

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Regular Meeting

March 24, 2026  
6:00 p.m.

Council Chambers  
Bellevue, Washington

PRESENT: Mayor Malakoutian and Councilmembers Bhargava, Briar, Nieuwenhuis, Robinson and Sumadiwirya

ABSENT: Deputy Mayor Hamilton

1. Call to Order

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

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers except Deputy Mayor Hamilton were present. Councilmember Nieuwenhuis led the flag salute.

(a) Sexual Assault Awareness Month Proclamation

Councilmember Bhargava read the proclamation recognizing Sexual Assault Awareness Month in Bellevue and reaffirming the City's commitment to a future where all members of our community are safe, respected and supported.

Constance Slappey, Assistant Chief, Bellevue Police Department, thanked the Council for the proclamation and encouraged the public to report sexual assaults and all crimes to the police department.

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

City Clerk Arredondo said 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) Wendy Weiker, Republic Services, said they intend to submit a proposal to continue providing garbage, recycling and compost collection services to Bellevue residents and businesses.
  - (b) Juan Iribe, AI/Data Analyst with Americans for Equality, said they are a non-profit organization focused on technology education, mentorship and development. He commented on the assistance and education he received through the organization and noted the need for more widespread education regarding AI, especially among communities of color.
  - (c) Erica Hoard, Senior Program Manager, Americans for Equality, said the organization changed her life and helped her at a time when she was facing a number of challenges and barriers to moving forward.
  - (d) Omer Qureshi, co-founder and CEO, Americans for Equality, said he moved to Bellevue in 2005 and he has observed the growing prosperity in the community since that time. He commented on the need for access to education, especially in technology fields, for people of color. He said many people need assistance in preparing a resume and knowing how to apply for a job and prepare for an interview.
  - (e) Melvin Pretlow, Americans for Equality, encouraged the City to provide more human services including child care subsidies and expanded community outreach to underrepresented populations. He acknowledged that the City of Bellevue's human services fund is the largest in the area.
  - (f) Dedrick Hairston II, Americans for Equality, commented on the importance of community engagement and access to education.
  - (g) Suneet Diwan, a Clyde Hill resident, described recurring flooding in the area over a number of years and his experience with the City of Bellevue in submitting claims.
  - (h) Dr. Sue Mercer said she houses individuals experiencing homelessness and recently one experienced a psychotic break. She said the person was transferred to Western State Hospital, which she believes will be good for him and demonstrates that mental health assistance is available. She expressed concern regarding potholes on SE 22<sup>nd</sup> Street between 148<sup>th</sup> and 156<sup>th</sup> Avenues and suggested redirecting funds from landscaping to street maintenance.
5. Reports of Community Councils, Boards, and Commissions: None.

6. Report of the City Manager: None.
7. Council Business and New Initiatives
  - (a) Council Liaison Recommendations for 2026 Reappointments to Bellevue's Boards and Commissions

Mayor Malakoutian noted the memo in the meeting packet listing seven individuals recommended for reappointments to boards and commissions.

- Councilmember Briar moved to reappoint the following individuals: Erika Enomoto and Joydeep Hazra to the Arts Commission, Kenneth Wan to the Environmental Services Commission, Delfina Gonzalez and Mwanafitri Rashid to the Human Services Commission, Rowena Clima to the Parks and Community Services Board and Mariah Kennedy to the Planning Commission, each to serve a full term expiring May 31, 2030. Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 6-0.

8. Consent Calendar

- Councilmember Robinson moved to approve the Consent Calendar, and Councilmember Nieuwenhuis 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 March 10, 2026 Regular Meeting*
  - (b) Motion to approve payment of claims and payroll for the period February 1, 2026 – February 28, 2026.
  - (c) Motion to: (1) reject the bid of KLB Construction as nonresponsive; (2) reject the bid of Laser Underground & Earthworks as not responsible; (3) reject the bid protest submitted by KLB Construction; and (4) award Bid No. 26017 for the Kelsey Creek Culvert and Lake Hills Blvd. Water/Sewer Replacement project to Pivetta Brothers, as the lowest responsive and responsible bidder, in an amount not to exceed \$10,650,579.30, plus all applicable taxes (CIP Plan Nos. S-66, S-24, D-94, W-16).
  - (d) Resolution No. 10595 authorizing execution of a professional services agreement, in an amount not to exceed \$518,513, with Aptim Environmental & Infrastructure, LLC to administer an e-bike rebate program in Bellevue, Redmond, and Issaquah in 2026.

