as needed

The Vendor will designate a Responsible Person-in-charge for the duration of the Project who will act in an executive capacity with regard to contractual, technical oversight, and resource commitment matters. For all Project work and deliverables, it is the expectation of Alliance and the Participants that the Vendor will assemble a highly competent technical production team led by a seasoned, expert project manager. If these resources include one or more subcontractors, such arrangements should be clearly communicated in advance to Alliance. Likewise, the commitment of particular aircraft and sensors to the Project should be established early on. Significant changes to any of these resourcing matters should be discussed expeditiously with Alliance and its project manager when such changes appear imminent and/or necessary.

The Vendor will establish an issue escalation channel, to provide the Alliance PM with a designated contact person who is the director/manage/owner to whom the project PM reports. This channel will only be used if there are serious issues that are not being addressed during the course of each project work order.

3. Scope of Work

Task 1 – Project Planning and Ramp-up

In this task, the Vendor will attend a kickoff meeting with the Participants to review the Vendor project plan. At this juncture, it is expected that the contracted scope of work will be detailed and complete, with few exceptions. The goals of this meeting will be to:

- Clarify any remaining questions or issues about the project and how it is to proceed;
- Describe the implications of using the North American-Pacific Geopotential Datum of 2022 (NAPGD2022); and
- Finalize the entire body of work to be completed, roles and responsibilities, timeline, and critical quality metrics. Specifically, the Alliance Executive Director, the Alliance project manager, the Vendor Responsible Person-in-charge, the Vendor project manager, and selected Participant representatives will review:
 - Contracted Scope of Work
 - Project area map
 - Imagery acquisition: weather opportunities, challenges, and contingency plans
 - Survey control

- NAD83 – NAD2024 datum resolution plan
- Imagery quality parameters
- Accuracy requirements
- Selection of pilot area(s)
- Production sequence
- Quality control procedures and milestones
- Acceptance criteria: orthophotography and vector data
- Schedule
- Budget and invoicing
- Communication plan
- Vendor resource commitment (project management, staff, equipment, aircraft, etc.)

After this task is completed, the Alliance project manager will summarize the kickoff meeting identifying all open issues with planned resolution and critical path items. The Alliance project manager will circulate this summary to the Participants and authorize Task 2 to begin.

Task 2 – Flight Planning

The foundation for the Project is the acquisition via ground-based aircraft of aerial imagery suitable for production of high-quality digital elevation data, high-resolution color orthophotography, and map compilation for the project area. Based on the project extent for ortho delivery (~ 103 mi²), the Vendor will develop a preliminary flight plan for collecting digital imagery for the Project.

Parallel flight lines are to be designed in a north-south direction, except for additional spot shots and flight lines taken over major bridge overpasses. All imagery will be acquired at a maximum GSD of 7cm (≤ 0.229 foot). Forward overlap within a line will be maintained at a minimum of 80% for all lines. Side overlap between lines will be a minimum of 40% for all lines. Additional “spot shots” and lines will be flown directly over significant bridges and high-rise buildings to ensure minimal distortion of elevated structures.

Given that the optimal leaf-free flight window in the Puget Sound area is very short due to sun angle and unpredictable spring weather conditions, the Vendor’s flight plan will address the preferred need to have leaf-off imagery with a minimum sun angle of 35 degrees, beginning on or soon after March 5, 2026. The Vendor will commit to completing the flight mission in its entirety with full leaf-off imagery, or, if weather conditions do not allow for full leaf-off imagery, the Vendor will capture imagery as soon as possible with the least amount of leaf-on conditions and a minimum sun angle of 35 degrees.

At this point the Vendor will immediately prepare and submit an invoice to cover expenses to date, including project management, aircraft mobilization, survey control, etc.

The Vendor flight plan will address the following factors:

- Coverage to the full extent of project area tiles regardless of land/water boundary.
- Type of aircraft, camera and airborne GPS configuration.
- Image overlap including sufficient coverage at project edge.
- Additional images over freeway interchanges and other elevated structures to minimize “lean”

- Minimum sun angle requirements for reduced shadows.
- Coordination with Sea-Tac ATC.
- Contingency options for weather, aircraft, and/or equipment issues.
- Post-flight imagery inspection and scheduling of reflight(s), if needed.
- Supplemental survey control needed.

Task 3 – Survey Control Plan

NAD Conversion Analysis: The Vendor will prepare a report and recommendations on the implications of the North American-Pacific Geopotential Datum of 2022 (NAPGD2022), expected to be available in 2025. This report will consider implications for data collection, data accuracy, and integration issues with the Alliance participants' existing geographic information systems data.

The Vendor will assess all existing ground control for Project suitability. If required, additional ground control will be surveyed to adequately extend over the Project area to meet accuracy requirements for 0.25' orthos and 2-foot contours. Preliminary analysis shows adequate control exists to produce the intended mapping products per specification. The Vendor may utilize existing survey control and related sources such as points from past Eastside projects, the 2016 PSLC regional lidar project, various WDOT projects that fall within the Project area, or other appropriate sources. The Project goal is to utilize existing sources where possible and add supplemental control where necessary.

Unless recommended otherwise via the NAD Conversion Analysis report, coordinates will be provided as follows:

Horizontal: NAD83(91) Washington State Plane North

Vertical: NAVD88

Mapping units: U.S. Survey Feet

The survey control plan will also use Airborne GPS (AGPS) and IMU collected by the aircraft during acquisition. The AGPS provides accurate sensor location at time of exposure. The IMU collects the sensor orientation at time of exposure. AGPS and IMU will supplement existing ground control, photogrammetric tie-points, and lidar data to provide the final adjusted fit for the aerial triangulation.

Task 4 – Flight(s); Imagery Collection

The Vendor will conduct the aerial imagery acquisition as set out in the Task 2 Flight Plan. The Vendor will schedule and execute the aerial mission(s) per the approved plan, utilizing the first opportunity on or after March 5, 2026 to meet basic aerial imagery requirements (satisfactory weather, sun angle, etc.). Imagery will not be collected when the ground is obscured by haze, snow, smoke, dust, floodwaters or other environmental factors that may hide ground detail. Clouds and/or shadows of clouds will not appear in the imagery. To minimize ground object shadows, the sun angle/altitude will be at least 35° above the horizon when the imagery is collected.

During acquisition, the Vendor's project manager will communicate daily with the Alliance project manager with status and specific information regarding which areas have been completed, problems (if any) encountered, and estimated time of task completion. In addition to the

immediate post-flight imagery inspection (Task 2, above), the Vendor will expeditiously process and quality check the imagery, and report results to the Alliance project manager (see Task 5, below). This report will include:

- Tabular listing and digital map (compatible with Flight Plan map) of final AGPS photo centers
- Dates and times of flights (by flight line)
- Summary of imagery quality (density, defects, consistency, etc.)
- Equipment and procedures used in evaluating imagery geometry and quality
- Description and location of re-flights if needed.

Task 5 – Imagery Review

As flight(s) are completed and aerial imagery is available, the Vendor will proceed to review the imagery in accordance with the agreed upon specifications. The imagery will support the production of high quality orthophotography and other deliverables listed earlier. The goal of this task is to identify unacceptable imagery, if any, so that re-flights can be scheduled with all due haste. The Vendor will utilize the production environment, equipment, procedures, trained staff, and specifications agreed to in the Task 1 kickoff meeting. If specifications must be adjusted, the Vendor will fully disclose and obtain concurrence from the Alliance project manager before proceeding. Of importance are any quality issues pertaining to radiometry, geometry and usability for aerial triangulation (AT) as well as orthophotography production. Rework will be identified and scheduled as necessary. The imagery collection task will be substantially completed before AT begins.

Raw camera imagery will be processed in *UltraMap* (or equivalent) software and exported to 4-band (RGB+IR), 32-bit TIFF images for production of deliverables. Images will be reviewed ASAP to identify specific issues requiring re-flight, such as: the presence of small clouds, cloud shadows, and image anomalies. All errors and issues will be noted, and a re-flight will be performed immediately (subject to weather constraints). Rejected photos will be removed from further production. Re-flights will include at least one additional image captured before and after replacement images within a flight line. Re-flights will occur as close as possible to the acquisition time of surrounding imagery to ensure best match of sun and shadows. Final imagery will be radiometrically balanced to remove sun spots, and a project-wide color adjustment will be applied to provide a similar color and histogram range to all images. Final delivery will include TIFF images georeferenced to ABGPS photo centers and a QC Report.

Task 6 – Aerial Triangulation (AT)

The Vendor will utilize the reviewed/accepted imagery, survey control, airborne GPS (photo center positions), and state of the art software solutions to complete this task. At the conclusion of this task, the Vendor project manager will brief the Alliance project manager on the task outcome, including the incidence of errant, discarded, or anomalous network points, and the resolution of these gaps.

Final imagery will be imported into INPHO *MatchAT* or equivalent on a stereo workstation using processed AGPS photo centers and IMU data to geo-reference all photos to their correct location and rotation. Thousands of automatic tie points will be calculated within all areas of image overlap. Graphical display of points allows review of errors and distribution; tie points with high residual errors will be automatically removed. A minimum 3-fold connection will be maintained along a flight line and 6-fold connection between lines. Tie points will be manually added in areas



where automatic generation is too sparse (ex: in areas of dense trees) or where large water bodies prevent good automatic placement of points. Ground control (in NAD83/91, the Project datum) will be measured in all images, and a slightly heavier weight will be applied in the software to adjust the AGPS photos centers to the project datum, a shift of about -0.3 foot (X and Y) in this area. Final tie points will have a sigma naught $\leq 1.0 - 1.5$. AGPS and control will be statistically reviewed for fit and accuracy to ensure RMS values are less than 1 – 1.5 pixels.

Results of the AT will meet ASPRS (Dec/2014) guidelines for 2D and 3D digital data per the specifications required for this project. Horizontal accuracy will meet requirements for 0.25' orthos, while 3D data will meet accuracy for 2-foot contours. Per *Table 2* below, the horizontal accuracy class is 0.5 foot and the vertical accuracy class is 1.0 foot per ASPRS standards. Final delivery will include an AT Report with a QC Summary and Final Block Adjustment Results (EO format).

The mapping specifications to be used in this and all subsequent production are (subject to any alternate recommendations in the NAD Conversion Analysis Report in Task 3):

Projection/Coordinate system: Washington State Plane Coordinates (North Zone)
Datum/Units: NAD83 (1991) - Horizontal Datum
 NAVD88 - Vertical Datum (GEOID 12B)
 U.S. Survey Feet

Table 1. Project Accuracy

Accuracy per Current ASPRS Standards (Dec/2014)					
Project 2D and 3D Data					
Ortho Pixel Size (ft)	Horizontal Accuracy Class (ft)	Vertical Accuracy Class (ft)	Non-Veg Vertical Absolute Accuracy for 3D Data (ft)	AT Accuracy for Orthos and 2ft Contour Data (ft)	
	RMSE _{xy}	RMSE _z	95% CL (<1.96*Z)	RMSE _{xy}	RMSE _z
0.25	0.50	1.00	1.96	0.25	0.50

Task 7 – Pilot Test

The Vendor will conduct a limited pilot test with actual orthophoto production to demonstrate the quality that will be achieved throughout the project area. To expedite this task, the Alliance PM with participants concurrence will choose one test area for which suitable surface elevation data already exists, crossing at least two tiles and multiple image frames. The Participants, the Alliance project manager, and the Vendor project manager will review the pilot and jointly develop the criteria that will be utilized in the review and acceptance of all remaining orthophotography deliverables. The Vendor will note that treatment of seams, color balance, image sharpness, detail in shadow and highlight areas, and elevated structure “lean” are all criteria that the Participants will examine closely (Please see Task 12 - Deliverables Review and Acceptance).

Two contiguous pilot tiles will be delivered to the Alliance PM and Participants for review, created using updated DEM data, as an example of the final delivery. Other delivery items include: seamlines (Geodatabase format), GeoTIFF tiles, and DEM used.

Task 8 – Ortho DEM Update



In this task, the Vendor will update the existing ortho digital elevation model (DEM), revising elevation (mass) points and breaklines for the project area as shown on *Figure 1*. Existing orthos will be compared with new images to identify areas of change. New DEM will be collected in stereo for areas of change that will affect accuracy during image rectification. Preliminary orthos will be reviewed to identify issues caused by DEM errors such as gaps and anomalies. Due to use of dense Lidar data, updated ortho DEM will be delivered in LAS format for DEM points and 3D breaklines (Geodatabase format). *Note:* The Task 8 DEM update is minimal and only for orthorectification quality. It is important to provide final orthos to users as early as possible without delays caused by contour-quality update. (See Task 10 for discussion of the DTM update for 2-foot-contours).

Task 8a – Impervious Change Review – Supplemental Task

In this task, the Vendor will utilize preliminary orthophotography and existing impervious GIS data sets from those Participants opting for this deliverable, to do a detailed review of areas of change within *impervious* project extents (specific areas and geographic extent for acquisition Cycle 1 to be determined). The goal is to quickly delineate a reasonably complete overview of areas of impervious feature change. The Vendor's price quotation assumes 5% of the specified *impervious* project area will require updates. This task will help refine what percentage of a particular city's impervious project area will require updates, and how that relates to both the price quotation and the available budget.

Task 9 – Orthophoto Production

In this task, the orthophotography production will occur for the ortho areas shown in *Figure 1*, including rectification, mosaicking, graphic editing, and clipping of final tiles. The Alliance and its Participants are seeking the highest image quality reasonably attainable through current photogrammetric industry best practices. This includes such parameters as image sharpness, color balance, detail visibility in shadow and highlight areas, treatment of buildings and elevated structures, attention to defects and blemishes, geometry (including edge-matching between adjacent images), and treatment of seam lines. Regardless of the somewhat subjective nature of orthophotography quality control, the Alliance and its Participants expect that the Vendor will implement and achieve a uniformly high standard of orthophoto quality on this project. The Alliance project manager will work closely with the Vendor at the beginning of the Project to establish clear product acceptance criteria. The Vendor project manager will ensure that the production sequence agreed upon in the Task 1 kickoff meeting is followed and will provide advance notification of product delivery to the Alliance project manager.

The Vendor will utilize INPHO *OrthoMaster* and *OrthoVista* software or equivalent for all ortho production. Images will be imported into the software using final AT results. Immediately, a preliminary set of orthos will be produced using the existing DEM (no updates) and auto-generated seamlines. Prelims will be provided to the Alliance in a SID/SDW format (40:1 compression) for interim use by the Participants until completion of final orthos.

The optimal center portion from each original image will be used in the final production process by creating "seamlines" using a mixture of automatic and manual methods. Existing building polygons will assist in the best auto-seamline placement. The most nadir portion of each image will be identified while also considering the most logical location to transition to a new image. If possible, seamlines will not be placed down the middle of a road with tall conifers on either side to reduce tall trees from obscuring the road corridor. Final seamlines will be exported to a project-

wide shapefile for use in QC Review.

The updated DEM will be used to rectify each new photo. After rectification, mosaicking and cutting the mosaics to the project tile scheme, orthos will undergo an internal QC review. Subsequent corrections will occur prior to delivery to the Alliance and Participants. The Vendor's internal review will identify and correct the following issues: building and bridge distortions; building lean issues; visibility of features in shadows and highlights, including any issues with excessive dodging and tonal balance; edge matching along seamlines and tile edges; hot spots; blurred imagery; and zero-value pixels (missing data). Finally, data will be provided to the Alliance and Participants for their QC.

Upon completion of client review, each Participant will provide via the Alliance PM a Geodatabase identifying all corrections to be made. The Vendor, Alliance, and Participants will have agreed, during Task 7 – Pilot Test, upon methodology for final QC review and acceptance criteria, including possible use of an online QC portal managed by the Vendor for ortho review. Final delivery will include: 4-band (RGB+IR), 32-bit ortho tiles in GeoTIFF and SID/SDW format; seamlines in Geodatabase format; and a QC Report.

10 – Contour Production – Supplemental Task

Updated 2-foot contours will be provided as an option for those Participants desiring this deliverable, within contour project extents (participants and geographic extents to be determined for Acquisition Cycle 1). The Vendor will utilize the 2016 PSLC lidar data as it is the most recent and detailed terrain surface available. Existing lidar will be imported into the Vendor's classification software to improve upon the inherent classification errors in the existing data. Ground classified points will be exported into a dense grid of data and supplemented with breaklines along water features (for hydro-flattening), as well as retaining walls and other sharp-edged features using the current stereo imagery. Areas of change since the lidar was collected will be revised with new points and breaklines using the new stereo imagery. Two-foot contours will be generated from the resulting updated DTM.

The Vendor will utilize topology checks and other automated techniques to ensure that contour lines do not intersect with others or themselves, do not contain gaps, and if closed are longer than the minimum agreed upon distance at the beginning of the project. The Alliance project manager will provide size/length specifications for closed contour inclusion. Contours will be delivered for each Participant requesting this product in an ESRI ArcMap Geodatabase (v.10.x or alternate TBD) with metadata. The DTM used to generate contours will be delivered in .LAS or .LAZ format for points (due to density of data) and 3D breaklines and waterbodies as a Geodatabase.

Task 11 – Impervious Feature Mapping - Supplemental Task

This task involves creating new or updated impervious features within *impervious* project extents (Acquisition Cycle 1 participants and geographic extent TBD). Features to be updated include the following:

- Building Rooflines with attributed elevations (for new or changed buildings).
- Paved Driveways
- Paved Streets and Roads
- Bridges



- Paved Parking Lots
- Other features (decks, patios, street islands, miscellaneous walkways, and public-use sidewalks)

The Vendor will collect new features (or update existing ones) in stereo, and seamlessly match to existing data where appropriate. Spot elevations will also be collected at the highest point on all new or revised buildings, and a height will be added to the building feature attributes.

The Vendor will ensure that all new or revised polygons are closed, can be clearly differentiated in donut (courtyard) situations, and do not overlap themselves or adjacent outlines. Topology checks will be performed on all final polygonal features to identify and correct for erroneous overlaps and gaps. Features will be delivered in an ESRI ArcMap Geodatabase (v.10.x or other TBD), following each Participant's format, with the following data: buildings, driveways, sidewalks, paved streets and roads, paved parking lots, bridges, and miscellaneous features. Metadata will be added and a Geodatabase of update polygons will be provided. Expected positional accuracy of final data is 1" - 100' map scale (the original scale for most existing data). Features 100 square feet in size or larger are to be mapped.

The Vendor will match new features to existing data in accordance with business rules discussed and agreed upon in the Project's kickoff meeting.

