

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

July 14, 2026
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Deputy Mayor Hamilton and Councilmembers Bhargava, Briar, Nieuwenhuis, Robinson and Sumadiwirya

ABSENT: Mayor Malakoutian

1. Call to Order

The meeting was called to order at 6:00 p.m., with Deputy Mayor Hamilton presiding.

- Councilmember Robinson moved to excuse Mayor Malakoutian's absence from tonight's meeting. Councilmember Briar seconded the motion.
- The motion carried by a vote of 6-0.

2. Roll Call; Flag Salute

Deputy City Clerk Karin Roberts called the roll and all Councilmembers except Mayor Malakoutian were present. Councilmember Briar led the flag salute.

(a) Disability Pride Month Proclamation

Councilmember Robinson read the proclamation recognizing July 2026 as Disability Pride Month in Bellevue. She encouraged everyone to celebrate the contributions and achievements of people with disabilities and to join in building a community where everyone has the opportunity to participate, belong and thrive.

Melissa Del Rio accepted and thanked the Council for the proclamation. She recalled the adoption of the Americans with Disabilities Act (ADA) on July 26, 1990, and commented on the importance of accessibility and universal design.

(b) Park and Recreation Month Proclamation

Councilmember Briar read the proclamation recognizing July 2026 as Park and Recreation Month in Bellevue and encouraged everyone to explore, enjoy and support the many benefits of parks, trails, natural areas and recreation programs in our community.

Meredith Petit, Director, Parks and Community Services Department, thanked the Council for the proclamation and for its continued support of the City's parks and recreation programs. She noted that July 17 is Park and Recreation Professionals Day and thanked staff for their hard work and dedication.

(c) Pretrial, Probation and Parole Supervision Week Proclamation

Councilmember Nieuwenhuis read the proclamation recognizing July 19-25, 2026, as Pretrial, Probation and Parole Supervision Week in Bellevue. He encouraged everyone to appreciate the contributions of probation professionals and their role in strengthening public safety and supporting rehabilitation to reduce recidivism.

Judge Lisa O'Toole, King County District Court, expressed appreciation for Bellevue's probation services located in their local courthouse. She said probation staff help to change lives and to make the community safe. She thanked the Council for the proclamation.

Craig Fritz, Manager, Probation Services Division, thanked the Council for the recognition and ongoing support. He noted that Bellevue's probation staff bring 250 years of experience to this profession. He said the division received more than 1,600 referrals for programs and services since last July, in addition to the hundreds of individuals already under supervision. He commented on the new community court and related services at the Bellevue Regional Library.

3. Approval of Agenda

→ Councilmember Robinson moved to approve the agenda, and Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 6-0.

4. Oral Communications

Deputy City Clerk Roberts said the Council appreciates public comments and supports everyone's right to express themselves. The total time for oral communications is for a period not to exceed 30 minutes and topics must relate to City of Bellevue government. Individuals speaking to items on the agenda will be called first and if time remains, others will be called. The presiding officer is authorized to give preference to individuals who have not spoken to the Council within the past 60 days or who are speaking to items that will come before the Council in the upcoming 60 days. Each speaker is allowed up to three minutes to speak and a maximum of three speakers are allowed to speak to any one side of a particular topic. In compliance with Washington state campaign laws regarding the use of public facilities, no speaker may support or oppose a ballot measure or candidate.

(a) Patrick Bannon, President and CEO, Bellevue Downtown Association, thanked the City for its efforts related to Business Improvement Area policy. He said the BDA is working with property owners to explore the feasibility of a downtown BIA.