- (e) Resolution No. 10596 authorizing execution of the Telecommunications Right-of-Way Use Agreement with Hyper Fiber of Washington, LLC dba Ripple Fiber.
- (f) Resolution No. 10597 authorizing the execution of documents necessary to release a Slope easement and a portion of a Utility Easement located at 633 110th Ave NE and 640 108th Avenue.
- (g) Resolution No. 10598 determining that a portion of an existing water easement located at 12835 NE Bellevue Redmond Road is surplus to the city's needs and is no longer required for providing continued water service; and setting a time and place for a public hearing.
- (h) Resolution No. 10599 authorizing the execution of an interlocal agreement with the City of Redmond for cost sharing for the design and construction of improvements on Bel-Red Road as part of the City of Redmond's Bel-Red Buffered Bike Lanes project. The City of Bellevue will be contributing approximately \$152,840.00.
- (i) Resolution No. 10600 authorizing Housing Stability Program capital funding in the amount of \$14,460,888, and operations, maintenance, and services funding in the amount of \$517,852 per year for five years, for the Altaire at East Main Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.
- (j) Resolution No. 10601 authorizing an Affordable Housing Fund capital award in the amount of \$3,483,750 for the Altaire at East Main Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.
- (k) Resolution No. 10602 authorizing Housing Stability Program capital funding in the amount of \$6,083,890, and operations, maintenance, and services funding in the amount of \$120,000 per year for five years, for the Forest Edge Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.
- (l) Resolution No. 10603 authorizing an Affordable Housing Fund capital award in the amount of \$6,104,471 for the Forest Edge Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.

- (m) Resolution No. 10604 authorizing the application of \$542,000 of City funds for the Bothell Urban Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
- (n) Resolution No. 10605 authorizing Housing Stability Program capital funding in the amount of \$2,000,000 for the Bellwether Housing - Bellevue TOD Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.
- (o) Resolution No. 10606 authorizing an Affordable Housing Fund capital award in the amount of \$1,715,400 for the Orchard Gardens Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.

## 9. Public Hearings

- (a) Public Hearing on the Requested Vacation of a dead-end portion of NE 55th Street located on the east side of the Bellevue Golf Course

City Manager Diane Carlson introduced the public hearing regarding a proposed street vacation at the dead-end portion of NE 55<sup>th</sup> Street on the east side of the Bellevue Golf Course.

Loren Matlick, Real Property Division Manager, Finance and Asset Management Department, said staff is requesting direction following the public hearing to draft legislation to approve the street vacation at a future date. He described the street vacation process and referred to Bellevue City Code 14.35.070 for the criteria to be applied in considering the approval of a street vacation. He presented a map of the vicinity and the subject property, which currently serves as a City-only access to City-owned facilities. He said there is no impact to the public from the street vacation and the City has not received any public comments regarding the proposal. Mr. Matlick said franchise utilities will be notified and, if they have facilities within the vacated area, easements will be recorded for their continued use or the facilities will be relocated.

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

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

No one came forward to comment.

→ Councilmember Robinson moved to close the public hearing, and Councilmember Briar seconded the motion.

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

Mr. Matlick said staff recommends the Council use the following criteria to support the authorization of the street vacation: a) whether a change of use or vacation of the described portion will better serve the public good, and b) whether the street or portion thereof is no longer required for public use.

→ Councilmember Robinson moved to direct staff to draft legislation approving the street vacation of the dead-end portion of NE 55<sup>th</sup> Street located on the east side of the Bellevue Golf Course citing criteria (a) and (b) above, and to bring the motion back on a future consent calendar. Councilmember Briar seconded the motion.

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

- (b) Public Hearing on Ordinance No. 6903, which imposed an Interim Official Control on Part 20.25A of the Land Use Code to reinforce historical and cultural qualities in the Downtown-Old Bellevue Land Use District, along Main Street between 100<sup>th</sup> Avenue and Bellevue Way, and require that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue.

City Manager Carlson introduced the public hearing regarding Ordinance No. 6903, which imposed an Interim Official Control (IOC) to reinforce historical and cultural qualities in the Downtown-Old Bellevue Land Use District along Main Street between 100<sup>th</sup> Avenue and Bellevue Way.

Nick Whipple, Code and Policy Director, Development Services Department, recalled that the IOC was adopted by the Council on February 10 through Ordinance No. 6903.

Matt McFarland, Assistant City Attorney, City Attorney's Office, said the City has historically balanced preservation in Old Bellevue with growth, housing production and mixed-use development in the downtown as a whole. He said tonight's public hearing is required for the IOC to remain in place for six months, until August 16, 2026. The IOC is a temporary measure while the City considers permanent development regulations for Old Bellevue as part of the Downtown Livability 2.0 planning process. It protects historic façade treatments and requires that new development be compatible with adjacent development.

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

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

Alex Camara, a member of the Old Bellevue Merchants Association, expressed support for preserving the historical and cultural character of Old Bellevue. He noted the importance of the human scale, light, and sense of history and community in the area.