Task 12 – Deliverables Review and Acceptance

This task extends throughout the project and involves the systematic quality checking by Alliance and Participant staff of all Vendor deliverables; the notification by the Alliance project manager of product shortcomings, if any; the timely reworking/redelivery of rejected Vendor deliverables, as necessary; and the final Participant acceptance of each deliverable. Vendor deliverables are of three types:

1. Meetings, plan documents, communications: These are typical of any major project and are primarily for progress tracking and overall project documentation purposes. The Alliance project manager will review these promptly, notify and distribute to Participants, contact the Vendor project manager as necessary for clarifications or corrections, accept, and archive.
2. Interim data products: These include digital components of the production process that are used in creating the final products. Examples are the raw imagery, photo center GPS coordinates, the AT solution/report, and mosaic seamlines. The Participants require these as project deliverables for their internal QC efforts, as well as for potential use in future work. The Alliance project manager will review these promptly, notify and distribute to Participants, contact the Vendor project manager as necessary for clarifications or corrections, accept on behalf of the Alliance and Participants, and archive.
3. Final data products: Final delivery includes items noted in *Table 1* at the beginning of this document. The following acceptance criteria, plus any other criteria established after review of the Pilot Area, will be used:
 - Deliverables without correct identification or spatial extents will be immediately returned for Vendor rework.
 - Deliverables will undergo a random (spot) check, and if this review reveals 10% or more

incidence of defects, the products will be returned to the Vendor without further review.

- Deliverables passing the spot check will undergo a thorough check, and if this review reveals 10% or more incidence of defects, the products will be returned to the Vendor for correction without further review. The Alliance project manager and Participant staff may reduce the amount of quality checks if the overall quality of deliverables appears to be high.
- Participants are expected to conduct their internal deliverable reviews promptly and in no case more than 21 calendar days after product delivery.

The Vendor will provide interim delivery of data and reports throughout the project to assist Alliance and Participant assessment of quality and progress. Consistent and clear communication is key to a successful project, and weekly or bi-weekly status reports will be provided to include current concerns. Issues or shortcomings identified by the Participants throughout the project will be addressed and corrected as soon as possible. Delivery of interim data will include: Flight index, AGPS/IMU, georeferenced raw imagery, AT Report and block adjustment results, and mosaic seamlines.

Task 13 – Project Closeout

In this task, the Vendor and the Alliance project manager will meet to resolve any remaining project issues.

A project closeout report will be produced for each Acquisition Cycle, including lessons-learned and recommendations for future imagery acquisition cycles.

Once all issues are resolved, the Vendor will submit the final project invoices. The Alliance and Participants will complete all final product reviews and expedite final payment to the Vendor.

Table 3: Approximate Project Schedule for Each Imagery Acquisition Cycle

2026 PRELIMINARY SCHEDULE**		
Task or Deliverable	Description	Estimated Schedule
1	Project Planning/Ramp-up	1/5 - 1/30/2026
2	Flight Planning	2/2 - 2/16/2026
3	Survey Control Plan	2/2 - 2/16/2026
4	Imagery Collection	3/5 - 4/15/2026
5	Imagery Review	4/9 - 4/22/2026
6	Aerial Triangulation (AT)	4/23 - 5/31/2026
7	Pilot Test (submission for review)	6/9/2026
8	Ortho DEM Update	6/1 - 6/30/2026
	Delivery of Preliminary Orthos	6/30/2026
8a	Impervious Change Review	6/30 - 7/31/2026
9	Orthophoto Production	6/6 - 8/31/2026
	Delivery of Orthos for Participant Review	8/1 - 8/31/2026
	Submission of Final Orthos	10/14/2026
10	Contour Production	7/31 - 8/31/2026
	Contour Delivery for Review	8/15 - 8/31/2026
11	Impervious Feature Mapping	7/31 - 8/31/2026
	Impervious Delivery for Review	8/15 - 8/31/2026
12	Deliverables Review and Acceptance	9/1 - 9/30/20236
	Close of Participant Ortho Review	9/1/2026
	Close of Participant Contour Review	9/29/2026
	Close of Participant Impervious Review	9/30/2026
13	Project Closeout	11/30/2026

**** Dates may be adjusted with mutual agreement.**

Additional Aerial Mapping Related Tasks

As needed, additional aerial mapping and GIS related supplemental work may be requested and negotiated with the Contractor anytime during the Contract. When performed, a separate Statement of Work (SOW) may be created detailing the specifications, schedule, deliverables, and cost.

Attachment 2

Base Budget

2026 – 2034 eCityGov Alliance Aerial Mapping Project Alliance RFP24075

Item 6.

2026 Aerial Mapping Project

Updated by June 20, 2025

		ORTHO TILES / AGENCY									Base Ortho Photography	Alliance Admin Fees	Contracted PM Fees	Total Admin Fees	Grand Total		
	Cost/tile*	Tiles/ agency	cost / 1		cost / 2		cost / 3		cost / 4		932						
2026 Cost	208			208		104		69.33		52							
AGENCY																	AGENCY
Bellevue		223	128	\$ 26,624.00	91	\$ 9,464.00	4	\$ 277.33	0	\$ -	\$ 36,365.33	\$ 1,444.98	\$ 2,000.00	\$ 3,444.98	\$ 39,810.31	Bellevue	
Bothell		88	58	\$ 12,064.00	6	\$ 624.00	21	\$ 1,456.00	3	\$ 156.00	\$ 14,300.00	\$ 1,444.98	\$ 2,000.00	\$ 3,444.98	\$ 17,744.98	Bothell	
Kenmore		42	4	\$ 832.00	15	\$ 1,560.00	20	\$ 1,386.67	3	\$ 156.00	\$ 3,934.67	\$ 1,444.98	\$ 2,000.00	\$ 3,444.98	\$ 7,379.65	Kenmore	
Kirkland		109	20	\$ 4,160.00	63	\$ 6,552.00	23	\$ 1,594.67	3	\$ 156.00	\$ 12,462.67	\$ 1,444.98	\$ 2,000.00	\$ 3,444.98	\$ 15,907.65	Kirkland	
Mercer Island		40	36	\$ 7,488.00	4	\$ 416.00	0	\$ -	0	\$ -	\$ 7,904.00	\$ 1,444.98	\$ 2,000.00	\$ 3,444.98	\$ 11,348.98	Mercer Island	
Newcastle		35	0	\$ -	35	\$ 3,640.00	0	\$ -	0	\$ -	\$ 3,640.00	\$ 1,444.98	\$ 2,000.00	\$ 3,444.98	\$ 7,084.98	Newcastle	
Northshore Utility District		88	4	\$ 832.00	49	\$ 5,096.00	32	\$ 2,218.67	3	\$ 156.00	\$ 8,302.67	\$ 1,444.98	\$ 2,000.00	\$ 3,444.98	\$ 11,747.65	Northshore Utility District	
Redmond		184	110	\$ 22,880.00	66	\$ 6,864.00	8	\$ 554.67	0	\$ -	\$ 30,298.67	\$ 1,444.98	\$ 2,000.00	\$ 3,444.98	\$ 33,743.65	Redmond	
Sammamish		123	92	\$ 19,136.00	31	\$ 3,224.00	0	\$ -	0	\$ -	\$ 22,360.00	\$ 1,444.98	\$ 2,000.00	\$ 3,444.98	\$ 25,804.98	Sammamish	
Total:		932	452	360		108		12		\$ 139,568.00		\$ 14,449.80	\$ 20,000.00	\$ 34,449.80	\$ 174,017.80	Grand Total	
													20%	100%			

2026 Aerial Mapping Project Other Fees Detail

Updated by June 20, 2025

Hours	Rate*	Amount	Postion(s)
60	100	\$ 6,000.00	Senior Finance Analyst: Responsible for billing, accounts payable, budget monitoring, etc.
60	140.83	\$ 8,449.80	Executive Director: Execute and manage project agreement, vendor contracts, overall project, etc.
		\$ 14,449.80	Administrative Total**

*Rates reflect a cost recovery model that includes salary, benefits and overhead consistent with Federal OMB A-87.

**No Alliance administrative fees are taxed

Hours	Rate	Amount	Postion(s)
100	\$ 200	\$ 20,000.00	Contracted Project Manager

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2026 Aerial Mapping Project Supplemental Costs

Updated March 18, 2025

Agency	Impervious	Contours with Topo	Summer Orthos	Lidar	Other	TOTAL Supplemental Cost
Bellevue						\$ -
Bothell						\$ -
Kenmore						\$ -
Kirkland						\$ -
Mercer Island						\$ -
Newcastle						\$ -
Northshore Utility District						\$ -
Redmond						\$ -
Sammamish						\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Base Orthophotography	\$	139,568.00
Total Alliance Admin	\$	14,449.80
Total Supplementals	\$	-
Total PM Fee (Molly)	\$	20,000.00
Grand TOTAL	\$	174,017.80



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6796
October 21, 2025
Regular Business

AGENDA BILL INFORMATION

TITLE:	AB 6796: Sound Cities Association Voting Delegate for the Annual Meeting	☐ Discussion Only ☒ Action Needed: ☒ Motion ☐ Ordinance ☐ Resolution
RECOMMENDED ACTION:	Appoint voting delegate for the Sound Cities Association Annual Meeting.	

DEPARTMENT:	City Council
STAFF:	Salim Nice, Mayor Andrea Larson, City Clerk
COUNCIL LIAISON:	n/a
EXHIBITS:	n/a
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to appoint a delegate to vote on behalf of the City of Mercer Island at the [Sound Cities Association](#) (SCA) Annual Meeting on December 3, 2025. SCA was founded in the 1970s to help cities act locally and partner regionally to create vital, livable communities through advocacy, education, leadership, mutual support, and networking. SCA represents the 38 cities of King County and provides a voice for over one million people.

ISSUE/DISCUSSION

SCA will hold their Annual Meeting on December 3, 2025 and business will include voting on the SCA 2025 Budget and SCA 2025 Member City Dues. SCA has requested that each member city appoint a voting delegate to attend the Annual Meeting. City Council is seeking to appoint one member of City Council as the voting delegate to attend the SCA Annual Meeting on December 3, 2025 and vote on behalf of Mercer Island.

RECOMMENDED ACTION

Appoint Councilmember _____ as the voting delegate at the Sound Cities Association Annual Meeting on December 3, 2025.



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6790
October 21, 2025
Regular Business

AGENDA BILL INFORMATION

TITLE:	AB 6790: 2025-2026 Capital Improvement Program Update	☒ Discussion Only ☐ Action Needed: ☐ Motion ☐ Ordinance ☐ Resolution
RECOMMENDED ACTION:	Receive report providing an overview of the 2025 - 2026 CIP and 2025 project progress updates.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Kellye Hilde, Public Works Deputy Director Clint Morris, Capital Division Manager Shelby Perrault, Capital Parks Manager
COUNCIL LIAISON:	n/a
EXHIBITS:	1. 2025-2026 CIP Project Map
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to provide the City Council with an overview of the 2025-2026 Capital Improvement Program (CIP) and highlight several key projects within the program.

- The six-year CIP outlines the City's financial plan to acquire, expand, or rehabilitate public infrastructure.
- The presentation will provide updates on 2025 projects within the following programmatic areas: Parks, Recreation, and Open Space; Public Buildings; Streets, Pedestrian, and Bicycle Facilities; and Sewer, Stormwater, and Water Utilities. Key projects will be highlighted, including major milestones, progress to date, and recently completed work.
- Primary CIP projects currently in design, under construction, or completed in 2025 are summarized in Exhibit 1.

Public Works staff will be available to answer City Council questions and engage in discussion during the presentation.

BACKGROUND

As part of the biennial budget process, staff develop a six-year Capital Improvement Program, which serves as the City's strategic financial plan to acquire, expand, and rehabilitate public infrastructure. Work to prepare the six-year CIP begins every other spring and culminates with adoption of the biennial budget. For the current biennium, 20 staff members are overseeing more than 148 projects, totaling \$105.5 million.

Collectively, all CIP projects are organized into eight programmatic areas:

- Public Buildings
- Technology
- Equipment
- Streets, Pedestrian, and Bicycle Facilities
- Parks, Recreation, and Open Space
- Sewer Utility
- Stormwater Utility
- Water Utility

Development of the CIP is guided by the City's financial management policies and long-range planning documents, including the Water System Plan, General Sewer Plan, and Comprehensive Basin Plan for utilities; 2022 Parks, Recreation and Open Space (PROS) Plan for parks; and the adopted Transportation Improvement Plan (TIP) for streets, bicycle, and pedestrian facilities. The TIP is reviewed and approved annually by the City Council before being submitted to the State Department of Transportation (see [AB 6711](#)).

In addition, staff relies on information from the City's asset management system, pavement condition assessments, water system hydraulic modeling, sewer and drainage pipe inspections, assessments of storm basins and ravines, maintenance history (e.g., main repairs and pipe breaks), Supervisory Control and Data Acquisition (SCADA) information, and field operations data to identify and prioritize capital projects.

ISSUE/DISCUSSION

The following program areas highlight key projects completed or underway in 2025, outlining progress to date, upcoming milestones, and the City's continued commitment to investing in the modernization of its aging infrastructure, capital facilities, and parks.

PARKS, RECREATION, AND OPEN SPACE

The City of Mercer Island owns and maintains a robust system of parks and recreation assets, including 13 Regional, Community, and Neighborhood Parks, 14 Mini Parks (including landings), 15 Open Space Areas, 28 miles of trails, and 18 playgrounds. Capital projects within the Parks, Recreation, and Open Space program focus on reinvestment in aging park infrastructure, improving accessibility, enhancing shoreline and habitat areas, and expanding recreational opportunities. Notable projects in the 2025–2026 biennium include completion of improvements at Luther Burbank Park, upgrades to neighborhood playgrounds, and planning for future sitewide infrastructure enhancements at Clarke and Groveland Beach Parks.

Completed Parks, Recreation, and Open Space Capital Projects

- Luther Burbank Park Boiler Building (90.25.0047)
The Luther Burbank Park Boiler Building project is complete, delivering seismic, structural, and facility improvements to the building and adjacent amenities. Work included installation of a steel

reinforcement framework, removal of the top ten feet of the chimney, stabilization of masonry cladding, and replacement of the roof membrane and chimney cap, along with renovation of the attached restrooms and concessions stand. Most of the construction work occurred in 2024, with punch list items being completed in early 2025. City Council authorized staff to begin project closeout on September 16, 2025 ([AB 6773](#)), with final closeout anticipated by the end of 2025. Funding for the project included \$777,948 in reimbursements from two Washington State grant programs: the State Historical Society's Heritage Capital Program and the Recreation and Conservation Office's Washington Wildlife and Recreation Program.

The renovated facility will serve as a hub for Recreation and Community Programming, supporting a diverse mix of activities in alignment with the 2022 PROS Plan. Over the next year, staff will identify and develop programming opportunities that may include boating, sailing, kayaking, stand-up paddleboarding, fishing, and other aquatic-based recreation. The building's rooftop deck also provides a unique space for art classes and community workshops.

- Luther Burbank Park South Shoreline (90.25.0049)
The Luther Burbank Park South Shoreline project enhanced aquatic habitat and addressed erosion issues along the shoreline between the docks and swim beach. Improvements included placement of fish habitat gravel and large woody debris, relocation and improvement of an existing trail, removal of invasive vegetation, and installation of native riparian plantings within the shoreline buffer. City Council authorized project closeout on September 2, 2025 ([AB 6755](#)), with final closeout anticipated by the end of 2025. The project was supported by \$240,000 in reimbursements from three King County grant programs: the King Conservation District Member Jurisdiction Grant, the Flood Control District Cooperative Watershed Management Grant, and the Wastewater Treatment Division Water Works Grant.
- "Jake Jacobson" Pickleball Courts at Luther Burbank Park (90.25.0046)
The Luther Burbank Park Pickleball Courts project transformed the aging 1970s-era tennis courts into eight new pickleball courts. Work included full replacement of the subgrade and asphalt, installation of new surfacing, striping, nets, and fencing, construction of an accessible sidewalk, and drainage improvements. The gravel pathway to the restrooms was upgraded, and the *Summer in the Wetlands* mural on the west wall of the courts was restored. Most of the construction work occurred in summer and fall 2024, with final coatings for the new courts being applied in June 2025. Staff anticipate project closeout in mid-2026, following release documentation from state agencies.

The project was supported by \$193,000 in reimbursements from the King County Parks Capital and Open Space Grant Program. On October 7, 2025, City Council adopted Resolution 1682 ([AB 6778](#)), formally acknowledging and commending Jake Jacobson's service to the Mercer Island community by naming the Luther Burbank Park pickleball courts the *Jake Jacobson Pickleball Courts*.

- Roanoke Park Playground Replacement (90.25.0050)
The Roanoke Park Playground Replacement project revitalized the play area with new climbing structures, swings, a spinner, and a play structure for younger children, while improving accessibility through new surfacing, pathways, an ADA parking stall, and upgraded picnic amenities. Construction contract work was recently completed, and City crews will finish irrigation, plantings, and fencing over the coming months. Contract closeout is anticipated in early 2026. The project is partially funded through the 2022 Parks Levy.

Active Parks, Recreation, and Open Space Capital Projects Currently Underway

- Luther Burbank Park Waterfront Improvements (90.25.0020)

The Luther Burbank Park Waterfront Improvements project will deliver comprehensive upgrades to the docks, waterfront plaza, north beach, and site access in alignment with the 2006 Master Plan. Planned work includes dock renovations, an accessible overwater stair and platform, improved ADA connections between the plaza and north beach, and upgraded trail access from the upland playground. Additional improvements feature low-impact development techniques, new site amenities, and interpretive elements.

Project work began in 2020 and is currently at the 90% design stage and under building permit review, with final design, permitting, and bidding scheduled for completion by the end of 2025. A major milestone was recently achieved with the approval of shoreline authorizations from Washington Department of Fish & Wildlife and the U.S. Army Corps of Engineers. Construction is anticipated from early 2026 through mid- 2027.

Funding includes \$4.8 million in secured grants, with \$3.8 million in grant funds remaining, from the Washington State Recreation and Conservation Office and King County, including programs such as the Boating Facilities Program, Aquatic Lands Enhancement Account, Washington Wildlife and Recreation Program, and the Flood Control District Subregional Opportunity Fund.

- First Hill Park Playground Replacement (90.25.0043)

The First Hill Park Playground Replacement project includes new play equipment, swings, and free-standing features, along with new engineered wood fiber surfacing and an accessible gravel pathway linking the entrance to the play area and picnic table. Construction began in late August 2025 and will continue through early December 2025, with closeout expected in the first half of 2026. The project is partially funded through the 2022 Parks Levy.

- Deane's Children's Play Area Site Plan (90.25.0015)

The Deane's Children's Play Area Site Plan project is creating a comprehensive plan to guide future improvements to the play area and surrounding amenities. The plan emphasizes universal play design, accessibility upgrades, and integration of park features, while also addressing replacement of the playground structures, picnic shelter, and storage shed.

Public participation has been central to the planning process. Between April and August 2025, the project team conducted two phases of community engagement, including online surveys, an in-person open house, school-based activities, and project booths at major City events such as the Mercer Island Preschool Association Circus, Leap for Green, Summer Celebration, Mostly Music in the Park, National Night Out, and Pride in the Park. A focused discussion with the Friends of Dragon Park also helped refine the draft design concepts. These efforts gathered valuable feedback from families, children, and park users to shape the preferred design.