- (b) Betsi Hummer, a resident of the Sunset Ranch neighborhood, said the neighborhood was established in 1953 and Bellevue College was built adjacent to the neighborhood in 1969. She said that since the 1970s, Sunset Ranch has been on the map of the college's master plan. She said the college has been buying homes in the neighborhood for decades. She expressed support for designating the college as Institutional zoning instead of the current Residential zoning. However, she is concerned about what will happen to the residences owned by the college that surround her home in future redevelopment.
- (c) Steven Fricke expressed concern that the City's e-bike web page and related code language do not reflect ADA requirements. He said he uses an e-bike due to a disability following a stroke. He said the City designates e-bikes as recreation vehicles and restricts their use on trails, shared use paths and other off-street facilities without acknowledging that, under federal law, e-bikes may function as mobility aids for people with disabilities. He submitted his comments in writing.
- (d) Julie Copp expressed concern about new development in her neighborhood that has caused five longtime residents to sell their homes. She said all of the trees have been removed on one single-family lot to build four townhomes and another single-family lot will be redeveloped into eight cottages. She acknowledged that the redevelopment was recently enabled by state legislation. However, she expressed concern that there was never any signage about the plans for the properties.
- (e) Alex Tsimmerman said he has been trespassed from certain City-related meetings, prosecuted by the City several times and received a number of traffic tickets. He expressed his displeasure with the Council and the Bellevue Police Department.
- (f) Joe Kunzler commented regarding Mr. Tsimmerman.

Deputy Mayor Hamilton stopped Mr. Kunzler from further comments and encouraged him to speak to City-related topics in the future.

5. Reports of Community Councils, Boards, and Commissions: None.

6. Report of the City Manager: None.

7. Council Business and New Initiatives: None.

8. Consent Calendar

→ Councilmember Nieuwenhuis moved to approve the Consent Calendar, and Councilmember Briar seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 6-0, and the following items were approved:

- (a) Council Minutes
Minutes of June 23, 2026 Regular Meeting
- (b) Resolution No. 10650 authorizing additional funds to continue the City of Bellevue's purchase agreement with Smartsheet, to provide Project and Portfolio Management software, in an amount not to exceed \$358,185 plus all applicable taxes for the contracted duration of September 2024-September 2027.
- (c) Resolution No. 10651 authorizing execution of an on-call contract with IDAX Traffic Data, LLC to conduct traffic studies not to exceed a total of \$500,000 plus all applicable taxes for a term of three years, with option to extend the contract up to two times for one year each.
- (d) Resolution No. 10652 determining that an existing sewer easement located at 21 103rd Ave NE is surplus to the city's needs and no longer required for providing continued sewer service; and setting a time and place for a public hearing before the City of Bellevue Hearing Examiner.
- (e) Resolution No. 10653 authorizing execution of an agreement with Owen Equipment Company for the purchase of one new Hydro Jetter Truck, in the amount to not exceed \$418,639.61, plus applicable taxes.
- (f) Resolution No. 10654 authorizing the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450214) with HDR Engineering, Inc. in the amount of \$1,500,000, plus all applicable taxes.
- (g) Resolution No. 10655 authorizing the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450216) with HNTB Corporation in the amount of \$1,500,000, plus all applicable taxes.

9. Public Hearing

- (a) Public Hearing and Action on Ordinance No. 6929 relating to an Interim Official Control on Part 20.25A of the Land Use Code (LUC) that reinforces historical and cultural qualities in the Downtown-Old Bellevue (DT-OB) Land Use District, along Main Street between 100th Avenue and Bellevue Way, and requires that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue; renewing the Interim Official Control for an additional six-month time period; amending the Interim Official Control to impose specified design standards, updated requirements to document historic property, and encourage voluntary preservation of façades; providing for severability; and establishing an effective date.

Deputy City Manager Genesee Adkins introduced the public hearing regarding the Interim Official Control (IOC) to reinforce the historical and cultural qualities of Old Bellevue.

Nick Whipple, Code and Policy Director, Development Services Department, said staff is asking the Council to renew the Old Bellevue IOC for an additional six months. He said Old Bellevue is a designated regional growth center with distinct zoning to balance growth, housing production and mixed-use development. The Council initially adopted the IOC on February 10, 2026. The objectives of the IOC are to temporarily implement design controls along Main Street in Old Bellevue, establish clear standards to ensure new development is compatible with the design and scale of Old Bellevue, and to allow additional time for public outreach and Planning Commission review before adopting permanent regulations for Old Bellevue.