Bob Perkins, Perkins Property Group LLC, said he opposes Ordinance No. 6903 and he encouraged the Council to reconsider its position. He expressed concern regarding the impact on properties he owns on Main Street.

Carl Vander Hoek, representing Vander Hoek Corporation, said they have owned and operated properties in Old Bellevue for more than 80 years. He encouraged the Council to not renew the IOC when it expires in August. He expressed concern about the lack of outreach to property owners and businesses before the ordinance was adopted. He said the regulations will make it more expensive for development, including affordable housing development.

Jessie Clawson, speaking on behalf of the majority of the property owners affected by the IOC, expressed support for Old Bellevue and its unique value to the community. She expressed concern, however, that the IOC conflicts with two new state laws (House Bill 1576 and House Bill 1293).

Randi Brazen, representing 520 Bar and Grill, expressed support for preserving Old Bellevue and said they have been located on Main Street since 1997. She praised the area's charm and walkability and urged the Council to protect the remaining old facades and building scale.

Julie Cairone said she served on the City's neighborhood committee to brand Old Bellevue several years ago. She spoke in favor of the IOC, noting its importance for the local economy and quality of life.

Dr. Sue Mercer expressed concern regarding the lack of handicapped parking in Old Bellevue.

→ Councilmember Robinson moved to close the public hearing, and Councilmember Briar seconded the motion.

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

Responding to Councilmember Briar, Mr. McFarland said the City's legal analysis determined that the IOC does not conflict with state law. He acknowledged, however, that there could be legal challenges.

Responding to Councilmember Sumadiwirya, Mr. McFarland said the IOC was drafted to be consistent with the most recent historic resources study and the National Historic Preservation Act. He said the Land Use Code currently provides an incentive for the preservation of historic facades.

Councilmember Nieuwenhuis said he is not in favor of extending the IOC beyond the August expiration. He expressed concern that the IOC process did not accommodate public involvement before the ordinance was adopted. He said he looks forward to discussing the issues through the Downtown Livability 2.0 process.

Councilmember Robinson said she appreciated everyone's comments. She recalled that the IOC process has been used in recent years, including IOCs that were extended multiple times.

Councilmember Bhargava suggested that the Downtown Livability 2.0 planning process include consideration of maintaining historical character and balancing that with development capacity and the need to be equitable in the treatment of property owners. He encouraged consideration of affordable housing and small businesses.

10. Study Session Items

(a) Recommended 2026-2032 Affordable Housing Strategy

City Manager Carlson introduced discussion regarding the revised draft recommendation for the 2026-2032 Affordable Housing Strategy.

Hannah Bahnmitter, Senior Affordable Housing Planner for the Office of Housing, City Manager's Office, said staff is seeking direction to finalize the Affordable Housing Strategy for action at a future meeting. The original plan was adopted in 2017 and focuses on near-term actions for the City. The effort to update the plan was initiated in November 2024. The plan includes updated housing and affordability targets and implements Comprehensive Plan policy goals. The plan is organized into five high-level policy areas with 24 strategies and more than 80 specific actions.

Ms. Bahnmitter said 20 of the actions were identified as high-priority implementation actions for the next seven years. She described the community outreach to engage organizational partners, people with lived experience, and the general public. Two additional public information sessions were held following the last discussion with the Council.

Ms. Bahnmitter recalled that during the February 3 study session, the Council directed staff to conduct additional outreach to stakeholders, address advocacy within citywide strategic plans and to review potential cost impacts on development. She described three revisions recommended by staff to: 1) advocate at the state level for new local revenue tools, 2) consider policies to stabilize rent increases, and 3) support reasonable state policies to reduce tenant displacement. She said staff recommends striking draft language regarding rental registration to instead focus on community education and resources.

Councilmember Briar thanked everyone for their work. Responding to Ms. Briar, Ms. Bahnmitter said the City does not have a role in enforcing health and safety issues between landlords and tenants.

Councilmember Robinson thanked everyone for their work and said Bellevue's plan is a good model for the region.

Councilmember Bhargava expressed concern regarding the monitoring of housing health and safety.

Councilmember Sumadiwirya thanked staff for the thorough presentation.

Responding to Councilmember Nieuwenhuis, Ms. Bahnmilller commented regarding policies to reduce tenant displacement and policies to stabilize rent increases. Bianca Siegl, Director, Office of Housing, said the City currently has policies to regulate rent increases in the multifamily tax exemption (MFTE) program. Similar policies could be considered for other housing in the future.

- Councilmember Robinson moved to direct staff to prepare the 2026-2032 Affordable Housing Strategy Update for action at a future meeting on the consent calendar. Councilmember Briar seconded the motion.
- The motion carried by a vote of 6-0.

At 7:41 p.m., Mayor Malakoutian declared a short break. The meeting resumed at 7:55 p.m.