The preferred design will be presented to the Parks and Recreation Commission in November 2025, with planning efforts continuing into early 2026. The final Site Plan and report will be brought to City Council for adoption in early 2026. The report will outline the first phase of capital improvements - including the replacement of one or more playground structures - as well as recommended subsequent phases. The project will then proceed into detailed design, permitting, and construction of Phase I improvements, anticipated to occur between 2026 and 2027.

Future phases will be brought to City Council for discussion and recommendation for implementation. These phases may be supported through community fundraising efforts and grant opportunities. This project is partially funded through the 2022 Parks Levy.

- Clarke and Groveland Beach Parks Joint Infrastructure Plan (90.25.0013)

The Clarke and Groveland Beach Parks Joint Infrastructure Plan is developing long-term strategies for site repairs and renovations to occur over the next 10 to 15 years. Priorities include dock and pier upgrades, shoreline stabilization, accessibility enhancements, and improvements to restrooms, signage, and parking. Three design concepts for each park have been created and are being shared with the community this fall to gather feedback, which will shape the preferred infrastructure plan for each site. Planning will continue through mid-2026. Given the site location and shoreline requirements, it is anticipated that a phased approach for design, permitting, funding and construction will be required. These projects may be good candidates for grant opportunities.

PUBLIC BUILDINGS

The City of Mercer Island owns and manages eleven buildings that support community services and City operations. In the 2025-2026 biennium, capital investments focus on enhancing facility safety, improving accessibility, upgrading security systems, and planning for long-term building needs. Recently completed work includes seismic retrofits and facility improvements at the Public Works Building, while active projects include HVAC replacement, groundwater intrusion mitigation at the Mercer Island Community and Event Center (MICEC), and improvements of the 9655 Building.

Completed Public Buildings Capital Projects

- Public Works Building Seismic Retrofit Repairs (90.05.0016)

The Public Works Seismic Retrofit Repairs project addressed structural deficiencies identified in a seismic analysis to bring the facility up to current safety standards and ensure continued functionality. Work included reducing roof loads by removing the green roof system of grass and soil and replacing with lighter weight roof membranes installing concrete grade beams at the high bay shop doors, reinforcing roof joists, and bracing masonry walls. The project also replaced the roofing system on the high bay shop and upstairs office areas, installed a fall prevention system, and added new stormwater conveyance infrastructure and site fencing. Construction occurred in spring and summer 2025 and is now complete. Project closeout is anticipated in spring 2026.

- Mercer Island Thrift Shop Improvements (90.05.0018)

In February 2025, the City undertook significant renovations on the Mercer Island Thrift Shop to address building issues that were impacting both production and retail functions. The walkway structure on the front and side of the building, as well as the garage, were rebuilt and equipped with new lighting, heating, and drainage systems. In addition, accessibility to the store was improved with new ADA parking stalls and a new access ramp. In order to expedite this exterior work, the Thrift Shop was closed for two weeks. This closure allowed City staff to undertake interior improvement projects, including wall repairs, product reorganization, painting, and deep cleaning. The store re-opened to the public in late February. The exterior construction concluded March 2025, and the rebuilt sections were painted in April 2025.

- Facility Access Control Security Upgrade (90.05.0015)

This project strengthened security at the MICEC, Luther Burbank Administrative Building, and Caretakers Facility by expanding the access-control system to reduce reliance on keys, adding

reporting and software tools for efficient management, and re-keying all facilities under a single, restricted master key system. The project kicked off in fall 2024 and was completed in summer 2025.

Active Public Buildings Capital Projects Currently Underway

- MICEC HVAC Replacement (90.05.0002)
The MICEC Heating, Ventilation, and Air Conditioning (HVAC) Replacement project is addressing aging system components that are failing at the end of their useful life, resulting in service interruptions, rising maintenance needs, and inefficiencies. The existing HVAC unit is the original unit, constructed 20 years ago. The project began with a comprehensive system assessment to identify replacement and upgrade options that will ensure continued reliability of the facility. A preliminary assessment has been completed and is under staff review, with the final report expected in Late 2025. That report will provide cost estimates and options for Council consideration to guide next steps. Planning is scheduled for late 2025, with design and permitting anticipated in the first half of 2026.
- MICEC Ground Water Intrusion (90.05.0003)
The MICEC Groundwater Intrusion Mitigation project will evaluate and address chronic groundwater issues that have damaged the gym flooring, interior finishes, and building systems, leading to operational disruptions and costly repairs. The City has issued a Request for Qualifications to secure a consultant team to investigate the causes and recommend solutions. Staff are reviewing submissions and will begin negotiations with the selected firm in fall 2025. Planning will occur in late 2025, with design and permitting anticipated in the first half of 2026.
- 9655 Building Improvements (90.05.0020)
Since acquiring the commercial building at 9655 SE 36th Street, the City has been preparing to improve the 22,000-square-foot facility to house departments displaced by the closure of City Hall. Immediate needs include HVAC, roofing, asphalt repairs, and accessibility upgrades. Staff will also be evaluating potential interior modifications to provide functional, efficient, and secure workspaces for staff. A Request for Qualifications has been advertised to secure a consultant team to support planning and design efforts, with submittals due October 21, 2025. Staff will review responses and begin negotiations with the selected firm in late fall 2025. Planning is scheduled for late 2025 through early 2026. Staff will return to Council to discuss the phasing of the project work, funding requirements, and a timeline to bring the building online.

STREETS, PEDESTRIAN, AND BIKE FACILITIES

The City of Mercer Island owns and maintains approximately 84 miles of paved roadways, 17 miles of paved shoulders, 25 miles of sidewalks, and seven traffic/pedestrian signals. Notable projects in the 2025-2026 biennium include roadway paving, sidewalk upgrades, and crosswalk improvements.

Completed Streets, Pedestrian and Bike Facilities Capital Projects

- Town Center Commuter Parking Lot (90.20.0024)
This project in the 7800 block of SE 27th Street involved the demolition of the old Tully's Coffee building and its foundation, removal of all existing pavements and sidewalks on the site and the adjacent public street end, and the construction of a new 35 stall public parking lot. The site required excavation and the removal and disposal of contaminated soils. Improvements included new asphalt pavement parking area, new concrete sidewalks, a new surface water treatment system, new site illumination, infrastructure for future electric vehicle charging capability, bicycle lockers, and new plantings with a new irrigation system. Substantial construction work occurred from February to June

2025, and the parking lot opened for use in July 2025. Landscaping and lighting are scheduled for installation by the end of November 2025. Project closeout will occur in early 2026.

- 2023-2024 Island Crest Way Corridor Improvements (90.20.0037)

In 2022, the City conducted a [corridor safety analysis](#). This extensive study included community input which helped the City identify recommendations and solutions to address pedestrian, bicycle, and vehicle safety concerns. The findings resulted in the multi-phased Island Crest Way Corridor Improvements Project to enhance safety along Island Crest Way from 90th Avenue SE to SE 68th Street. Construction was funded through the Sound Transit Settlement Agreement and work focused on:

- Tree condition assessment and illumination study **(Complete)**
- Feasibility study and conceptual design of safety improvements at SE 68th Street and SE 53rd Place intersections **(Complete)**
- Feasibility study and conceptual design of a shared use path **(Complete)**
- Design and construction of crosswalk improvements at SE 63rd Street, SE 62nd Street, and the Island Park Elementary driveway **(Completed in September 2025)**. Project closeout is anticipated in early 2026.

- 80th Avenue Pedestrian Improvements (90.20.0035)

This 2023-2024 Biennium project reconstructed curbs, sidewalks, and ADA ramps along the east side of 80th Avenue between SE 27th Street and SE 32nd Street. Improvements also included replacing the outdated street lighting system and replacing numerous street trees with a new design that will allow space for trees to mature without damaging sidewalks. This section of 80th Avenue was originally built in the 1970's and suffered from significant sidewalk damage from tree roots, poor ADA accessibility, and poor sidewalk lighting. Construction began in fall of 2024 and was substantially completed in late spring of 2025. Punch list work was completed in fall of 2025 and project closeout is anticipated in spring 2026. This project was funded primarily through the Sound Transit Settlement Agreement.

Active Streets, Pedestrian and Bike Capital Facilities Projects Currently Underway

- Residential Street Resurfacing (90.20.001)

This annual program consists of hot mix asphalt (HMA) resurfacing residential streets at the rate of approximately 1 to 1.5 miles per year. These paving projects have a service life of 30 to 35 years. For 2025, the neighborhood comprised of portions of SE 46th Street, SE 47th Street, 84th Avenue, and 86th Avenue, lying west of Island Crest Way are being repaved following completion of the 2024 Water System Improvements project which has replaced the water mains in the same area. Additionally, portions of 66th and 71st Avenue in the First Hill neighborhood were repaved this summer and the entire project should be completed by November 2025.

- 2025-2026 Island Crest Way Corridor Improvements (90.20.0013)

This project continues the previous planning and design efforts along Island Crest Way from the 5300 block to SE 68th Street. Design work is currently underway for a first phase of shared use path along the west side of Island Crest Way from SE 60th Street to the Island Park Elementary driveway. Construction is scheduled for 2027 in the current (TIP). The City has received a \$850,000 Transportation Improvement Board grant to help fund the project. Design of safety improvements at the SE 53rd Place and 68th Avenue SE intersections continue, with construction to be added to the Six-Year TIP in future years.

SEWER UTILITY

The City's Sewer Utility owns, operates, and maintains approximately 105 miles of gravity mains, 2,400 manholes, 17 pump stations, one flush station, and 12.9 miles of lakeline. Wastewater is collected and conveyed through the system to King County's two pump stations on Mercer Island and then is pumped to their wastewater treatment plant in Renton. Capital projects focus on updating the General Sewer Plan, planning for lakeline capacity improvements, and programmatic rehabilitation of the pump stations. Many of these projects improve infrastructure to align with the Washington Department of Ecology requirements.

Active Sewer Capital Projects Currently Underway

- Lakeline Reach 1 Capacity Improvements (90.30.0007)
 The Lakeline Reach 1 Capacity Improvements project will address deficiencies in a critical 2.5-mile segment of sewer pipeline located on the lakebed between Pump Stations 25 and 22 along the east side of the Island. Built between 1956 and 1966, this section of the system has never undergone a comprehensive survey, cleaning, or inspection, and recent sanitary sewer overflows underscore the urgency of repairs to protect water quality and ensure reliable capacity. The City has contracted a consultant to lead Phase 1, which will include condition assessments, hydraulic modeling, field surveys, environmental and property coordination, and emergency project support. Findings will guide subsequent phases, anticipated to involve targeted rehabilitation or large-scale pipeline replacement. Planning will take place from late 2025 through 2028.
- General Sewer Plan and Hydraulic Model (90.30.0013)
 The General Sewer Plan and Hydraulic Model project is updating the City's long-term strategy for maintaining and improving the sewer system, a requirement of the Washington State Department of Ecology every 6 to 10 years. The City is working with a consultant to prepare the plan, which will include the City's first system-wide sewer model to assess existing capacity, plan for future growth, and prioritize needed repairs. The update will also identify where groundwater and stormwater are entering the system, reducing overflows and improving reliability. Planning begins in late 2025, with adoption of the updated plan anticipated in early 2028.
- SCADA Equipment Replacement (90.30.0024)
 The SCADA Equipment Replacement project is upgrading the Supervisory Control and Data Acquisition system at 17 sewer pump stations to provide modernized monitoring, control, and data capabilities. The improvements allow operators to log data, monitor system status and alarms in real time, and control pumps from both central facilities and remote laptops. Project work has included developing new software and control strategies, replacing Programmable Logic Control cabinets, installing new electrical panels, and adding telecommunications antennas. After several years of design, fabrication, and programming of the new logic controls, installation work began in October 2024 and was substantially completed in April 2025. One remaining location, Pump Station 11, will be finished following King County's upgrades at that location as part of their sewer main replacement. Final SCADA project completion is anticipated in early 2026 with closeout in summer 2026.
- Sewer Pump Station 20 Replacement Project (90.30.0025)
 The Sewer Pump Station 20 Rehabilitation project will modernize and extend the life of a critical facility for another 50 years. Located at the south tip of the Island, Pump Station 20 improvements include replacing pumps, piping, and electrical systems, along with interior upgrades to enhance safety and reliability. The project also features enhancements to the adjacent 85th Avenue SE Street End (South Point Landing), adding a new access path, stairway, bench, and landscaping. Design is 90%

complete, with construction scheduled to occur in 2026. This work is part of the City's long-term program to rehabilitate one sewer pump station each biennium over the next five biennia.

STORMWATER UTILITY

The City's Stormwater Utility manages both piped and open-channel systems that collect and convey stormwater runoff across the island to Lake Washington. The system includes 88 miles of pipes, 16 miles of ditches, over 5,500 catch basins, and over 60 outfalls. Capital projects focus on upgrades to piped infrastructure as well as stabilizing approximately one open channel watercourse per year to improve system reliability and protect water quality.

Completed Stormwater Utility Capital Projects

- Subbasin 23.2 Watercourse Improvements (90.35.0014)
This recently completed project included the stabilization of approximately 300 feet of open watercourse channel, located west of West Mercer Way near the 4300 block. Channel stabilization included clearing debris, regrading of the channel bed with streambed gravel mix and boulders and installing logs and root wads to minimize streambed erosion. Most of the construction occurred in July and August 2025. The contractor will return in late October 2025 to plant native vegetation along the watercourse.

Active Stormwater Utility Capital Projects Currently Underway

- Subbasin 22.1 and 25b.2 Watercourse Improvements (90.35.0008)
This project will stabilize approximately 350 feet of eroded watercourse channel. Stabilization measures will include re-grading the channel bed, installing streambed gravels, and placing large woody material in the channel. Native vegetation will be planted along the watercourse upon completion of construction. The design is 90 percent complete and awaiting permits from the Washington State Department of Fish and Wildlife. Construction is anticipated in 2026.
- 2025 Street Related Storm Drainage Improvements (90.35.0002)
This is an ongoing program to install, and repair piped storm drainage improvements at various locations on Mercer Island in advance of residential and arterial street resurfacing work. The 2025 project installed several new catch basins and pipe crossings on 66th Avenue SE and 71st Avenue SE in the First Hill Neighborhood ahead of the 2025 Residential Street Resurfacing project. Drainage work was performed in June and July 2025.

WATER UTILITY

The City's Water Utility owns, operates, and maintains approximately 121 miles of water mains, 7,800 water meters, two 4-million-gallon reservoirs, two booster pump stations, one booster chlorination system, and over 80 pressure reducing valve stations (PRVs). Capital projects focus on replacing the City's water supply pipeline, updating the Water System Plan, ongoing programmatic replacement of the water system (water mains, PRVs, and fire hydrants), water meter replacements, and improvements to the reservoir facility.

Completed Water Utility Capital Projects

- North and South Reservoir Tank Improvements (90.40.0033)
This project focused on the City's two 4.0-million-gallon steel reservoir tanks, each measuring 150 feet in diameter and 32 feet in height. Work included replacing the interior and exterior coatings, along with installing safety upgrades including new stairways to the top of the tanks, guardrails,

gutters, access hatches, air vents, and cathodic protection to prevent corrosion. The new coatings are expected to provide a 25 to 30-year service life. Construction began in fall 2021 and reached substantial completion in fall 2025. Each tank will be inspected one year after the application of new coatings to ensure proper adhesion and performance. This project will not be ready for closeout until early 2027.

- Reservoir Booster Pump Station Upgrade (90.40.0034)

The Booster Pump Station Upgrade project modernized the City's primary booster pump station to improve safety, reliability, and efficiency. All five original 1977 pumps, three of which had prematurely failed, were replaced, and two new jockey pumps were added to improve performance during low-flow and winter conditions. The project's design began in summer 2021 and construction was completed in June 2025. Project closeout will occur in early 2026.

- Reservoir Standby Generator Replacement (90.40.0038)

The Standby Generator Replacement project upgraded the City's backup power system to support critical water infrastructure. The original 235-kilowatt generator, installed in 1975, had reached the end of its useful life and was undersized for the new booster pumps, booster chlorination system, and planned reservoir upgrades. It was replaced with a new 500-kilowatt unit, along with new transfer switches, auxiliary fuel tank, load bank, and portable generator connections to improve maintenance and operational flexibility. The project's design began in fall 2019 and construction began in summer 2023. Long lead times for delivery of the generator meant it did not arrive at the site until June 2024. The generator and all of its electrical components and switch gear were tested and made operational at the end of January 2025. Punch list work was completed in spring 2025 and project closeout will occur in early 2026.

Active Water Utility Capital Projects Currently Underway

- Water Meter Replacement (90.40.0035)

The City has completed the meter replacement phase of the Advanced Metering Infrastructure (AMI) project, installing more than 7,900 new digital water meters. Efforts are now focused on installing the remaining base stations—two of six are already operational—and launching the customer portal, which will provide residents with real-time water-use data and leak alerts once all stations are online. This work began in June 2022 and is expected to be completed by December 2025.

- Water Main Replacements (90.40.0031)

This ongoing program replaces aging and undersized water mains at the rate of 4,000 to 5,000 feet per year. The 2024 Water System Replacement project began construction in March 2025 and is currently 75 percent complete. Work includes installing over 6,000 feet of new 8-inch ductile iron water main, replacing over 100 water services, installing 16 new fire hydrants, and replacing one PRV station. Locations include the neighborhood bounded by SE 46th Street, SE 47th Street, SE 47th Place, 84th Avenue, and 86th Avenue as well as SE 42nd Street and Holly Lane, both lying below West Mercer Way. This project should reach completion in early 2026.

- Asbestos Cement (AC) Water Main Replacements (90.40.0039 and 90.40.0013)

The Asbestos Cement (AC) Water Main Replacement Program is a multi-year effort to replace approximately five miles of aging AC pipe within the City's water system by 2030. Asbestos cement pipe was widely used from the 1940s through the early 1980s for both water and sewer systems; however, as it reaches the middle to late stages of its useful life, it becomes increasingly prone to failure. For pressurized systems such as water mains, these failures can be catastrophic, with several feet of pipe bursting or splitting open.

Replacement is essential to maintain reliable water service, prevent water loss, and avoid emergency repairs that disrupt the community and increase costs. AC water mains experience a significantly higher rate of degradation and system breaks—to date, six of the City’s fourteen water main breaks in 2025 have occurred on AC pipe.

The 2024 AC Main Replacement Project began construction in November 2024 and was substantially completed in June 2025. Work occurred in the Mercerwood area along 93rd and 94th Avenues between SE 40th and SE 43rd Streets, as well as on Greenbrier Lane. Improvements included installing over 5,000 feet of new 8-inch ductile iron water main, replacing more than 90 water services, and installing new fire hydrants. Final pavement restoration is scheduled for October 2025, with project closeout anticipated in spring 2026.