Mathieu Menard, Senior Planner, said Ordinance No. 6929 renews the previous IOC (Ordinance No. 6903) with one amendment to replace the façade preservation requirement with a stronger amenity incentive option for façade preservation. The IOC establishes clear, objective design standards related to weather protection, active ground-floor uses, entrances off Main Street and vertical façade elements. If renewed, the IOC will expire February 17, 2027. Mr. Menard said permanent regulations will be developed through the Downtown Livability 2.0 Land Use Code Amendment (LUCA) process.

→ Councilmember Robinson moved to open the public hearing, and Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 6-0.

The following individuals came forward to comment:

1. David Bonathan noted that he serves on the Meydenbauer Bay Neighbors Association (MBNA) Board. He encouraged the Council to help retain the character, scale and authenticity of Old Bellevue. He urged the Council to extend the IOC for an additional six months and to protect this historic neighborhood.
 2. Scott Lampe, representing the MBNA, spoke in support of extending the Old Bellevue IOC. He commented on the MBNA's involvement since 2007 in City planning efforts. He asked the Council to help retain small retailers and local businesses.
 3. Alex Tsimerman commented on problems that he sees in Bellevue.
 4. Heidi Dean, a Newport Hills resident, said she appreciated the positive comments about Old Bellevue. She noted that is how she and her neighbors feel about their neighborhood and its business center. She urged the Council to support residents' planning priorities for Newport Hills.
- Councilmember Robinson moved to close the public hearing, and Councilmember Briar seconded the motion.
- The motion carried by a vote of 6-0.

Deputy Mayor Hamilton thanked everyone for their comments.

- Councilmember Robinson moved to adopt Ordinance No. 6929, and Councilmember Bhargava seconded the motion.

Councilmember Robinson expressed support for renewing the IOC to allow more time to develop permanent regulations. She commented on the history of Old Bellevue as the original town center.

Responding to Councilmember Briar, Mr. Whipple clarified the process going forward.

Councilmember Bhargava asked about the potential impact of certain requirements on redevelopment. Mr. Menard commented on the basis for the requirements. Mr. Bhargava encouraged robust stakeholder involvement in developing the permanent regulations.

Deputy Mayor Hamilton expressed support for the motion.

- The motion carried by a vote of 6-0.

10. Study Session Items

- (a) Council Initiation of a Land Use Code Amendment (LUCA) and associated legislative rezone to establish a new Institutional land use district for Bellevue College to align with the Comprehensive Plan Future Land Use Map and associated policies.

Deputy City Manager Genesee Adkins introduced staff's presentation regarding the proposed initiation of a Land Use Code Amendment (LUCA) and legislative rezone to establish a new Institutional land use district.

Mr. Whipple said this initiative responds to changes in the Comprehensive Plan adopted in 2024. He said staff is seeking Council direction to move forward to process the LUCA and rezone to establish a new Institutional district.

Charlie Engel, Senior Planner, said Bellevue College opened in 1966 and transitioned to a four-year institution in 2009. The college offers a broad range of professional and technical areas of study as well as community serving facilities, including the arboretum. It is an economic driver for Bellevue, a significant regional employer and a regional leader in sustainability and environmental stewardship. Ms. Engel said the college is currently facing challenges related to changing enrollment patterns, rising housing and affordability pressures, evolving workforce demands and aging infrastructure. Future institutional needs identified by the college include new academic facilities, labs and workforce training space, technology centers, arts and cultural facilities, student housing and transportation investments.

Bellevue College is located on a site currently zoned as residential, which limits its ability to expand. The college's future development is guided by the Bellevue College Campus Master

Plan, Strategic Plan, Facilities Master Plan and Climate Action Plan. Ms. Engel said the establishment of the Institutional land use district will allow Bellevue College to expand academic facilities, student housing and other campus infrastructure. The LUCA will establish development standards to address building heights (5-6 stories), transition areas and landscaping and vegetation requirements. The legislative rezone will apply to parcels currently under the college's ownership.