(b) 2026 State Legislative Session Wrap-Up

City Manager Carlson introduced staff's update regarding the 2026 state legislative session.

Katie Kuciemba Halse, Intergovernmental Relations Assistant Director, City Manager's Office, thanked Councilmembers and staff for their robust participation during this short legislative session. She said this is the first time the City had a dedicated state relations policy advisor to more effectively engage with the legislature.

Diana Hart, State Relations Policy Advisor, City Manager's Office, said this was a 60-day session with Democratic majorities in both the House and Senate. There were 1,482 bills carried over from the 2025 session and 1,207 new bills were introduced. Of those, 267 bills were passed and Councilmembers testified at eight bill hearings. Ms. Hart said supplemental operating, capital and transportation budgets were adopted.

Ms. Hart highlighted key bills that passed addressing residential development in mixed-use and commercial areas, employer shuttles use of BAT (Business Access and Transit) lanes, affordable housing funding, local government revenue flexibility, tax increment financing, supportive and emergency housing, and housing development by religious organizations.

Ms. Hart said 2026 is a campaign year for half of the Senate and all members of the House. She noted the continued interest in homelessness and housing services and in land use mandates.

Mayor Malakoutian expressed appreciation for staff's proficiency, professionalism and integrity.

Councilmember Robinson thanked staff for their hard work and thanked Councilmembers for their involvement with the state legislature.

Councilmember Briar thanked staff for their dedication and passion for this work.

Councilmember Nieuwenhuis thanked everyone for their work on behalf of Bellevue residents and businesses. He expressed concern regarding the potential impact of the millionaire's tax on

Bellevue and Washington state if it is signed by the governor. Mr. Nieuwenhuis expressed concerns regarding HB 2266 which will allow permanent supportive housing, transitional housing and emergency shelters in residential neighborhoods. He expressed an interest in legislation next session regarding autonomous vehicles.

Councilmember Bhargava thanked everyone for their work. Responding to Mr. Bhargava, Ms. Hart commented on her goal to create and implement a state advocacy strategic plan.

(c) Solid Waste Contract Procurement

City Manager Carlson introduced discussion regarding the solid waste contract procurement process. The current contract was extended in 2021 and will expire June 30, 2028.

Lucy Liu, Director, Utilities Department, said Bellevue's solid waste services include garbage, recycling and composting. Single-family residences receive weekly collections and multifamily and commercial properties have varied schedules. Ms. Liu said state law and city policy requires a request for proposals (RFP) process for the solid waste contract.

Scott Edwards, Utilities Deputy Director, reviewed the procurement timeline, noting the RFP process from July through November. Council action is anticipated during the first quarter of 2027 with an award agreement to be completed by mid-2027. The key solid waste service objectives are alignment with best practices, compliance with state and local laws and policies, responsiveness to community needs and the role of technology and data collection. Mr. Edwards said community engagement identified three key themes: reliability, affordability and user experience.

Councilmember Nieuwenhuis thanked staff for their forward-looking approach. Responding to Mr. Nieuwenhuis, Mr. Edwards said best practices will take performance metrics, including customer service metrics, into consideration. Mr. Edwards said the City's consultant will be looking at national metrics in drafting the contract documents.

Councilmember Sumadiwirya thanked staff for aligning the City's priorities with the RFP process and objectives. Responding to Ms. Sumadiwirya, Mr. Edwards said the use of AI will be thoughtfully evaluated to ensure it is implemented appropriately and cost effectively. He noted the City's sensitivity to protecting residents' privacy.

Councilmember Bhargava expressed support for staff's recommended approach, including the consideration of national performance metrics. He encouraged a focus on customer-centric apps and public education. He said a high priority should be given to maintaining the lowest rates possible.

Councilmember Briar said she appreciated the focus on reliability and affordability. She expressed an interest in the City of Everett's alternative approach to pricing for utilities.

Councilmember Robinson expressed concern about whether the current recycling program is as effective as it could be. She expressed an interest in electric vehicles for collection services and waste-to-energy options.

Mayor Malakoutian thanked staff for their work and noted that this contract affects everyone in Bellevue. He encouraged ways to influence behavior related to waste management.

→ Councilmember Robinson moved to direct staff to develop a solid waste services package based on the four recommended objectives as well as maintaining key contract elements, including weekly collection services for single-family residents and an embedded rate structure. Councilmember Nieuwenhuis seconded the motion.

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

11. Land Use Reports: None.

12. Other Ordinances, Resolutions and Motions: None.

13. Written Reports: None.

14. Unfinished Business: None.

15. New Business: None.

16. Executive Session: None.

17. Adjournment

At 9:00 p.m., Mayor Malakoutian declared the meeting adjourned.

Charmaine Arredondo, CMC  
City Clerk

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