Design work is currently underway for the 2025 AC Main Replacement Project, which includes portions of 95th, 96th, and 97th Avenues in the Mercerwood neighborhood. Construction is planned to begin in spring 2026 and be completed by the end of 2026.

- Pressure Reducing Valve (PRV) Station Replacements (90.40.0005)

This is a new program to replace the City’s network of over 80 pressure PRV stations around the island. These PRV stations are used throughout the Island to step down the pressure in the City’s water system that is gained as the water travels to lower elevations. Many of these stations were originally built in the 1970’s and 1980’s and are near the end of their service lives. Construction of the first phase of this program began in August 2024 and was substantially completed in May 2025. Work involved replacing four PRV stations on the north half of the Island. The second phase of this program is currently under design with construction planned to begin in spring of 2026.

- Water Supply Pipeline Replacement Design (90.40.0032)

This project will replace the Seattle Public Utilities Transmission Line with a new City-owned Water Supply Pipeline. Design work is nearing 60% completion. The alignment includes approximately 5,000 feet of new 24-inch ductile iron water main extending from the 3600 block of East Mercer Way west along SE 36th Street, south on Gallagher Hill Road, and east on SE 40th Street to 92nd Avenue. An existing AC main on Gallagher Hill Road will also be replaced and relocated to accommodate the new pipeline. After the water improvements are completed, affected roadways will be resurfaced. The approved 2025–27 State Capital Budget includes a \$1.2 million appropriation for the project. Construction is scheduled to begin in March 2026, with water work expected to take 12 months, followed by about eight months of roadway restoration and improvements, with final completion anticipated in late 2027.

- Reservoir Security Improvements (90.40.0009)

The Reservoir Security Improvements project will enhance safety and monitoring at the City’s Water Reservoir site to meet federal security standards identified in the 2021 Risk and Resilience Assessment. Planned work includes installing new security cameras and exterior lighting, upgrading gate access with Radio Frequency Identification readers, and constructing a chain-link fence that complies with EPA security guidelines. Staff are working with a security vendor to finalize the package of cameras, lighting, and access controls. Design is scheduled for late 2025, permitting in early 2026, and construction in mid-2026.

- Water System Plans (90.40.0008)

The Water System Planning project involves updating the City's long-term strategy for maintaining and improving the water utility through three required efforts: the Comprehensive Water System Plan, the Risk & Resilience Assessment (RRA), and the Emergency Response Plan (ERP).

The Comprehensive Water System Plan, due to the Washington State Department of Health in 2026, will provide a detailed analysis of system assets, water use, operations and maintenance practices, and planned capital improvements. The RRA and ERP, also due in 2026, will evaluate risks from natural hazards and malevolent acts, and update emergency response procedures to strengthen overall system resilience.

This effort also includes biennial updates to the City's hydraulic model, which integrates changes from capital projects, private development, and maintenance activities. The model supports ongoing capacity and performance analysis, design work, identification of potential system improvements, and fire flow evaluations.

Planning began in spring 2025, with adoption of the updated Comprehensive Water System Plan, anticipated in mid-2026.

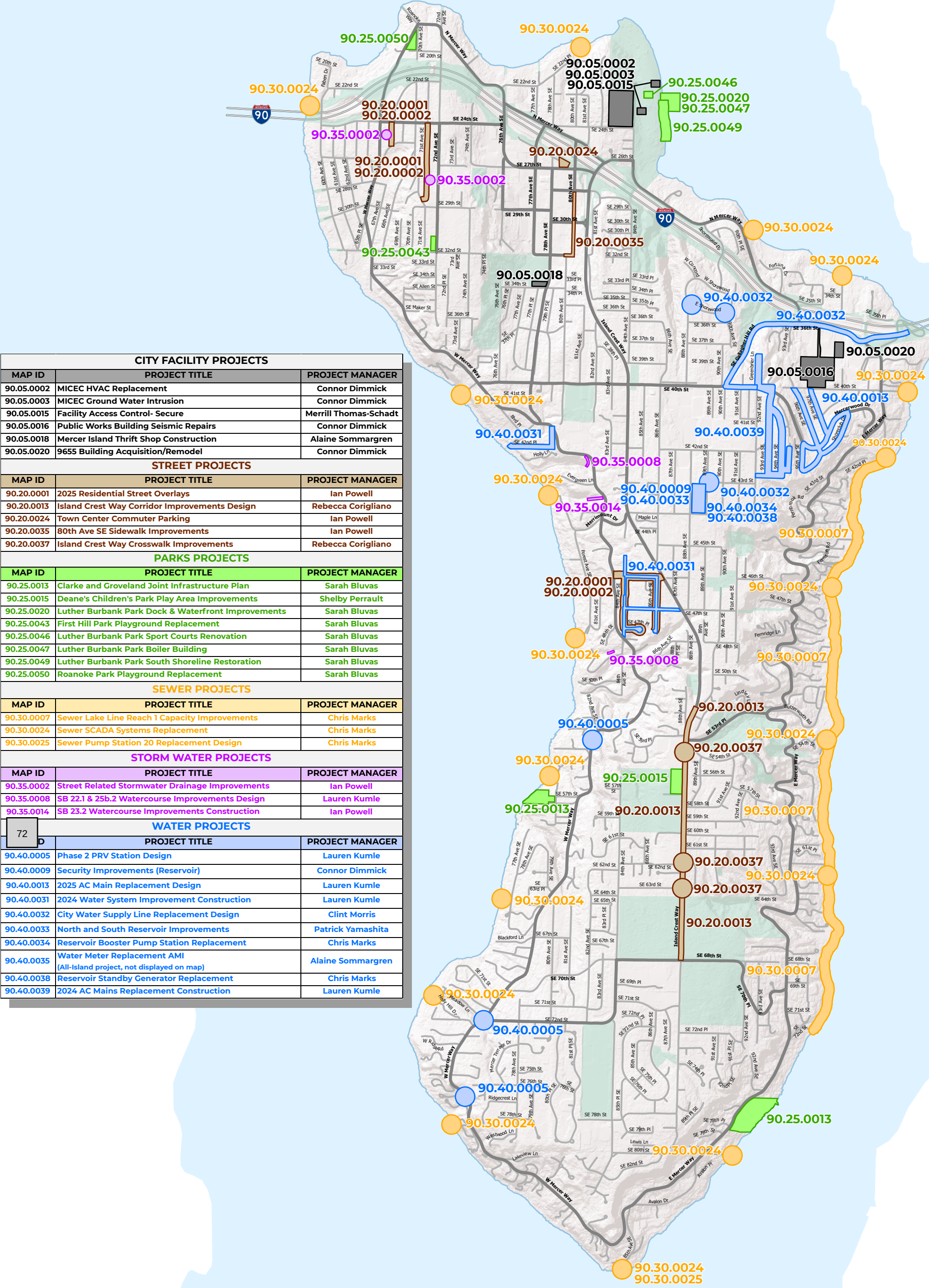
RECOMMENDED ACTION

Receive report and discuss projects underway or completed.



2025 CAPITAL IMPROVEMENT PROJECTS

Mercer Island, WA



CITY FACILITY PROJECTS		
MAP ID	PROJECT TITLE	PROJECT MANAGER
90.05.0002	MICEC HVAC Replacement	Connor Dimmick
90.05.0003	MICEC Ground Water Intrusion	Connor Dimmick
90.05.0015	Facility Access Control- Secure	Merrill Thomas-Schadt
90.05.0016	Public Works Building Seismic Repairs	Connor Dimmick
90.05.0018	Mercer Island Thrift Shop Construction	Alaine Sommargren
90.05.0020	9655 Building Acquisition/Remodel	Connor Dimmick
STREET PROJECTS		
MAP ID	PROJECT TITLE	PROJECT MANAGER
90.20.0001	2025 Residential Street Overlays	Ian Powell
90.20.0013	Island Crest Way Corridor Improvements Design	Rebecca Corigliano
90.20.0024	Town Center Commuter Parking	Ian Powell
90.20.0035	80th Ave SE Sidewalk Improvements	Ian Powell
90.20.0037	Island Crest Way Crosswalk Improvements	Rebecca Corigliano
PARKS PROJECTS		
MAP ID	PROJECT TITLE	PROJECT MANAGER
90.25.0013	Clarke and Groveland Joint Infrastructure Plan	Sarah Bluvas
90.25.0015	Deane's Children's Park Play Area Improvements	Shelby Perrault
90.25.0020	Luther Burbank Park Dock & Waterfront Improvements	Sarah Bluvas
90.25.0043	First Hill Park Playground Replacement	Sarah Bluvas
90.25.0046	Luther Burbank Park Sport Courts Renovation	Sarah Bluvas
90.25.0047	Luther Burbank Park Boiler Building	Sarah Bluvas
90.25.0049	Luther Burbank Park South Shoreline Restoration	Sarah Bluvas
90.25.0050	Roanoke Park Playground Replacement	Sarah Bluvas
SEWER PROJECTS		
MAP ID	PROJECT TITLE	PROJECT MANAGER
90.30.0007	Sewer Lake Line Reach 1 Capacity Improvements	Chris Marks
90.30.0024	Sewer SCADA Systems Replacement	Chris Marks
90.30.0025	Sewer Pump Station 20 Replacement Design	Chris Marks
STORM WATER PROJECTS		
MAP ID	PROJECT TITLE	PROJECT MANAGER
90.35.0002	Street Related Stormwater Drainage Improvements	Ian Powell
90.35.0008	SB 22.1 & 25b.2 Watercourse Improvements Design	Lauren Kumle
90.35.0014	SB 23.2 Watercourse Improvements Construction	Ian Powell
WATER PROJECTS		
MAP ID	PROJECT TITLE	PROJECT MANAGER
90.40.0005	Phase 2 PRV Station Design	Lauren Kumle
90.40.0009	Security Improvements (Reservoir)	Connor Dimmick
90.40.0013	2025 AC Main Replacement Design	Lauren Kumle
90.40.0031	2024 Water System Improvement Construction	Lauren Kumle
90.40.0032	City Water Supply Line Replacement Design	Clint Morris
90.40.0033	North and South Reservoir Improvements	Patrick Yamashita
90.40.0034	Reservoir Booster Pump Station Replacement	Chris Marks
90.40.0035	Water Meter Replacement AMI (All-Island project, not displayed on map)	Alaine Sommargren
90.40.0038	Reservoir Standby Generator Replacement	Chris Marks
90.40.0039	2024 AC Mains Replacement Construction	Lauren Kumle

- City Facility Projects
- Street Projects
- Park Projects
- Sewer Projects
- Storm Projects
- Water Projects

Disclaimer: This map was developed by the City of Mercer Island and is intended to be a general-purpose digital reference tool. This map is not an accepted legal instrument for describing, establishing, recording, or maintaining descriptions of property concerns or boundaries. The City makes no representation or warranty concerning the accuracy or currency of these data sets. AB_CIPProgramUpdate2025to2026.aprx | AB 2025 CIP Projects Tabloid | Date: 10/13/2025



2025 Capital Improvement Program Update

City Council Update
October 21, 2025

AB 6790



Capital Improvement Program (CIP) Update

Investing in resilient infrastructure, safe mobility, and vibrant public spaces

The purpose of this presentation is to provide the City Council with an overview of the 2025–2026 CIP and highlight key projects across the following categories:

- Parks, Recreation, and Open Space
- Public Buildings
- Streets, Pedestrian, & Bicycle Facilities
- Sewer Utility
- Stormwater Utility
- Water Utility



CIP Overview



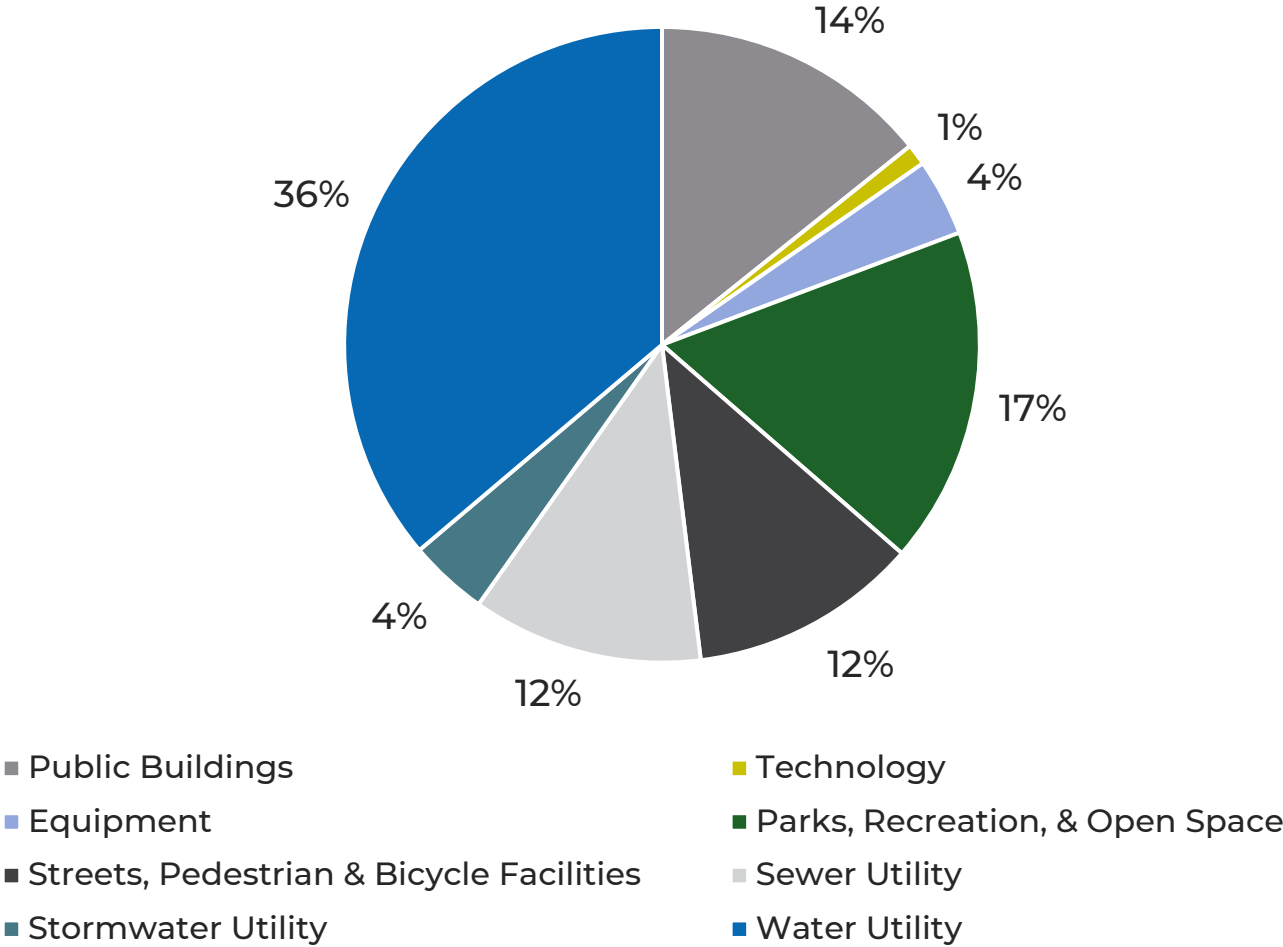
Capital Improvement Program



2025 / 2026 Program Overview

Investments by Asset

CIP Revised Budget:	
Year	Amount
2025	\$66,020,201
2026	\$39,448,798
Total	\$105,468,999



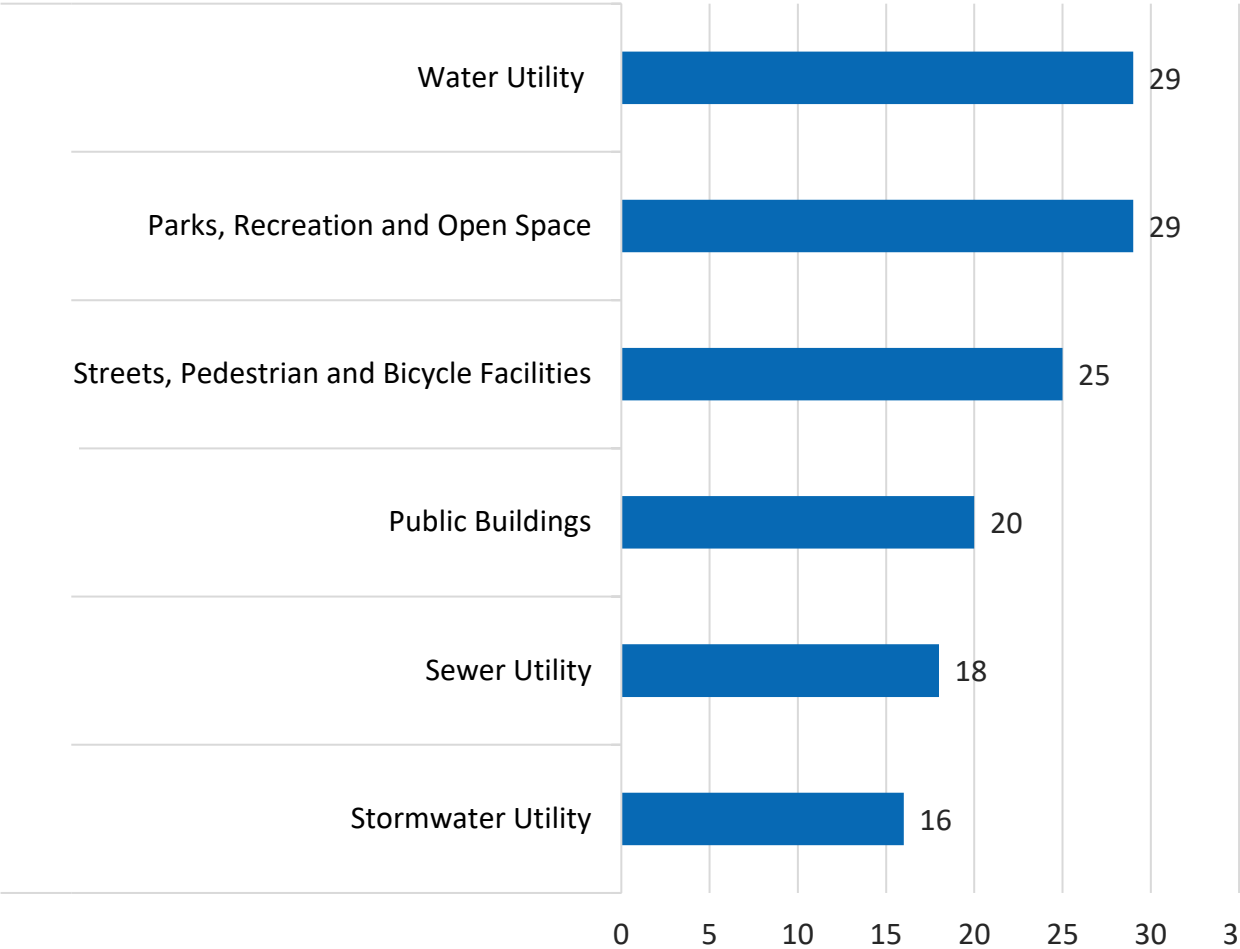
2025 / 2026 Program Overview

Project Counts by Asset

148 total projects in the 2025–2026 Capital Improvement Program

137 projects actively managed by the Public Works Department (CIP & Operations Divisions)

20 staff members overseeing this work



Meet the CIP Team



Jason Kintner
Chief of Operations



Kellye Hilde
Deputy Director



Patrick Yamashita
City Engineer



Clint Morris
Capital Division Manager



Shelby Perrault
Capital Parks Manager



Merrill Thomas-Schadt
Sr. Management Analyst



Alanna DeRogatis
Sustainability Program Manager



Chris Marks
Utilities Engineer



Lauren Kumle
Utilities Engineer



Rebecca Corigliano
Transportation Engineer



Ian Powell
Street Engineer



Sarah Bluvus
CIP Project Manager



Connor Dimick
CIP Project Manager



Tyrel Suzor-Hoy
CIP Construction Inspector



Stu George
CIP Construction Inspector



Jake Lesarge
Utilities & Site Inspector

Parks, Recreation & Open Space



Parks, Recreation, & Open Space

2025-2026 Program Overview and Status

Projects

The 2025–2026 CIP includes **29** Parks, Recreation & Open Space projects.



Program Budget

\$18.1M investment in park improvements and facility upgrades, with **\$4.94M (27%)** funded by grants.

Completed

Five projects have been completed or are in closeout, delivering important upgrades to park infrastructure:

- LBP Boiler Building Improvements
- LBP South Shoreline Restoration
- Jake Jacobson Pickleball Courts
- ADP Trail Safety Improvements
- Roanoke Playground Replacement

FAQs

60+ parks, **28** miles of trails, and **18** playgrounds—ongoing investments enhance accessibility, shorelines, and community recreation.

Luther Burbank Park Boiler Building

Summary:

Completed structural upgrades with steel reinforcement, chimney stabilization, and roof replacement. Renovated adjacent restrooms and concessions stand.

Current Status:

Complete

Timeline:

- Construction: 2024 – Early 2025
- Closeout: End of 2025



Luther Burbank Park South Shoreline

Summary:

Enhanced aquatic habitat and stabilized shoreline with gravel placement, large woody debris, trail relocation, and native plantings.

Current Status:

Complete

Timeline:

- Construction: January – August 2025
- Closeout: End of 2025



Jake Jacobson Pickleball Courts at Luther Burbank Park

Summary:

Transformed aging tennis courts into eight pickleball courts with new surfacing, fencing, drainage, and accessible paths.

Upgraded gravel path to restrooms and restored *Summer in the Wetlands* mural.

Current Status:

Project Closeout

Timeline:

- Construction: Summer 2024 – June 2025
- Closeout: Late 2025 – Mid 2026



Roanoke Playground Replacement

Summary:

Revitalized play area with new climbing structures, swings, spinner, toddler equipment, accessible surfacing, and improved picnic amenities.

Current Status:

Construction complete; City crews finalizing site work

Timeline:

- Construction: January – September 2025
- Closeout: Late 2025 – Early 2026



Luther Burbank Park Waterfront Improvements

Summary:

Upgrading docks, waterfront plaza, north beach, and site access per the 2006 Master Plan. Includes dock renovations, accessible overwater stairs and platform, ADA trail links, and new site amenities.

Current Status:

90% design complete; under permit review

Timeline:

- Permitting & Bidding: Spring – Winter 2025
- Construction: Early 2026 – Early 2027



First Hill Playground Replacement

Summary:

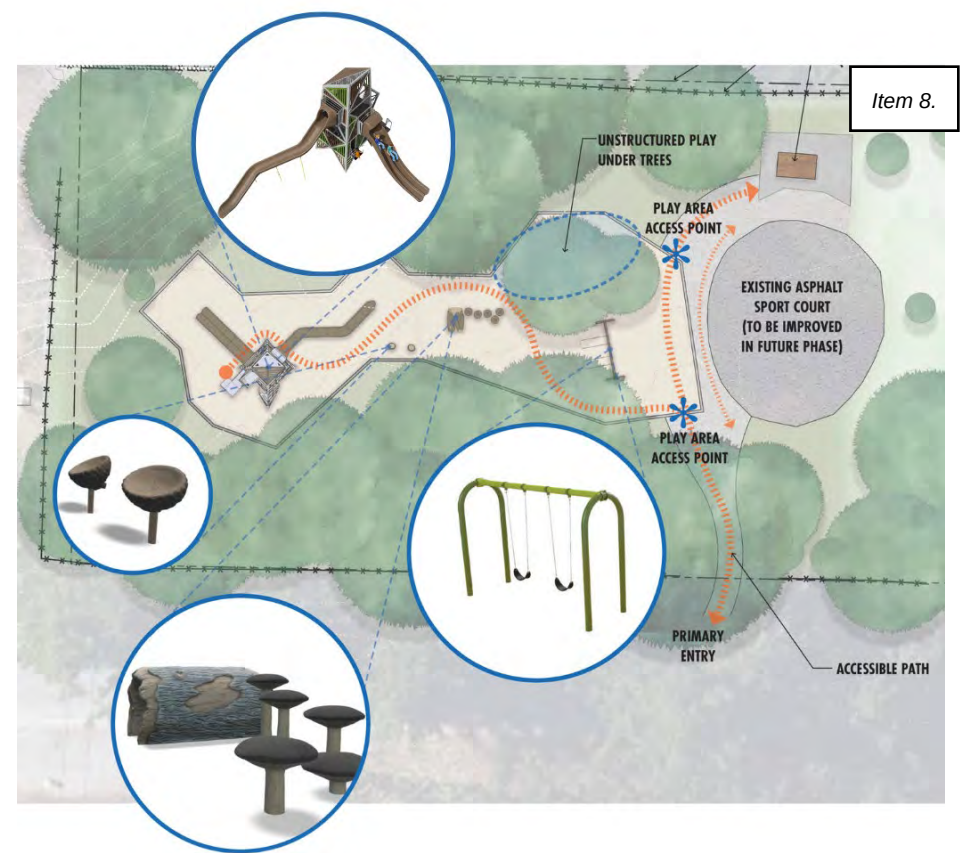
Installing new play structure, climber, swings, and surfacing, plus an accessible pathway connecting the entrance, play area, and picnic table.

Current Status:

Under Construction

Timeline:

- Construction: August – December 2025
- Closeout: Early 2026



Deane's Children's Play Area Site Plan

Summary:

Developing a site plan to guide future improvements, emphasizing universal play, accessibility improvements, and upgraded park amenities.

Current Status:

Preferred design will be presented to the PRC in November 2025

Timeline:

- Community Engagement: April – August 2025
- Design & Permitting: 2026 – Early 2027
- Construction: Late 2027



This project will be competitive for potential funding assistance from the Washington State Recreation and Conservation Office (RCO).

Clarke & Groveland Beach Parks Joint Infrastructure Plan

Summary:

Developing long-term strategies for dock and pier upgrades, shoreline stabilization, accessibility enhancements, and site improvements.

Current Status:

Three design concepts shared with the community; feedback underway to shape preferred plan.

Timeline:

- Concept Review: Fall 2025
- Planning & Refinement: Through Mid-2026



Future improvements at Clarke and Groveland Beach Parks will be competitive for potential funding assistance from the Washington State Recreation and Conservation Office (RCO).

Public Buildings

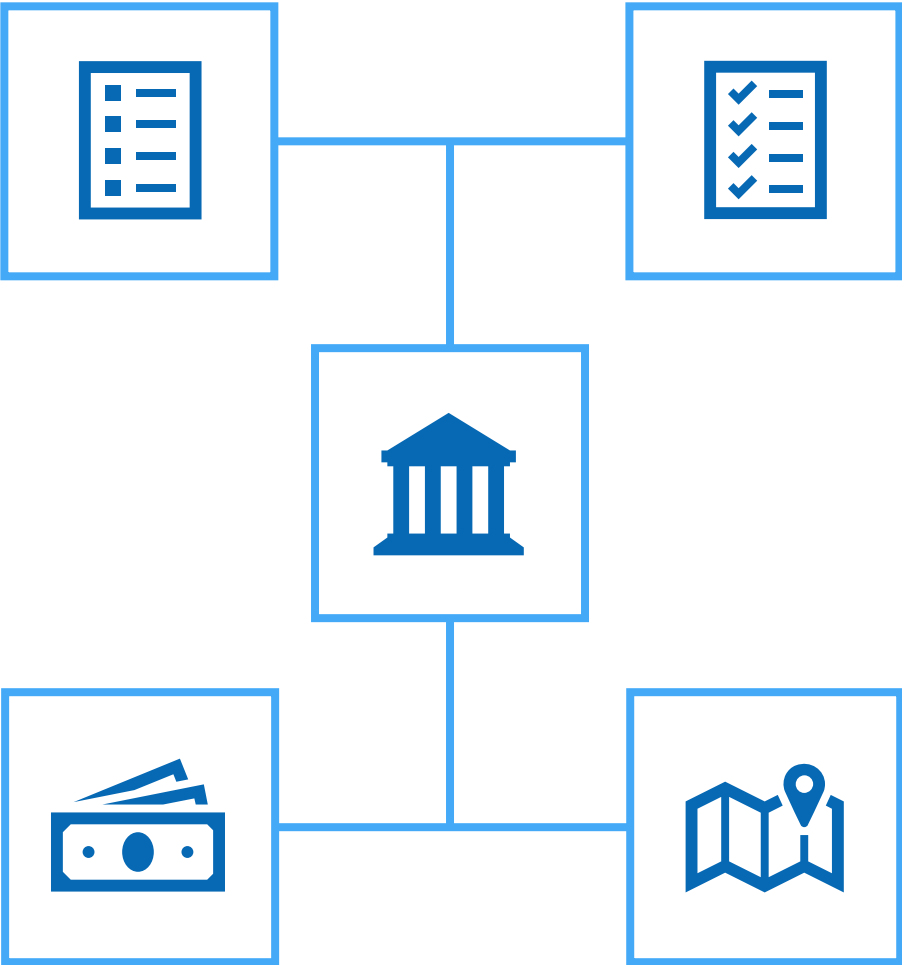


Public Buildings

2025-2026 Program Overview and Status

Projects

The 2025–2026 CIP includes **20** Public Building projects.



Completed

Four projects have been completed or are in closeout, delivering important upgrades to government infrastructure:

- Facility Access Control
- Public Works Building Seismic Retrofit
- Thrift Shop Improvements
- Fire Station Repairs

Program Budget

Total Budget: **\$15M** This investment supports improvements to government facilities.

FAQs

The City owns and operates **11** facilities across the island.

Public Works Building Seismic Retrofit Repairs

Summary:

Completed structural upgrades to meet current safety standards, including roof replacement, foundation reinforcement, wall bracing, stormwater improvements, and site fencing.

Current Status:

Construction complete; closeout in progress

Timeline:

- Construction: March – August 2025
- Closeout: Spring 2026



Mercer Island Thrift Shop Improvements

Summary:

Rebuilt walkway structure and garage with new lighting, heating, and drainage. Added ADA parking and access ramp and completed interior repairs during two-week closure.

Current Status:

Complete

Timeline:

- Construction: February – April 2025
- Closeout: Late 2025



Facility Access Control Security Upgrade

Summary:

Upgraded security at multiple City facilities with expanded access-control systems, centralized software management, and a unified restricted master key system.

Current Status:

Complete

Timeline:

- Project Start: Fall 2024
- Completion: Summer 2025



MICEC Improvements – HVAC Replacement

Summary:

Assessing options to replace the original 20-year-old HVAC system to improve reliability and efficiency.

Current Status:

Final assessment report expected late 2025

Timeline:

- Planning: Late 2025
- Design & Permitting: Early 2026



MICEC Improvements – Groundwater Intrusion

Summary:

Addressing groundwater issues impacting the MICEC gym and building systems to prevent future damage and disruptions.

Current Status:

Consultant selection underway

Timeline:

- Planning: Late 2025
- Design & Permitting: Early 2026



9655 Building Improvements

Summary:

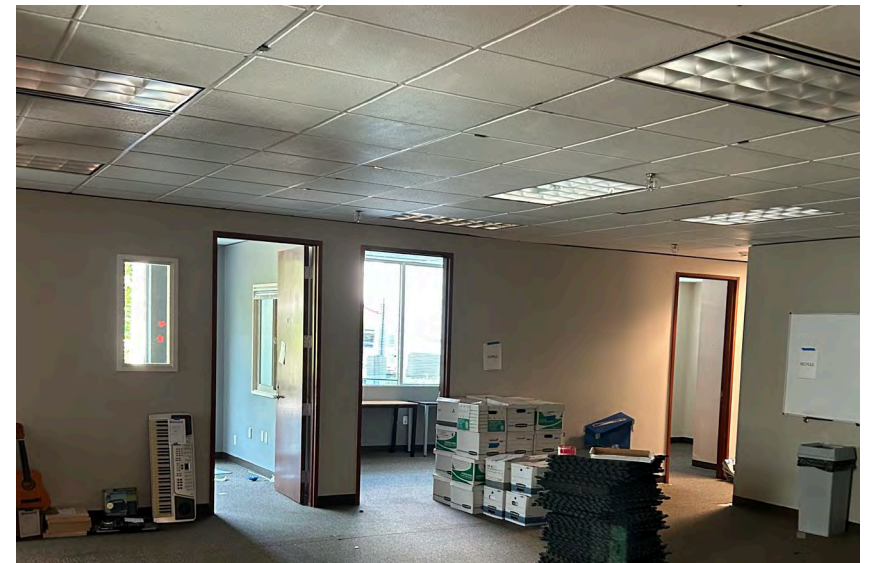
Preparing the 22,000 sq-ft facility for City departments displaced by the City Hall closure, including HVAC, roofing, paving, accessibility, and workspace upgrades.

Current Status:

RFQ advertised; consultant selection anticipated late fall 2025

Timeline:

- Planning & Design: Late 2025 – Early 2026
- Council Discussion: 2026



Streets, Pedestrian, & Bicycle Facilities

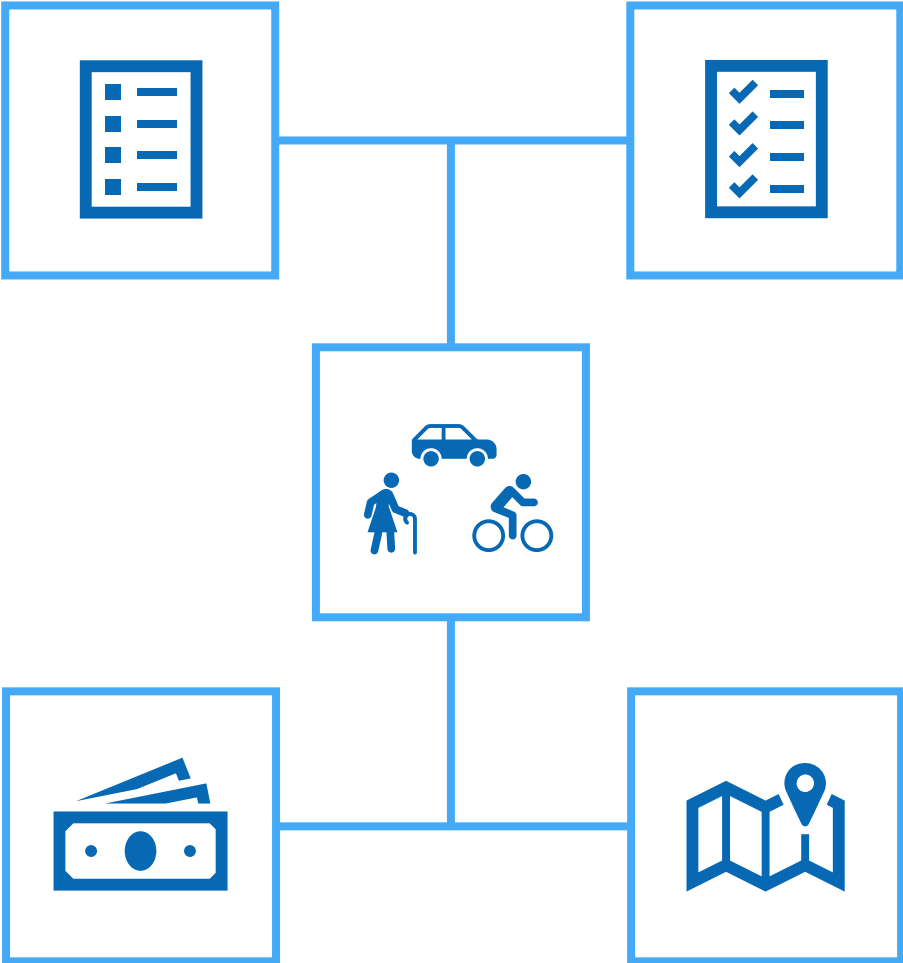


Streets, Pedestrian, & Bicycle Facilities

2025-2026 Program Overview and Status

Projects

The 2025–2026 CIP includes **25** streets, pedestrian, and bicycle facility projects.



Completed

Five projects have been completed or are in closeout, delivering important upgrades to streets, pedestrian, and bicycle infrastructure:

- 2023/24 ADA Transition Plan Implementation
- 4004 ICW Property Landscaping
- Town Center Commuter Parking
- Residential Street Resurfacing
- Arterial Preservation Program

FAQs

The City maintains **84** miles of roads, **25** miles of sidewalks, and **17** miles of shoulders.

Program Budget

\$12.3M investment in street, pedestrian, and bicycle improvements with **\$2.2M (18%)** funded by grants and Sound Transit Settlement Funds.

Town Center Commuter Parking Lot

Summary:

Constructed a new 35-stall public parking lot with EV infrastructure, bike lockers, sidewalks, lighting, and landscaping.

Current Status:

Open to public; final landscaping and lighting by November 2025

Timeline:

- Construction: February – June 2025
- Open to Public: July 2025
- Final Work & Closeout: Late 2025 – Early 2026



2023-24 Island Crest Way Corridor Improvements

Summary:

Improving safety along ICW from 90th Avenue SE to SE 68th Street through intersection upgrades, shared-use path planning, tree assessments, and crosswalk improvements.

Current Status:

Crosswalk improvements completed September 2025

Timeline:

- Planning & Studies: 2022 – 2024
- Construction: Completed September 2025
- Closeout: Early 2026



2025-26 Island Crest Way Corridor Improvements

Summary:

Advancing safety and mobility improvements, including a shared-use path from SE 60th Street to Island Park Elementary and intersection upgrades at SE 53rd Place and 68th Avenue SE.