Ms. Engel said the City will partner with Bellevue College to develop a LUCA that supports the Campus Master Plan vision. The planning effort will involve surrounding residents, property owners and business owners. Phase 1 of the outreach plan will occur through August and Phase 2 is scheduled for the fourth quarter of this year. The Planning Commission will begin reviewing the LUCA this fall. Council review and action is targeted for the second quarter of 2027. More information is available at Bellevuewa.gov/Bellevue-college-luca.

Deputy Mayor Hamilton thanked staff for the presentation.

Responding to Councilmember Sumadiwirya, Ms. Engel said residents within the 1,000-foot radius of the college will be informed about the rezone process. Ms. Engel said a survey will be conducted in multiple languages. Ms. Sumadiwirya commented on the importance of ensuring that the expansion of the college will be supported by appropriate infrastructure. She encouraged staff to visit the surrounding neighborhoods to talk with residents.

Councilmember Bhargava said he appreciated the public outreach plan and encouraged ongoing public involvement into the future.

Councilmember Briar agreed that public outreach and engagement is critical.

Responding to Councilmember Nieuwenhuis, Mr. Whipple said this effort was initiated in part by the Comprehensive Plan periodic update in 2024. Mr. Whipple said City staff has had discussions with college representatives and adjacent residents, and Bellevue College supports the new Institutional land use district. Mr. Nieuwenhuis said it would be helpful to have more information about the college's strategies to address declining enrollment and other issues, beyond the new land use designation and rezone. Mr. Nieuwenhuis encouraged robust public engagement, perhaps including a citizen committee over the long term.

Councilmember Robinson said the addition of academic facilities and student housing is anticipated to help boost enrollment. She encouraged the consideration of a buffer zone between the college and surrounding residents.

Deputy Mayor Hamilton noted that Bellevue College is the largest open access college and third largest higher education institution in Washington. He said Bellevue College offers more bachelor's degrees than any other community or technical college in the state and advances more students to four-year universities than all of the other colleges. It also provides a lower cost option for bachelor's degrees. He expressed support for the public engagement plan and said he looks forward to working with the college and the community.

- Councilmember Robinson moved to direct staff to initiate work on the Bellevue College LUCA and associated legislative rezone to establish a new Institutional land use district. Councilmember Briar seconded the motion.
- The motion carried by a vote of 6-0.

At 7:47 p.m., Deputy Mayor Hamilton declared a break. The meeting resumed at 8:03 p.m.

(b) Bellevue Business Improvement Area (BIA) Policy

Deputy City Manager Adkins opened discussion regarding the establishment of a framework for the formation, governance and administration of potential future Business Improvement Areas (BIAs) in Bellevue.

Jesse Canedo, Chief Economic Development Officer, Community Development Department, said this initiative implements Strategy 2.3.1 of the 2026 Economic Development Plan to leverage tools and partnerships to improve business districts and their environment for business owners, workers, visitors and residents. Current districts in Bellevue are the BelRed Arts District, Spring District, Old Bellevue, and the broader downtown Bellevue.

Edward Butterfield, Partnerships Manager, said a BIA is a funding tool that allows businesses and property owners within a defined district to collectively fund enhanced services and improvements with no impact on the City's general fund. He said Bellevue is the largest municipality in Washington that does not currently use this tool. He said the objectives of developing BIA policy is to set a clear framework for forming and managing BIAs and to ensure accountability for special assessment funds.

Amy Pennington, Economic Development Coordinator, said the formation of a BIA will involve a petition process with Council evaluation and approval. The policies will set the standards for fair assessment methodologies, define clear ratepayer classifications and require that costs align with benefits. Ms. Pennington described the BIA governance and oversight structure. BIAs are required to submit annual work plans and annual reports, and they sunset after 10 years unless renewed.

Anthony Gill, Corridor Manager, City Manager's Office, said the Bellevue Downtown Association (BDA) considered the formation of BIAs in its strategic plan adopted in 2021. The BDA is analyzing BIA options with its stakeholders and a consultant. They are engaging with City staff and the earliest petition could occur as early as this fall.

Mr. Canedo said the next districts of focus are Crossroads, Factoria and the Wilburton Health Innovation District.