Current Status:

Design in progress

Timeline:

- Design: 2025 – 2026
- Construction: 2027



80th Avenue Pedestrian Improvements

Summary:

Reconstructed sidewalks, ADA ramps, lighting, and street trees to improve accessibility and safety.

Current Status:

Punch list complete; closeout anticipated Spring 2026

Timeline:

- Construction: Fall 2024 – Spring 2025
- Final Work: Fall 2025
- Closeout: Spring 2026



Residential Street Resurfacing

Summary:

Annual program to resurface residential streets citywide to extend pavement life.

Current Status:

Construction underway; completion expected November 2025

Timeline:

Construction: Summer – Fall 2025



Sewer Utility

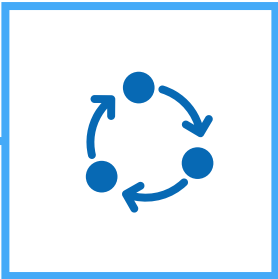


Sewer Utility

2025-2026 Program Overview and Status

Projects

The 2025–2026 CIP includes **18** sewer utility projects.



In Progress

13 projects are currently in development or under construction



Program Budget

Total Budget: **\$12.4M** This investment supports sewer utility infrastructure.



FAQs

The City maintains **105** miles of sewer mains, **17** pump stations, and **12.9** miles of lakeline, conveying wastewater to King County’s treatment system in Renton.

Lakeline Reach 1 Capacity Improvements

Summary:

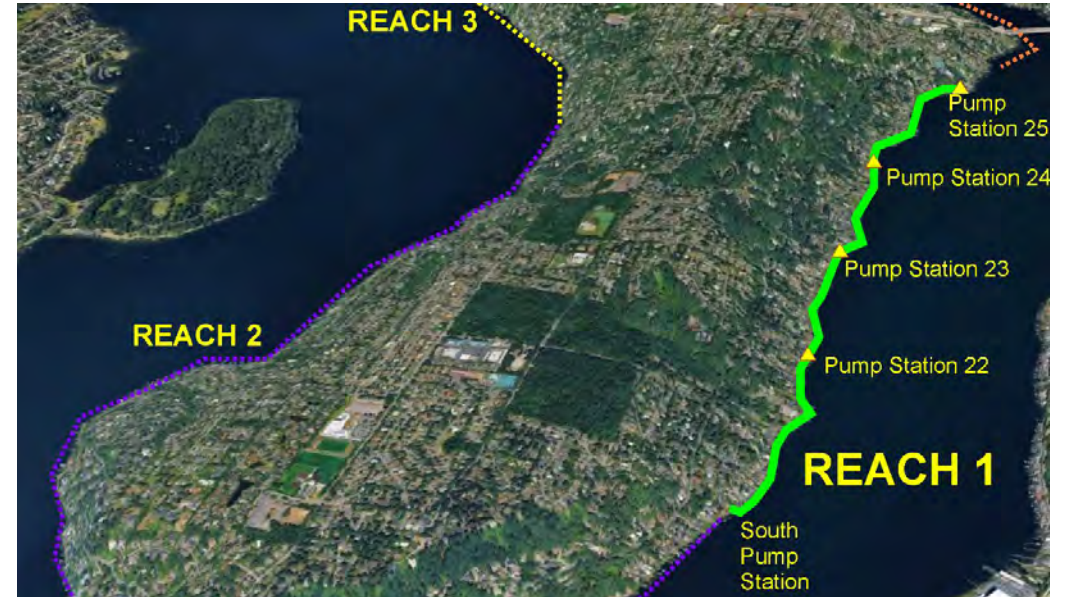
Evaluating 2.5-miles of lake sewer line to address aging infrastructure and recent overflows.

Current Status:

Consultant selection underway

Timeline:

- Planning: Late 2025 – 2028
- Future Phases: Design and Construction to follow



General Sewer Plan & Hydraulic Model

Summary:

Updating long-term sewer strategy and developing the City's first system-wide hydraulic model to improve capacity and reliability.

Current Status:

Scope development underway

Timeline:

- Planning: Late 2025 – 2028
- Future Phases: Implementation to follow



SCADA Equipment Replacement

Summary:

Upgraded monitoring and control systems at 17 sewer pump stations for real-time data and remote operation.

Current Status:

90% complete. Final installation pending at Pump Station 11

Timeline:

- Installation: October 2024 – April 2025
- Final Work: Early 2026
- Closeout: Summer 2026



Sewer Pump Station 20 Replacement

Summary:

Modernizing a key south-end sewer facility with new systems and site upgrades to enhance reliability and extend its service life 50+ years.

Current Status:

Design 90% complete

Timeline:

- Design: 2024 – 2025
- Construction: 2026



Stormwater Utility

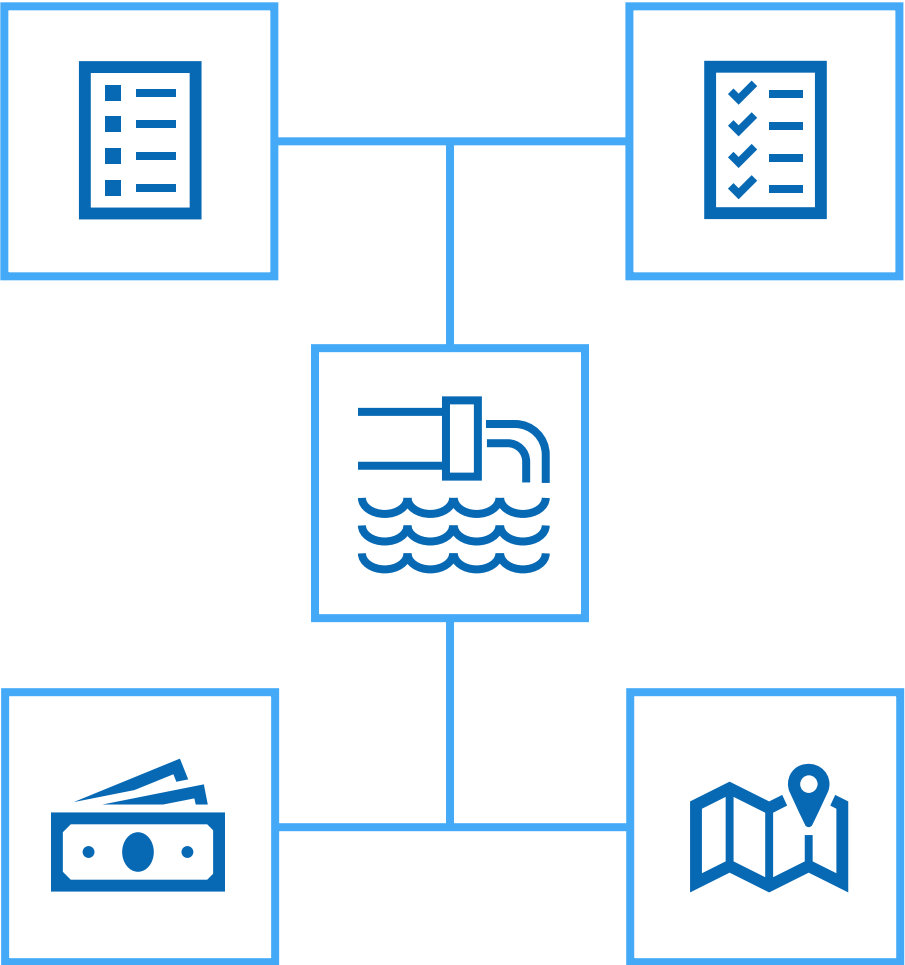


Stormwater Utility

2025-2026 Program Overview and Status

Projects

The 2025–2026 CIP includes **16** stormwater utility projects.



Completed

One project has been completed, delivering important improvements to stormwater infrastructure:

- Subbasin 23.2 Watercourse Improvements

Program Budget

Total Budget: **\$4.2M** This investment supports stormwater utility infrastructure.

FAQs

The City manages **88** miles of storm pipes, **16** miles of ditches, and over **5,500** catch basins that convey runoff to Lake Washington.

Subbasin 23.2 Watercourse Improvements

Summary:

Stabilized 300 feet of open watercourse west of West Mercer Way with channel regrading, gravel, boulders, and log structures to reduce erosion.

Current Status:

Construction complete; native planting scheduled for Fall 2025

Timeline:

- Construction: July – August 2025
- Planting: October – November 2025



Subbasin 22.1 & 25b.2 Watercourse Improvements

Summary:

Stabilizing 350 feet of eroded watercourse with channel regrading, streambed gravel, large woody debris installation, and native planting to restore stability and habitat.

Current Status:

Design 90% complete; awaiting WDFW permits

Timeline:

Construction: 2026



2025 Street Related Stormwater Drainage Improvements

Summary:

Installing and repairing storm drainage systems ahead of street resurfacing projects to improve drainage and pavement longevity.

Current Status:

2025 drainage work complete on 66th Avenue SE and 71st Avenue SE

Timeline:

- Construction: June – July 2025



Water Utility

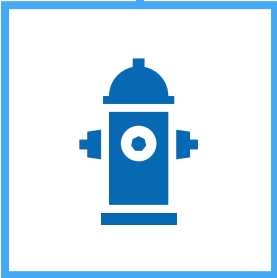


Water Utility

2025-2026 Program Overview and Status

Projects

The 2025–2026 CIP includes **29** water utility projects.



Completed

Six projects have been completed or are in closeout, delivering important improvements to water infrastructure:

- North/South Reservoir Tanks
- Reservoir Booster Pump Station
- Reservoir Standby Generator
- 2023 Water System Improvements
- PRV Station Replacement Phase 1
- 2025 Street Related Water System Improvements

FAQs

The City’s Water Utility maintains **121** miles of water mains, **7,800** meters, and multiple facilities including reservoirs, pump stations, and PRVs.

Program Budget

\$38.2M investment in water infrastructure improvements, with **\$1.2M (3%)** funded by the State Capital Budget.

North & South Reservoir Tank Improvements

Summary:

Restored two 4-million-gallon steel reservoirs with new coatings and safety upgrades including stairways, guardrails, vents, and corrosion protection. Coatings are designed to last 25 years.

Current Status:

Substantially complete

Timeline:

Construction: Fall 2021 – September 2025



Item 8.



Reservoir Booster Pump Station Upgrade

Summary:

Modernized the City's primary booster station to improve safety, reliability, and efficiency. Replaced five original pumps and added two jockey pumps for better low-flow performance.

Current Status:

Construction complete

Timeline:

Construction: Summer 2021 – June 2025



Reservoir Standby Generator Replacement

Summary:

Replaced the 1975 standby generator with a new 500-kilowatt unit, transfer switches, fuel tank, and load bank to improve capacity, reliability and maintenance flexibility.

Current Status:

Construction complete

Timeline:

Construction: Fall 2019 – March 2025



Water Meter Replacement & Advanced Metering

Summary:

Installed over 7,500 new digital water meters. Current work focuses on completing remaining base stations and preparing customer portal launch.

Current Status:

Four of six base stations active; customer portal launch in January 2026

Timeline:

Implementation: June 2022 – December 2026



Water Main Replacements

Summary:

Ongoing program. Currently replacing 6,000 feet of aging water mains, 100+ services, and 16 hydrants, with a new PRV station in the SE 46th – 47th area, 84th – 86th Avenues, and SE 42nd Street/Holly Lane.

Current Status:

Construction 75% complete; final work underway

Timeline:

Construction: March 2025 – Early 2026



Asbestos Cement (AC) Water Main Replacements

Summary:

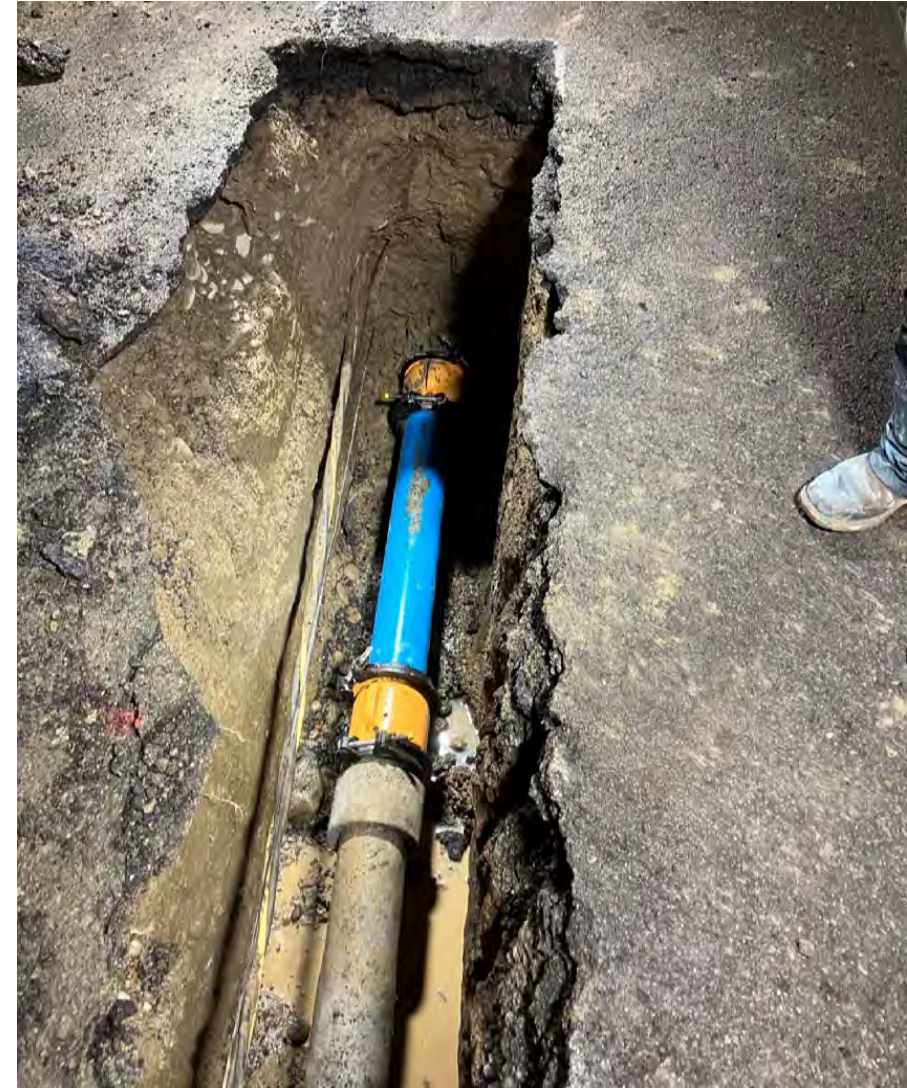
Ongoing program replacing five miles of aging AC pipe by 2030. The 2024 project installed 5,000+ feet of new pipe and 90+ services in the Mercerwood area. Design is underway for 2025 work on 95th – 97th Avenues (also in Mercerwood).

Current Status:

- 2024 Project: Closeout
- 2025 Project: Design

Timeline:

- 2024 Construction: November 2024 – October 2025
- 2025 Design: 2025
- 2025 Construction: 2026



Pressure Reducing Valve (PRV) Station Replacements

Summary:

Ongoing program to replace 80+ aging PRV stations that regulate water pressure across the Island. Phase 1 replaced four stations on the north end; Phase 2 design is underway.

Current Status:

Phase 1 complete; Phase 2 design in progress

Timeline:

- Phase 1 Construction: August 2024 – May 2025
- Phase 2 Design: 2025
- Construction: Spring 2026



Water Supply Pipeline Replacement

Summary:

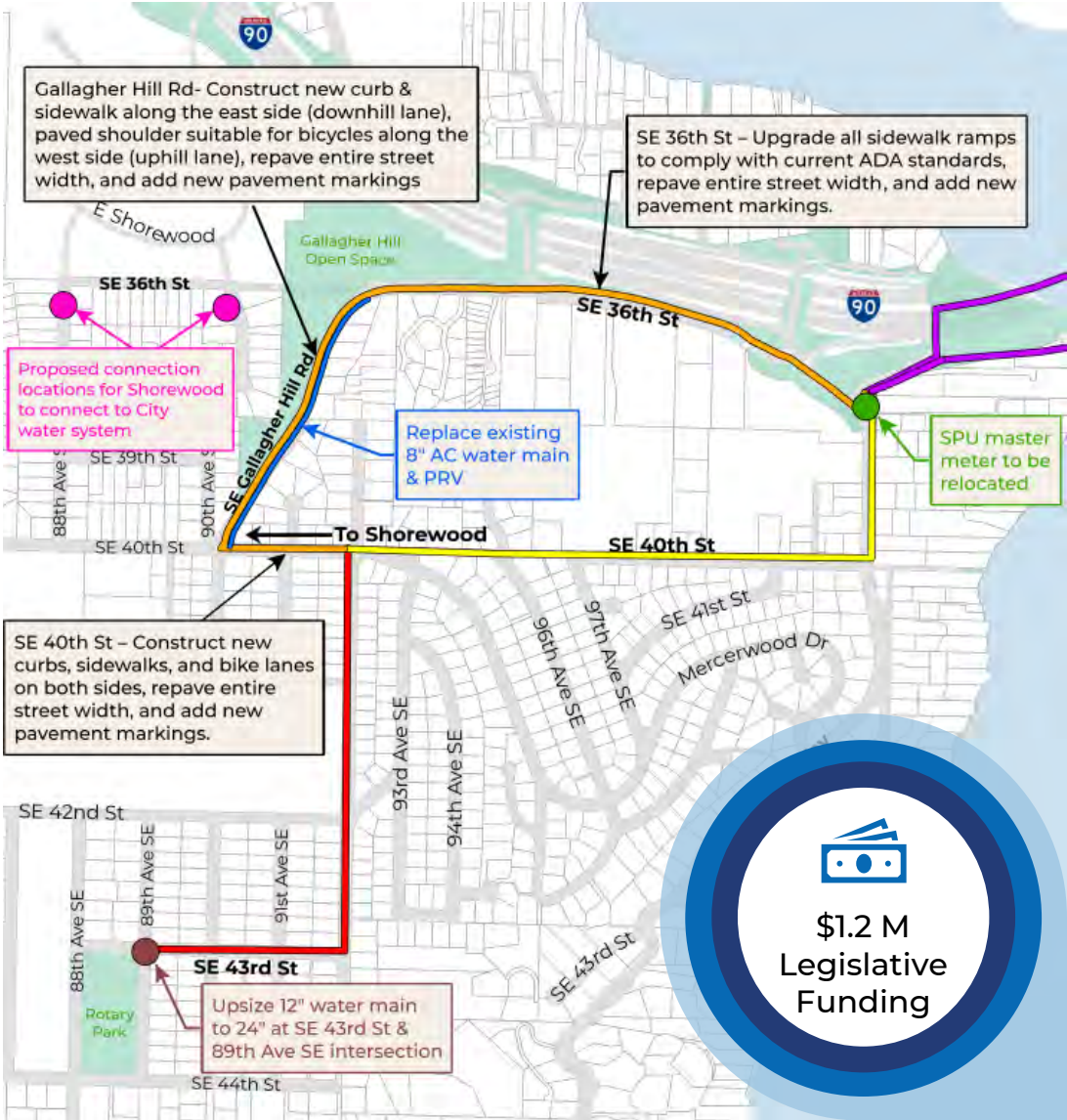
Replacing the Seattle Public Utilities transmission line with 5,000 feet of new City-owned pipeline from East Mercer Way to 92nd Avenue, including AC main replacement and roadway resurfacing.

Current Status:

60% Design

Timeline:

- Construction: March 2026 – Late 2027
- Water Work: ~12 months
- Roadway Restoration: ~8 months



Reservoir Security Improvements

Summary:

Upgrading safety and monitoring at the City's Water Reservoir site with new cameras, lighting, RFID gate access, and a compliant perimeter fence.

Current Status:

Coordinating with vendor to finalize equipment and layout

Timeline:

- Design: Late 2025
- Permitting: Early 2026
- Construction: Mid-2026



Water System Plans

Summary:

Updating the City's Water System Plan, Risk & Resilience Assessment, and Emergency Response Plan to guide maintenance, capital planning, and emergency preparedness, supported by biennial hydraulic model updates.

Current Status:

Planning in progress

Timeline:

- Planning: Spring 2025 – Mid 2026



Questions





BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6795
October 21, 2025
Regular Business

AGENDA BILL INFORMATION

TITLE:	AB 6795: Water Supply Pipeline Project Update	☒ Discussion Only ☐ Action Needed: ☐ Motion ☐ Ordinance ☐ Resolution
RECOMMENDED ACTION:	Receive project update. No action necessary	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operation Kellye Hilde, Deputy Public Works Director Clint Morris, Capital Division Manager
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Overview of SPU Supply map 2. Project Location Map
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to update the City Council on the status of the Water Supply Pipeline project (90.40.0032). This project will improve the resiliency of the City's water distribution system by replacing over 3,500 feet of aging Seattle Public Utilities (SPU) supply pipeline with earthquake resistant ductile iron pipe in a new alignment, as shown in Exhibits 1 and 2.

- In April 2024, a leak was discovered from the Seattle Public Utilities' 24-inch diameter water supply pipeline on Mercer Island. This is the supply pipeline that brings water to the City's reservoirs.
- The leak limited the Island's water supply until repairs to SPU's pipeline were completed in August 2024.
- In response to the water supply emergency, the City initiated an evaluation of alternatives to replace the failing segment of the SPU pipeline with a more resilient, earthquake-resistant water supply pipeline, potentially realigned away from the steep slope along SE 40th Street.
- In October 2024, the City Council authorized staff to include design and construction of the new water supply pipeline in the 2025-2030 Capital Improvement Plan ([AB 6530](#)).
- The scope of the project includes water infrastructure improvements, as well as roadway and pedestrian enhancements to improve efficiency, scheduling, and reduce overall construction impacts.

- In May 2025, the City Council approved Scarsella Brothers, Inc., as the Heavy Civil General Contractor/Construction Manager for the project ([AB 6690](#)).
- This project will construct over 5,000 feet of new 24-inch earthquake resistant ductile iron pipe in a new alignment owned and operated by the City.
- Roadway improvements will follow the water utility work on SE 36th Street, Gallagher Hill Road, and SE 40th Street, to include new curbs, sidewalks, and resurfacing.
- Design of the project has reached the 60% stage.
- Design and permitting is anticipated to be completed this year, with construction planned to begin in March 2026 and be completed by the end of 2027.
- The preliminary construction cost estimate for the water improvements is \$12.5 to \$13.5 million. This construction cost estimate is not final and will change as the project moves through the final stages of design.

BACKGROUND

SPU is the sole provider of potable water to Mercer Island (Exhibit 1). The SPU 24-inch water supply pipeline was constructed in 1956. A portion of the pipeline is located in the SE 40th Street public right-of-way and has required several leak repairs over the decades. Most recently, in April 2023 ([AB 6281](#)) and April 2024, the City was notified of major system failures on the SPU water supply pipeline. Although circumstances for each event were different, both events resulted in major water emergencies impacting the community.

The City and Shorewood Apartments are the two wholesale customers served by SPU's water supply pipeline. The City is responsible for 97.2% of the costs associated with this water pipeline; the balance is the responsibility of Shorewood Apartments. Given the overwhelming cost responsibility held by the City and the importance of this water supply pipeline, the City began exploring options to replace this segment of the SPU pipeline with a more resilient, earthquake resistant supply pipeline in an alternative alignment away from the steep slope along SE 40th Street.

April 2024 Event

On April 3, 2024, the City learned that the SPU 24-inch water supply pipeline to Mercer Island was leaking in the steep sloped area in the SE 40th Street public right-of-way, just north of where Mercerwood Drive meets SE 40th Street. Consequently, SPU crews significantly reduced and then shut off flow to the pipeline, eliminating its use as the primary water supply pipeline. Mercer Island received water through a smaller backup pipeline beginning April 4, 2024, and implemented emergency conservation actions due to the constrained water supply.

SPU and their specialty contractor, in coordination and collaboration with the City, completed repairs and testing, restoring flow through the SPU water supply pipeline on August 1, 2024. The repaired section was slip-lined with approximately 1,300 feet of structural liner, reducing its diameter from 24-inches to 17.4-inches. This loss of carrying capacity was analyzed to determine the impact on the City's water supply and was deemed acceptable.

In October 2024, the City Council authorized staff to include design and construction of the new water supply pipeline in the 2025-2030 Capital Improvement Plan ([AB 6530](#)). Although the primary driver for construction includes the installation of a new water supply pipeline, the project scope also includes other infrastructure improvements aimed at optimizing construction costs, scheduling, and minimizing impacts.

Shorewood Apartment Connection

Shorewood Apartments is currently a direct customer of SPU and is served through a connection along SE 40th Street. However, with the construction of a new water supply pipeline, the existing SPU supply pipeline will be decommissioned, and Shorewood Apartments will require a new water connection. The City Council approved the installation of two connections and master meters, fed from SE 36th Street at 88th and 90th Avenues SE, as part of this project to provide water service to Shorewood Apartments.

Following the completion of these connections, Shorewood Apartments will become a wholesale customer of the City of Mercer Island.

ISSUE/DISCUSSION

The City retained RH2 as the design firm for the project in January 2025. In May 2025, Scarsella Brothers Inc. was retained as the General Contractor for the project. Together, design work has continued and has reached the 60% stage milestone. The new pipe alignments, general footprint of the project, and roadway improvements are identified. Initial cost estimates have also been completed. While there are some remaining scope elements to be defined, the project is moving towards construction in Q1 2026.

This project has two primary phases: water and roadway. The underground and water work will occur first, starting in March 2026 and this is anticipated to last 10 to 12 months. Roadway improvements will follow, beginning in early spring 2027 and are estimated to take approximately 8 months to construct. Substantial completion of the project is expected by the end of 2027.

New Water Supply Pipeline

The project includes the construction of an earthquake-resistant 24-inch diameter water supply pipeline along a new alignment (Exhibit 2). This pipe will replace a significant segment of the existing SPU 24-inch diameter concrete cylinder water pipeline, which is not seismically resilient

The planned alignment for the new 24-inch water supply pipeline starts at SPU water supply pipeline near the Boat Ramp area, then continues north on East Mercer Way, west on SE 36th Street, southwest along SE Gallagher Hill Road to SE 40th Street, and east on SE 40th to 92nd Avenue SE.

The SPU master meter, which is a SPU owned meter that measures the entire volume of water being transmitted to the City, will be relocated to the Boat Ramp roadway vicinity. In addition, a short section of 12-inch pipe near the existing SPU meter behind the reservoir will be upsized to 24-inch to improve overall flow.

AC Watermain Replacement

To minimize construction disruptions along SE Gallagher Hill Road and achieve cost savings through economies of scale, replacement of an existing asbestos-cement (AC) water main within the roadway has been incorporated into this project (Exhibit 2). In recent years, the City has prioritized removing AC pipe from the water system with the goal of having all AC water main replaced by 2030. AC pipe was widely used from the 1940's to the early 1980's for water systems; however, as this material reaches its middle and late stages of useful life, it is prone to failure. To date, of the City's fourteen water main breaks in 2025, six have occurred on AC pipe. There are approximately 4 miles of AC pipe remaining in the City's water distribution system. This project will replace 1,500 feet of existing AC pipe, along with a Pressure Reducing Valve (PRV) at the bottom of SE Gallagher Hill Road.

Roadway Improvements

Roadway improvements will be constructed, following the water supply pipeline installation, testing, and startup. The scope of these improvements include:

- **SE 36th Street (Gallagher Hill Road to East Mercer Way)** – Restore roadway and sidewalks removed for pipeline construction, upgrade all sidewalk ramps to meet current ADA standards, rotomill and repave the roadway with a hot mix asphalt (HMA) overlay, raise utilities to grade, and install new pavement markings.
- **Gallagher Hill Road (SE 40th Street to SE 36th Street)** – Construct new curb and sidewalk along the east side (downhill lane), provide a paved shoulder suitable for bicycle use on the west side (uphill lane), install a full-width HMA overlay, raise utilities to grade, and install new pavement markings. The design team is also evaluating installing new street lighting with this project to accompany the new sidewalk.
- **SE 40th Street (Gallagher Hill Road to 93rd Avenue)** – Construct new curbs, sidewalks and bike lanes on both sides of the road, install a full-width HMA overlay, raise utilities to grade, and install new pavement markings.

Together, these improvements will repave approximately one mile of arterial roadways. These road projects are identified in the TIP for construction in 2026, funded through the Street Fund.

The design consultant submitted the 60% design package to staff earlier in October and the project team is currently reviewing those plans. The preliminary construction cost estimate for the water improvements is \$12.5 to \$13.5 million. This construction cost estimate is not final and will change as the project moves through the final stages of design.

NEXT STEPS

The project will continue reviewing the design and evaluating options for construction sequencing and timing of the various elements of the project to determine the best path forward. Among the scenarios under review is a phased approach involving partial closures of Gallagher Hill Road, with detours routed along Mercerwood Drive, first in the summer of 2026 for installation of the 24-inch main and subsequently in the summer of 2027 for roadway reconstruction. This concept would keep traffic moving and reduce delays and traffic queuing. Other advantages are fewer working days and lower construction costs.

The project team is also exploring the possibility of some night work along SE 36th Street. The recent work on the East Channel Bridge has shown how critical the SE 36th and East Mercer Way intersection is for moving traffic on and off the Island, and night work may be a way to minimize impacts during morning and evening commutes.

Other considerations include the pipeline's connection and activation. This includes timing and impacts to the City's system regarding demands, as well as coordination with other regional and local projects. It is anticipated that the switch over from the SPU pipeline to the new City pipeline will occur in January/February 2027, when water demand is at its lowest.

City staff will bring this project before the Utility Board at a future meeting to solicit further input regarding construction sequencing and associated impacts. Coordination is underway with WSDOT, as some of the water and roadway improvements will occur within the state right-of-way. As the project moves to the 90%

design phase, the construction sequencing, duration, and traffic impacts will be refined, and total project cost will be determined.

Staff plan to return to Council in early Q1 2026 with another project status report. Construction is tentatively planned to begin in March 2026. Water improvements are expected to be completed by early 2027, with road work immediately following. The whole project is anticipated to be substantially complete by the end of 2027.

RECOMMENDED ACTION

Receive project update. No action required.







Water Supply Pipeline Project Update

AB 6795 | October 21, 2025



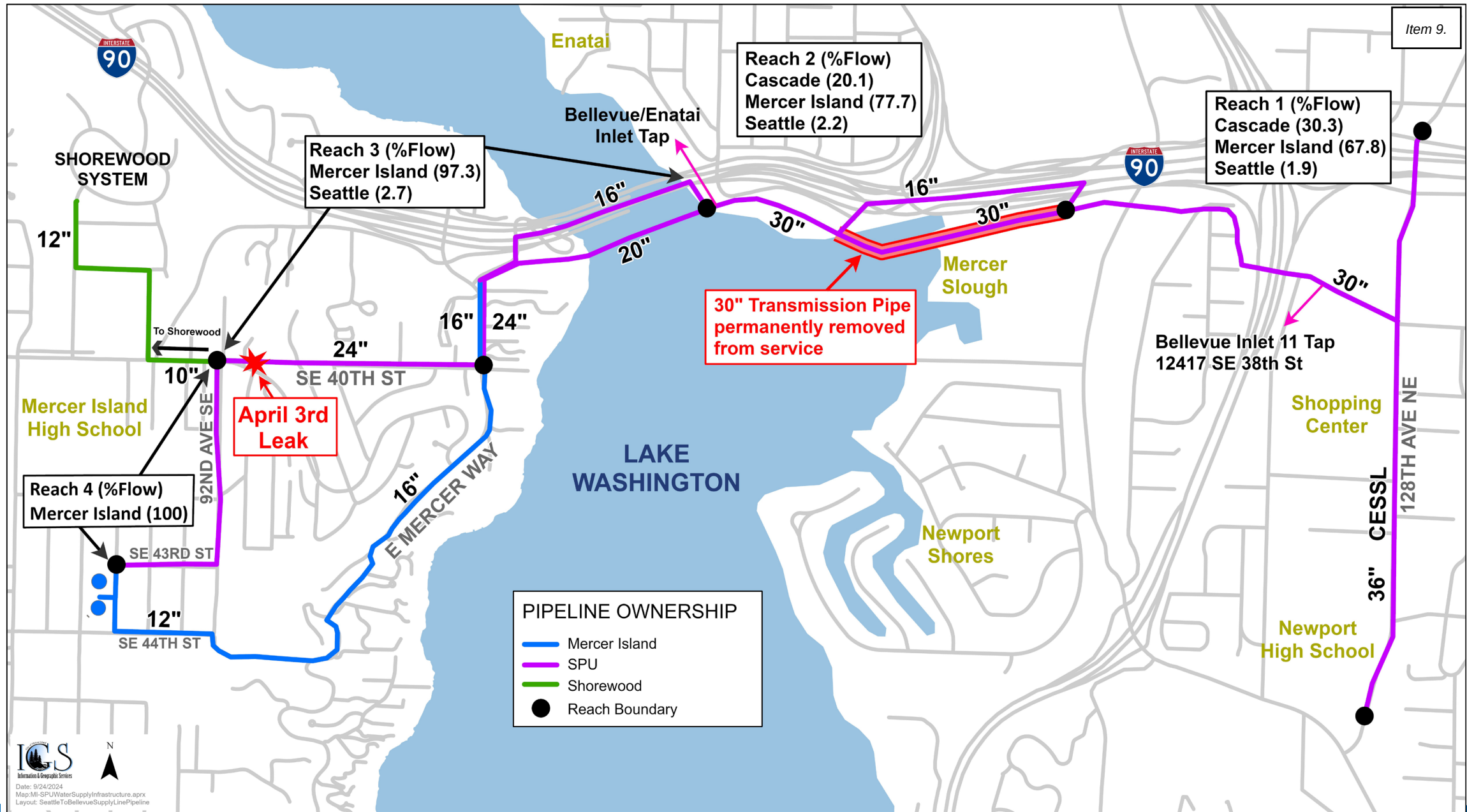
Agenda

- Overview of SPU (current) Supply
- Goals of Project
- Project Elements
- Design Considerations
- Timeline
- Estimated Project Cost
- Next Steps
- Questions



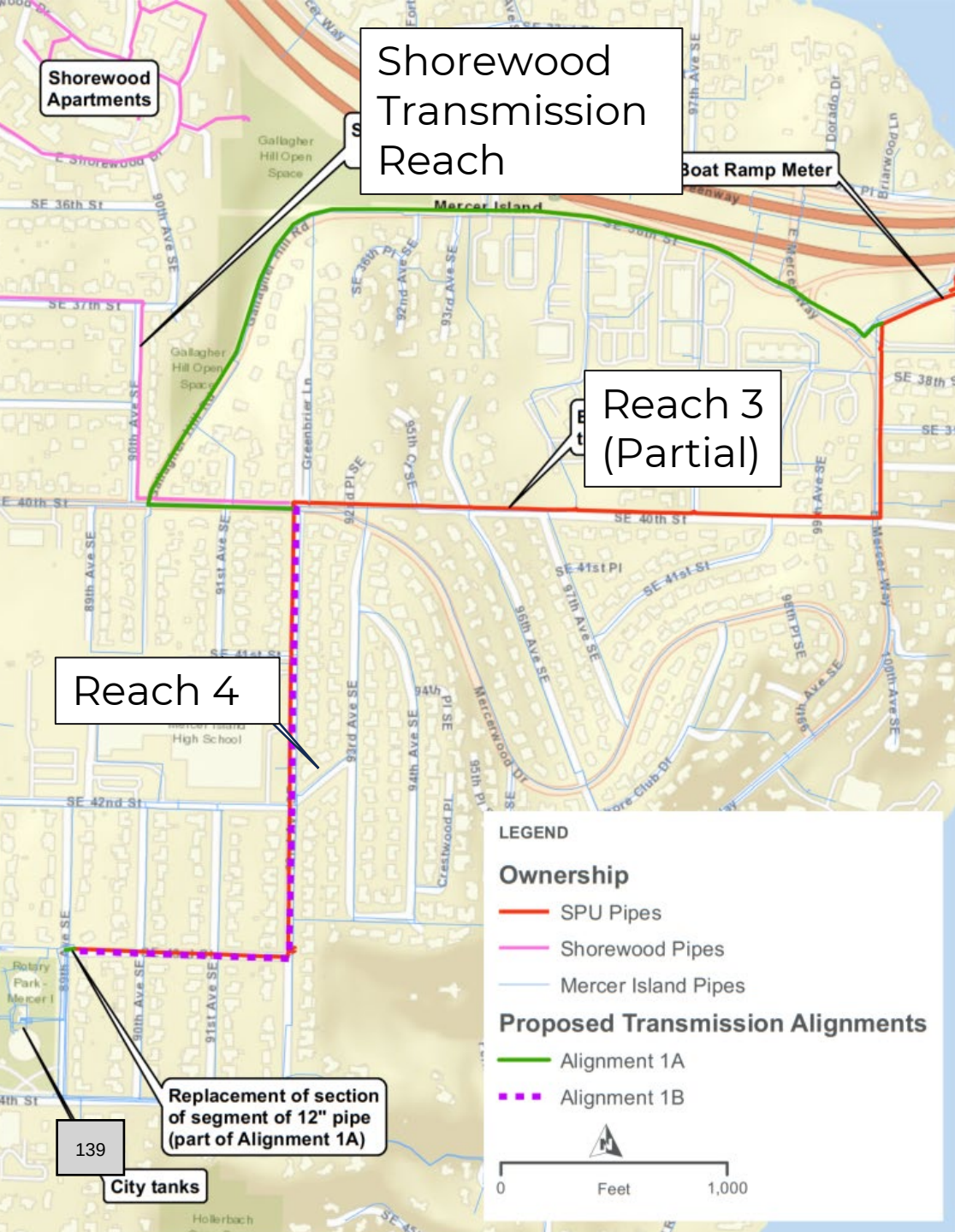
12" pipe installation

Overview of SPU Supply



Goals of New Supply Line

- Align ownership & control with responsibility
- Make generational investment in system resilience
- Improve resiliency & reliability; reduce risk of vulnerable areas by relocation
- Upgrade Gallagher Hill with AC main replacement and roadway and sidewalk improvements
- Abandonment of Reach 3 segment
- Transfer ownership of Reach 4 to City
- Improve Shorewood Apartments water delivery by retiring old AC pipeline

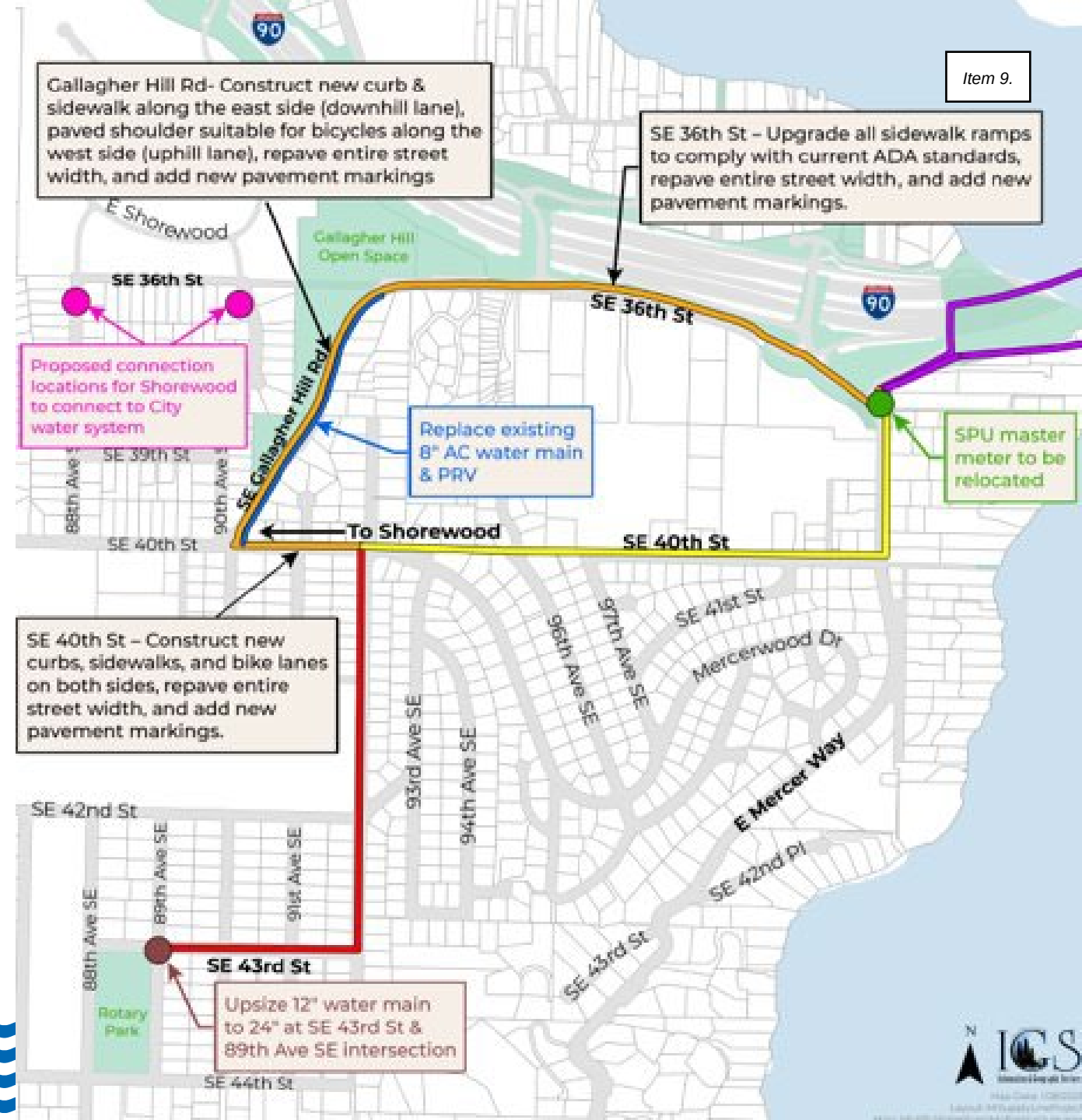


Item 9.



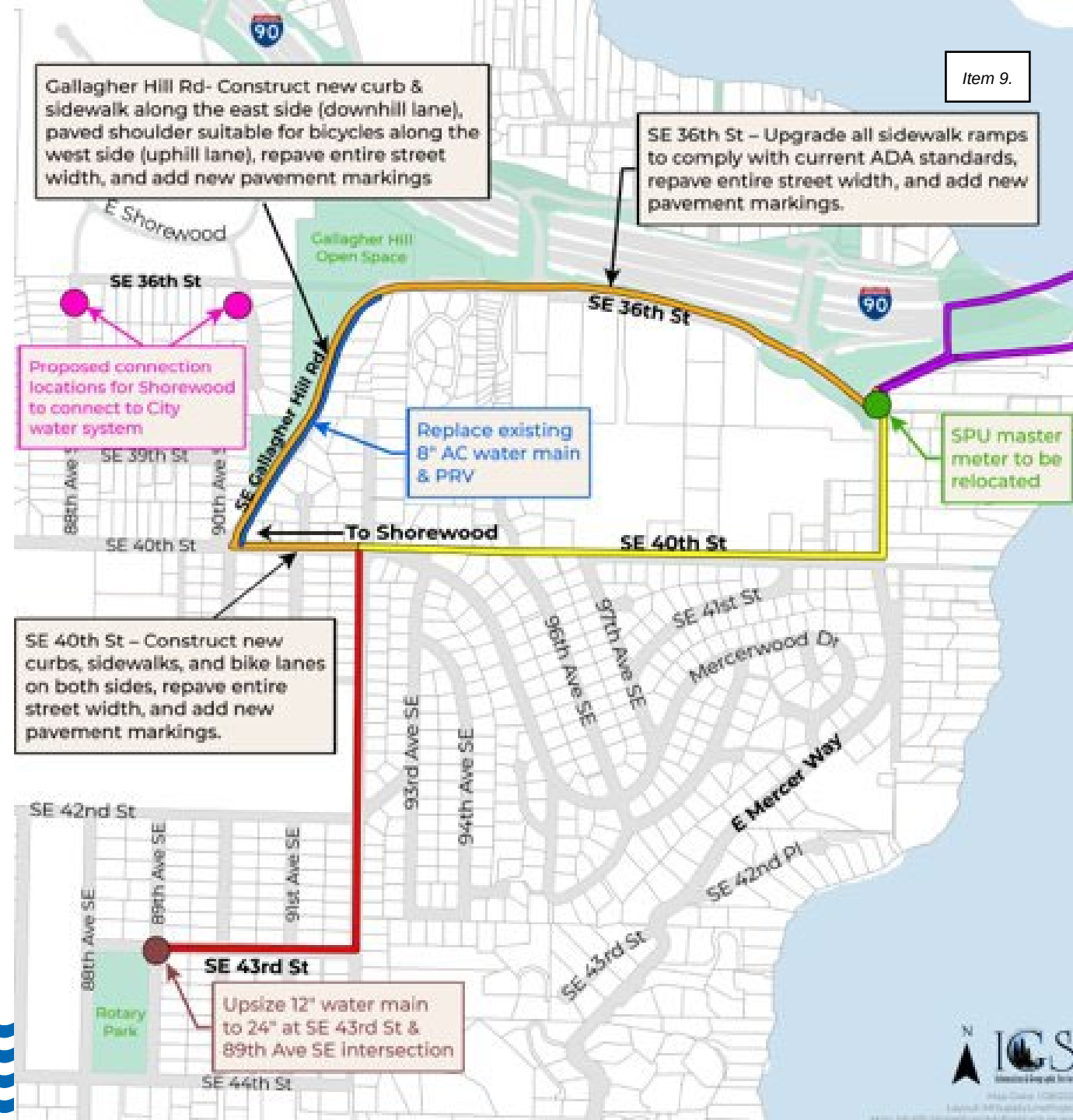
Project Elements (Water)

- Install 5,000 feet of new 24" ductile iron supply pipeline
- Replace over 1,500 feet of AC main on Gallagher Hill
- Replace a Pressure Reducing Valve on Gallagher Hill
- Connect Shorewood Apartments into City's water system
- Relocate SPU metering to Boat Launch road
- Upsize a section of pipe behind Reservoir on 89th Ave



Project Elements (Roadway)

- Improves ~1 mile of arterials
 - Gallagher Hill Road
 - SE 40th St (90th to 93rd Aves)
 - SE 36th St (GHR to EMW)
- Curbs, sidewalks, bike lanes, street lighting, asphalt overlays
- These projects are in the current TIP and schedules changed to fit with Supply Pipeline timing



Design Considerations at 60% Stage

- Finalizing pipe alignments
- Supplying and connecting Shorewood Apartments
- Traffic Impacts during construction
- Construction sequencing, phasing, and duration
- Timing/activation of new supply and transition from SPU.



Estimated Project Timeline

Timeline	Project Task
Oct 2025 – Feb 2026	Complete design work
Feb 2026 – April 2027	Construct water improvements
March 2027 – Dec 2027	Construct roadway improvements
Dec 2027	Construction substantially complete



Project Cost Estimate

- At 60% stage in design, construction cost for water elements is \$12.5 to \$13.5M
 - There are still numerous design issues to resolve to reach the 90% and 100% stages
 - Costs will be refined over the coming months, as design of roadway improvement elements are more developed
- *Updated Engineer Estimate and Cost to be provided in Q1 2026
- WA State Legislature has approved \$1.2M in funding for the project

Next Steps



Continue design development and refinement with consultant and contractor using GC/CM delivery.



Finalize construction sequencing and develop final cost estimate. Return to Council with update in Q1 2026.



Continue negotiations with SPU, Shorewood, and WSDOT on pipeline ownership, metering, and connections.

Questions





2025 PLANNING SCHEDULE

Item 10.

Please email the City Manager & City Clerk when an agenda item is added, moved, or removed.

Items are not listed in any particular order. Agenda items & meeting dates are subject to change.

OCTOBER 21, 2025		DD	FN	CA	Clerk	CM
ABSENCES:		10/10	10/13	10/13	10/14	10/14
ITEM TYPE TIME TOPIC				STAFF		
CONSENT AGENDA						
--	AB 6788: September 25, October 3, and October 10, 2025 Payroll Certifications			Ali Spietz/Nicole Vannatter		
--	AB 6789: Certification of Claims September 16-30, 2025			LaJuan Tuttle/Ashley Olson		
--	AB 6792: 2026 Aerial Mapping Project Interlocal Agreement			Ali Spietz/Leah Llamas		
--	AB 6793: Lakeline Reach 1 Capacity Improvements Phase 1 Design Package			Jason Kintner/Clint Morris/Christopher Marks		
REGULAR BUSINESS						
60	AB 6790: 2025-2026 Capital Improvement Program Update			Jason Kintner/Kellye Hilde/ Clint Morris/Shelby Perrault		
30	AB 6795: Water Supply Pipeline Project Update			Jason Kintner/Kellye Hilde/Clint Morris		
EXECUTIVE SESSION						

NOVEMBER 4, 2025		DD	FN	CA	Clerk	CM
ABSENCES: Reynolds		10/24	10/27	10/27	10/28	10/28
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
SPECIAL BUSINESS						
CONSENT AGENDA						
--	AB xxxx: October 24, 2025 Payroll Certification			Ali Spietz/Nicole Vannatter		
--	AB xxxx: Certification of Claims October 1-15, 2025			LaJuan Tuttle/Ashley Olson		
--	AB xxxx: Shop Small Month, Proclamation No. xxx			Mayor Nice/Deb Estrada		
--	AB xxxx: Utility Connection Fee Study and Sewer Plan Update			Matt Mornick		
--	AB 6794: East Mercer Way Emergency Water Main Repair Appropriation Request			Jason Kintner/Clint Morris		
REGULAR BUSINESS						
30	AB xxxx: 2025-2026 Mid-Biennial Budget Workshop (Placeholder)			Matt Mornick		
45	AB xxxx: Permanent Regulations in MICC Title 19 for Temporary Uses and Structures (Ordinance No. 25C-26 First Reading)			Jeff Thomas/Molly McGuire		
45	AB xxxx: Permanent Regulations in MICC Title 19 Related to Housing Production and Permit Streamlining (Ordinance No. 25C-27 First Reading)			Jeff Thomas/Adam Zack		
10	AB 6791: B&O Tax Code Amendment (Ordinance No. 25C-23 First Reading)			Matt Mornick		
EXECUTIVE SESSION						

NOVEMBER 18, 2025		DD	FN	CA	Clerk	CM
ABSENCES:		11/7	11/7	11/7	11/10	11/10
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
SPECIAL BUSINESS						
CONSENT AGENDA						
--	AB xxxx: November 10, 2025 Payroll Certification			Ali Spietz/Nicole Vannatter		
--	AB xxxx: Certification of Claims October 16-31, 2025			LaJuan Tuttle/Ashley Olson		
--	AB xxxx: Permanent Regulations in MICC Title 19 for Temporary Uses and Structures (Ordinance No. 25C-26 Second Reading)			Jeff Thomas/Molly McGuire		
--	AB xxxx: Permanent Regulations in MICC Title 19 Related to Housing Production and Permit Streamlining (Ordinance No. 25C-27 Second Reading)			Jeff Thomas/Adam Zack		
--	AB xxxx: B&O Tax Code Amendment (Ordinance No. 25C-23 Second Reading)			Matt Mornick		
REGULAR BUSINESS						
5	AB xxxx: Sound Cities Association Annual Meeting Voting Delegate			Mayor Nice/Andrea Larson		
30	AB xxxx: Public Hearing: Receive Q3 2025 Financial Status Update and Budget Amending Ordinance; Adopt 2026 Property Tax Ordinances, 2026 Fee Schedule Update, and 2026 NORCOM Budget Resolution			Matt Mornick/ Ali Spietz		
15	AB xxxx - Public Hearing: Amendments to MICC Chapter 16.01 – Historical Designation to Comply with Recent Statewide Legislation (HB 1576) (Ordinance No 25C-28 First Reading)			Jeff Thomas/Madelyn Nelson		
30	AB xxxx: 2026 Annual Docket Review of Proposed Comprehensive Plan and Development Code Amendments (Resolution No. xxxx)			Jeff Thomas/Molly McGuire		
30	AB xxxx: Adoption of 2026 Legislative Priorities			Jessi Bon/Robbie Cunningham Adams		
20	AB 6777: 2024 MIPD Annual Report			Michelle Bennet/Mike Seifert/Jeff Magnan		
EXECUTIVE SESSION						

DECEMBER 2, 2025			DD	FN	CA	Clerk	CM
ABSENCES:			11/21	11/24	11/24	11/25	11/25
ITEM TYPE TIME TOPIC					STAFF		
STUDY SESSION							
SPECIAL BUSINESS							
CONSENT AGENDA							
--	AB xxxx: November 25, 2025 Payroll Certification				Ali Spietz/Nicole Vannatter		
--	AB xxxx: Certification of Claims November 1-15, 2025				LaJuan Tuttle/Ashley Olson		

--	AB xxxx: Amendments to MICC Chapter 16.01 – Historical Designation to Comply with Recent Statewide Legislation (HB 1576) (Ordinance No 25C-28 Second Reading)	Jeff Thomas/Madelyn Nelson
REGULAR BUSINESS		
30	AB xxxx: A rezone (RNZ 25-001) for two City-owned properties located at 9601 and 9611 SE 36 th Street (Ordinance No 25C-29 First Reading)	Jeff Thomas/Molly McGuire
EXECUTIVE SESSION		

Item 10.

DECEMBER 16, 2025		DD	FN	CA	Clerk	CM
ABSENCES:		12/5	12/8	12/8	12/9	12/9
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
SPECIAL BUSINESS						
CONSENT AGENDA						
--	AB xxxx: A rezone (RNZ 25-001) for two City-owned properties located at 9601 and 9611 SE 36 th Street (Ordinance No 25C-29 Second Reading)			Jeff Thomas/Molly McGuire		
REGULAR BUSINESS						
EXECUTIVE SESSION						

2026 PLANNING SCHEDULE

JANUARY 6, 2026		DD	FN	CA	Clerk	CM
ABSENCES:		12/12	12/15	12/15	12/16	12/16
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
SPECIAL BUSINESS						
15	AB xxxx: Councilmember Oath of Office and Mayor and Deputy Mayor Elections			Ali Spietz/Andrea Larson		

CONSENT AGENDA

--	AB xxxx: December 10, 2025 Payroll Certification	Ali Spietz/Nicole Vannatter
--	AB xxxx: December 24, 2025 Payroll Certification	Ali Spietz/Nicole Vannatter
--	AB xxxx: Certification of Claims November 1-15, 2025	LaJuan Tuttle/Ashley Olson
--	AB xxxx: Certification of Claims November 16-30, 2025	LaJuan Tuttle/Ashley Olson
--	AB xxxx: Certification of Claims December 1-15, 2025	LaJuan Tuttle/Ashley Olson

REGULAR BUSINESS

EXECUTIVE SESSION

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JANUARY 16, 2026 PLANNING SESSION - 9:30 AM

ABSENCES:

DD 12/17	FN 12/18	CA 12/18	Clerk 12/19	CM 12/19
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ITEM TYPE | TIME | TOPIC**STAFF****PLANNING SESSION BUSINESS**

10	AB xxxx: 2025 Community Member of the Year	Ali Spietz/Andrea Larson

JANUARY 20, 2026

ABSENCES:

DD 1/9	FN 1/12	CA 1/12	Clerk 1/13	CM 1/13
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ITEM TYPE | TIME | TOPIC**STAFF****STUDY SESSION**

	AB xxxx: Sustainability Work Program Annual Update	Jason Kintner/Kellye Hilde/ Alaine Sommargren/Alanna DeRogatis
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SPECIAL BUSINESS

30	AB xxxx: Mercer Island Municipal Court Report	Judge Gregory
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CONSENT AGENDA

--	AB xxxx: January 9, 2026 Payroll Certification	Ali Spietz/Nicole Vannatter
--	AB xxxx: Certification of Claims December 16-31, 2025	LaJuan Tuttle/Ashley Olson

REGULAR BUSINESS

10	AB xxxx: 2026 City Council Liaison Assignments	Mayor/Andrea Larson
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EXECUTIVE SESSION		