Councilmember Nieuwenhuis said he does not see a clear argument for BIAs at this time, at least not for the downtown. He said BIAs have typically been used in other cities to address public safety, graffiti, litter and other issues that make business districts less desirable. He said Bellevue has a clean and safe downtown area. He suggested that special districts, such as the BelRed Arts

District, were established without a BIA. Mr. Nieuwenhuis commented that the Factoria area would be a better candidate for a BIA. He said smaller neighborhoods, including Newport Hills and Lake Hills, could benefit from a BIA as well.

Mr. Canedo said there are a number of reasons that property/business owners might choose to create a BIA. Mr. Gill said the BDA effort has been exploring the appropriate services needed for a downtown BIA. He said the BDA and its stakeholders are focusing on activations and data/research to support small businesses.

Councilmember Nieuwenhuis said he would like to hear more detailed information and a clear justification before a downtown BIA is formed. He raised questions about the proposed advisory board, governance and oversight, noting that he believes ratepayers should have a voice. He suggested that the assessment methodology component needs stronger guardrails. Ms. Pennington said the advisory board must represent the diversity of ratepayers and every ratepayer would have a seat on the board.

Councilmember Sumadiwiry said she likes the BIA concept but has concerns about the benefits to all ratepayers. She would like more information about the impacts of the BIA for the different sizes of businesses. Ms. Bennington said the group petitioning for the BIA will define the rates for their businesses. Ms. Sumadiwiry said it is important to understand the specific benefits anticipated by the formation of a BIA. Responding to Ms. Sumadiwiry, Mr. Butterfield described the City's role in the pre-petition process. He said staff researched BIAs in other cities and he noted that Seattle has 11 BIAs. Ms. Sumadiwiry emphasized the importance of involving businesses of all sizes.

Councilmember Briar said downtown Bellevue has a reputation for being clean and safe. Regarding activations, she cautioned against trying to inject culture and activation in a way that is not sustainable. She suggested it would be helpful to use data to identify the areas with the most foot traffic for activations. She said she would like to see a clear argument for establishing a BIA in the downtown and suggested that it might be more beneficial in other areas. She wondered how this might affect housing development.

Mr. Canedo said housing would be considered in the establishment of a BIA. He said the City would not want the BIA rates to deter housing construction. Ms. Pennington said that sometimes BIAs attract residents and housing development because they are vibrant neighborhoods.

Councilmember Robinson said she is interested in pursuing the establishment of BIA policies. She noted the benefits of events sponsored by the business community and the BDA including the seasonal ice skating rink, 4th of July celebration and outdoor concerts. She encouraged policies regarding noise limits and community input related to desired activations. Ms. Robinson suggested including a Council member on the advisory board.

Councilmember Bhargava expressed support for the formation of BIAs, noting that it is important for all ratepayers to have representation. He said it will be important to ensure that expenditures are aligned with the needs and benefits of the whole BIA district. Responding to Mr. Bhargava, Mr. Canedo said staff recommends leaving the assessments methodology flexible

for the ratepayers to determine. In further response to Mr. Bhargava, Mr. Butterfield commented on lessons learned from other cities including the benefit of having a city representative and requiring annual BIA work plans. Councilmember Bhargava suggested establishing performance metrics before the formation of BIAs.

Deputy Mayor Hamilton said it would be helpful to have more details regarding the makeup and appointment of the advisory board. Staff responded to additional questions of clarification regarding how a BIA would function and the roles of the ratepayers, the City and others. Responding to Mr. Hamilton, Ms. Pennington said that if a BIA petition is received it will be forwarded to the Council for a public hearing and formal action.

Mr. Hamilton said he would like to move forward to implement BIA policies. He said he participated in the three study tours to cities with BIAs. He said it will be important to ensure that the final policies benefit all members of a BIA. He thanked staff for their work.

At 9:10 p.m., Deputy Mayor Hamilton declared a short break. The meeting resumed at 9:15 p.m.

(c) Briefing on Cascade Water Alliance 2027-2028 Budget and Rates Proposal and the Cascade Supply Program

Deputy City Manager Adkins introduced the presentation of the Cascade Water Alliance 2027-2028 budget/rates proposal and Cascade Supply Program.

Lucy Liu, Director, Utilities Department, noted that Deputy Mayor Hamilton serves as Bellevue's representative on the Cascade Water Alliance Board of Directors and Councilmember Bhargava is the alternate. She said Cascade has been Bellevue's wholesale water provider and an important regional partner for more than 30 years. She said the cost of purchasing water from Cascade is approximately 27 percent of Bellevue's water utility budget.

John Taylor, CEO, Cascade Water Alliance, said Cascade has seven member agencies and currently purchases water from Seattle Public Utilities. New water contracts with Tacoma will begin in 2041 and Cascade owns Lake Tapps Reservoir for the future supply. Mr. Taylor described the Cascade Supply Program with three phases: 1) 2026-2040, connect Tacoma and Cascade pipelines, 2) 2030-2053, build member distribution pipeline, and 3) 2043-2060, develop Lake Tapps treatment and transmission facility. Phase 1 involves the development of a 19-mile pipeline and other equipment and facilities with an estimated cost of \$1.13 billion to \$1.35 billion.

Andy Baker, Economist, Cascade Water Alliance, provided details regarding the capital funding plan including the recommended funding strategy, proposed 2027-2032 capital budget, proposed 2027 operating budget and revenue, proposed 2027-2028 rates and rate drivers, and the proposed regional capital facilities charge (RCFC). Mr. Baker said staff will take the budget package, including a bond issuance, to the Cascade Board in September for adoption. The next major cost update will occur in 2029/2030 when the Cascade Supply Program reaches its first design milestone. Construction is anticipated to begin in 2032 or later.

Ms. Liu said Bellevue will continue with a strong focus on affordability. She said the City's utility assistance programs provide short-term and long-term discounts and rebates to low-income, senior (age 62+) and disabled residents. The Neighbors Helping Neighbors program allows customers to donate to help low-income customers.

Deputy Mayor Hamilton thanked everyone for the presentation. He acknowledged that the cost of Cascade's infrastructure is higher than initially anticipated. He said, however, the projects are critical and necessary. Responding to Mr. Hamilton, Mr. Taylor commented on Cascade's plans to pursue federal funding.

Councilmember Bhargava thanked Cascade staff for their work and thanked Deputy Mayor Hamilton for his leadership on the Cascade Board. Responding to Mr. Bhargava, Mr. Taylor commented on Cascade's community outreach plan. Mr. Bhargava said many residents and businesses are concerned about increasing utility costs.

- At 9:56 p.m., Councilmember Robinson moved to extend the meeting to 10:15 p.m. Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 5-1, with Councilmember Nieuwenhuis dissenting.

Councilmember Briar thanked everyone for their work. Responding to Ms. Briar, Mr. Baker provided additional details about the development of the preliminary cost estimates.

Responding to Councilmember Nieuwenhuis, Mr. Taylor commented regarding the community engagement strategy. Mr. Nieuwenhuis expressed an interest in more information going forward about Cascade's coordination with municipalities and King County.

Councilmember Robinson thanked Deputy Mayor Hamilton and Councilmember Bhargava for their work with Cascade. Ms. Robinson said she is concerned about increasing utility rates but she appreciates that Cascade is starting this process relatively early, incorporating rate smoothing, issuing bonds and pursuing federal funds.

Councilmember Sumadiwirya thanked the Cascade representatives and Bellevue staff for their work. Responding to Ms. Sumadiwirya, Mr. Baker described Cascade's rate smoothing approach.

11. Land Use Reports: None.
12. Other Ordinances, Resolutions and Motions: None.
13. Written Reports
 - (a) Intergovernmental Affairs Monthly Update as of June 30, 2026
 - (b) Eastgate Housing Campus

14. Unfinished Business: None.
15. New Business: None.
16. Executive Session: None.
17. Adjournment

At 10:11 p.m., Deputy Mayor Hamilton declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw