



Town Council Regular Meeting
Tuesday, May 4, 2026 @ 4:00 PM
Town Hall/Virtual
4030 95th Avenue NE
Yarrow Point, WA 98004

YARROW POINT

*The Town of Yarrow Point is a resilient, caring community committed to sustainable development and preserving our unique neighborhood character, heritage, and natural resources.
We endeavor to pass these values and traditions to future generations.*

Mayor: Katy Kinney Harris

Councilmembers: Laurie Bugbee, Steve Bush, Greg Hanson, Chuck Porter, Brian Vanover

Town Attorney: Emily Romanenko

Interim Clerk-Treasurer: Tina Eggers

Meeting Participation

The Town of Yarrow Point has moved to hybrid Council meetings, both in-person at Town Hall and virtual online or by phone. Individuals wishing to speak live should email mayor@yarrowpointwa.gov before 2:00 PM the day of the Council meeting. Please reference *Public Comments for the Council Meeting* in your correspondence. Comments via email may be submitted to depclerk@yarrowpointwa.gov or regular mail to: Town of Yarrow Point, 4030 95th Ave NE, Yarrow Point, WA 98004.

Join on computer, mobile app, or phone

Virtual Zoom meeting call in:

1-253-215-8782

<https://us02web.zoom.us/j/85492696963?pwd=wSOOX5Gq0fTyukwV7Kp0NW06JVkELI.1> Phone

Conference ID: 854 9269 6963

Passcode: 865108

1. **CALL TO ORDER:** Mayor Katy Kinney Harris
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Councilmembers Laurie Bugbee, Steve Bush, Greg Hanson, Chuck Porter, Brian Vanover; Mayor Harris
4. **APPROVAL OF/AMENDMENTS TO AGENDA**
5. **STAFF REPORTS** (5 minutes)
6. **MAYOR ANNOUNCEMENTS** (5 minutes)
7. **APPEARANCES/PUBLIC COMMENT** *Speakers will be allotted 3 minutes*
Please wait for the Deputy Clerk to call on you to speak. If you dial in via telephone, please unmute yourself by dialing *6 when you are recognized. Please state your name and whether you are a Yarrow Point resident (and address if you wish). You will be asked to conclude your remarks when you reach the 3-minute limit. Councilmembers will not respond directly at the meeting or have a back-and-forth exchange, but they may ask staff to research and report back on an issue.

8. **CONSENT CALENDAR** (2 minutes)
Consent agenda items are considered to be routine; the consent calendar is considered for adoption in its entirety by a single motion. There is no separate discussion of these items unless Council or staff requests the removal of an item ahead of the meeting.
 - 8.1 **Accounts**: April Payment Approval in the amount of \$223,472.42 plus Payroll in the amount of \$52,309.90 for a total of \$275,782.32.
 - 8.2 **Approval of Minutes**: Council Regular Meeting of April 14, 2026
9. **REGULAR BUSINESS**
 - 9.1 2027-2032 Capital Improvement Plan / Transportation Improvement Plan (10 minutes)
 - 9.2 Proposed Town Workplan (2 hours)
10. **MAYOR'S REPORT/OLD BUSINESS** (10 minutes)
11. **COMMITTEE UPDATES**
12. **COUNCIL ROUNDTABLE AND REQUESTS FOR FUTURE AGENDA ITEMS** (10 minutes)
13. **APPEARANCES/PUBLIC COMMENT (SECOND OPPORTUNITY)**
Speakers will be allotted 3 minutes
14. **EXECUTIVE SESSION (00 minutes)**
Executive session – To discuss with legal counsel matters relating to town enforcement actions, or to discuss with legal counsel litigation or potential litigation to which the town, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the town, pursuant to RCW 42.30.110(1)(i).
15. **ADJOURNMENT**

Next regular Town Council Meeting: June 9, 2026, at 4:00 pm.

STAFF REPORTS

1. Clyde Hill Police Report
 - May 2026
2. Bellevue Fire-EMS Reports
 - ZERO incident reports for the month of April
3. Commission Minutes
 - April 21, 2026 Planning Commission Regular Meeting
 - April 28, 2026 Park Commission Regular Meeting
4. Upcoming Commission Meetings
 - Planning Commission May 19, 2026
 - Parks Commission May 26, 2026

Date: May 5, 2026

To: Clyde Hill City Council
Yarrow Point City Council

From: Kelly Busey, Interim Chief of Police

Re: April 2026 Highlights

This month included a substantial amount of training. All officers recertified at the firing range and on the vehicle driving course. Sergeants Cobrea and Humphreys attended a course on supervisory use-of-force analysis, while Officer Jennings and Detective Swai completed a required course in patrol tactics. Officer Hanson finished a week-long certification in motor vehicle collision investigation, and Sergeant Humphreys completed a course on responding to bomb threats.

Officers Donchez and Hanson also attended an intensive one-week defensive tactics instructor course in preparation for the advanced instructor course in June. We are required to have at least one such instructor on staff to be eligible for state grant funding under HB2015.

Clyde Hill and surrounding agencies responded to apparent "swatting" incidents on consecutive days, April 15th and 16th. In both events, an anonymous caller used a spoofed phone number (a falsified number made to appear as someone else's) to claim he intended to commit acts of violence against a school in Clyde Hill, likely an attempt to generate a SWAT response or falsely implicate the account holder of the displayed number. These calls were quickly determined to be false, and Bellevue PD contacted the legitimate owners of the spoofed number to confirm their lack of involvement.

Detective Swai was recognized for completing a thorough investigation into a fraud case in which an out-of-state suspect defrauded a resident of more than \$64,000 through false bank charges. The case was complex and required multiple administrative search warrants and an understanding of cell-phone service manipulation. Job well done.

Also this month, Officer Donchez was dispatched at 3:00 a.m. to a disturbance at a residence. Upon arrival, he encountered a chaotic scene involving a resident, two women, and a male who immediately fled upon seeing the officer. Officer Donchez did an outstanding job containing the suspects and coordinating a K9 search for the fleeing male, who was located nearby. The investigation revealed that the resident had brought home a woman he met in North Seattle; she subsequently invited another woman and the male suspect. The three "guests" began demanding money from the resident, and the situation escalated into a robbery. Due to incoherent statements at the scene and a lack of cooperation from the victim, all parties were released pending further investigation. This case is ongoing as we work with the resident to obtain a clearer understanding of the events. (Note: This incident is not reflected in the statistics below but will be added once the investigation is complete and any charges are determined.)

A Yarrow Point resident, apparently upset that a vehicle was parked in a particular area, spread feces on the car. The vehicle's active cameras captured the act, and the suspect was quickly identified. The resident will be summoned to court to face charges of Malicious Mischief.

Self-initiated enforcement activity for April increased significantly compared to the same period last year.

###

CATEGORY	CLYDE HILL POLICE DEPARTMENT January-April 2026					
	April 2025	April 2026	% Change	YTD 2025	YTD 2026	% Change
CALLS FOR SERVICE	193	206	6.74%	1374	724	-47.31%
GENERAL REPORTS	17	21	23.53%	83	66	-20.48%
SUPPLEMENTAL REPORTS	5	6	20.00%	19	30	57.89%
TRAFFIC STOPS	119	138	15.97%	729	640	-12.21%
TRAFFIC COLLISION REPORTS	0	1	0.00%	3	3	0.00%
INFRACTIONS	19	25	31.58%	223	157	-29.60%
FELONY ARRESTS - includes referral to Superior Court	2	1	-50.00%	4	2	-50.00%
DUI ARRESTS	0	0	0.00%	1	0	-100.00%
MISDEMEANOR ARRESTS (non-DUI)	2	7	250.00%	26	22	-15.38%
WARRANT ARRESTS	1	2	100.00%	7	2	-71.43%
RESPONSE TIME (DISPATCH TO ARRIVAL) mm:ss	08:15	04:21	-47.38%	06:09	06:06	-0.96%

**TOWN OF YARROW POINT
TOWN PLANNING COMMISSION REGULAR MEETING
APRIL 21, 2026
6:00 p.m.**

The Town Planning Commission of the Town of Yarrow Point, Washington met in regular session on Tuesday, April 21, 2025, at 6:00 p.m. in the Council Chambers of Town Hall.

PLANNING COMMISSION PRESENT: Commissioners, Carl Hellings, Maureen Boctor, David Feller (absent), Lee Sims

PLANNING COMMISSION ABSENT:

STAFF PRESENT: Planner Aleksandr Romanenko, Deputy Clerk Austen Wilcox

1. CALL TO ORDER

Chair Hellings called the Planning Commission meeting to order at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

MOTION: Motion by Commissioner Feller seconded by Commissioner Boctor to approve the agenda as presented.

VOTE: 5 for, 0 against. Motion carried.

5. APPROVAL OF THE MINUTES

- March 17, 2026, Regular Planning Commission Meeting

MOTION: Motion by Commissioner Sims, seconded by Commissioner Feller to approve the March 17, 2026, Planning Commission minutes as presented.

VOTE: 5 for, 0 against. Motion carried.

6. STAFF REPORTS

Chairman Hellings discussed agenda topics from the April Council meeting.

Commissioner Feller arrived at 6:07pm.

7. PUBLIC COMMENT

No comment.

8. REGULAR BUSINESS

8.1 – Affordable Housing Fee in Lieu

Planner Romanenko discussed the “affordable housing fee in lieu” work item on the Planning Commission work plan.

MOTION: Motion by Chairman Hellings, seconded by Commissioner Feller moves to have staff continue developing the background for a policy on affordable housing; to direct the planner to incorporate the discussion, specifically focusing on a multi-faceted approach to generating funds for affordable housing, such as using a fee in lieu and other methods discussed; and to provide a draft plan at the next meeting which sorts the multi-faceted approach into categories for assessment by the commission.

VOTE: 5 for, 0 against. Motion carried.

9. PUBLIC COMMENT

No comment.

10. ADJOURNMENT

MOTION: Motion by Commissioner Feller, seconded by Commissioner Mishra to adjourn the meeting at 7:11 p.m.

VOTE: 5 for, 0 against. Motion carried.

Carl Hellings, Chair

Attest: Austen Wilcox, Deputy Clerk

DRAFT

**TOWN OF YARROW POINT
TOWN PARK COMMISSION REGULAR MEETING
April 27, 2026
7:00 p.m.**

The Town Park Commission of the Town of Yarrow Point, Washington met in regular session on Tuesday, March 24, 2026, at 7:00 p.m. in the Council Chambers of Town Hall.

PARK COMMISSION PRESENT: Chair Carolyn Whittlesey, Park Commission Members Nancy Daltas, and Robert Afzal,

PARK COMMISSION ABSENT: Commissioners Jim Bugbee and Chris Coburn

STAFF PRESENT: Deputy Clerk Austen Wilcox

1. CALL TO ORDER

Chair Whittlesey called the Park Commission meeting to order at 7:06 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

MOTION: Motion by Park Commissioner Afzal, seconded by Commissioner Daltas to approve the agenda as presented.

VOTE: 3 for, 0 against. Motion carried.

5. APPROVAL OF THE MINUTES:

MOTION: Motion by Park Commissioner Daltas, seconded by Commissioner Afzal to approve the March 24, 2026, special minutes as presented.

VOTE: 3 for, 0 against. Motion carried.

6. STAFF REPORTS

7. APPEARENCES/PUBLIC COMMENT

No comment.

8. REGULAR BUSINESS

8.1 – Spring Cleanup Day Wrap Up

The Commission discussed the work areas. Participation was on the lighter side this year however achievements were made in the areas worked.

The Commission discussed offering food or doing a barbeque for next year to help boost participation.

8.2 – Planting Plan for 92nd/Points Drive Corner

The Commission postponed further discussion until fall.

8.3 – Landscaping Plan for 92nd Ave NE Benches

Chairwoman Whittlesey discussed a planting plan and showed a draft representation. The Commission members discussed and will move forward with the planting plan as presented.

8.4 – Memorials Policy Recommendation

The Commission discussed "Istvan's Landing" on NE 42nd St that needs to be beautified. They discussed the possibility of funding future Park Commission projects from memorial bricks.

The Commission discussed the lack of lid maintenance from WSDOT. They further discussed a conservancy of volunteers a Yarrow Point resident is working on to maintain the lid.

Commissioner Daltas offers to loan the town her rain barrel for watering.

9. ADJOURNMENT

Motion by Afzal seconded by Commissioner Daltas to adjourn the meeting at 7:57 p.m. All voted in favor.

Motion carried.

VOTE: 3 for, 0 against. Motion carried.

Carolyn Whittlesey, Chairwoman

Attest: Austen Wilcox, Deputy Clerk

DRAFT

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	YTD Payments
Alexander Moore Homes						
494	Alexander Moore Homes	20181-041520	Job # 20257 - Concrete Pads	04/15/2026	4,306.00	5,326.40
Total Alexander Moore Homes:					4,306.00	
Banner Bank						
700	Banner Bank	04172026	Constant Contact	04/17/2026	109.30	6,427.63
700	Banner Bank	04172026	IT SOFTWARE - AWS, ADOBE, MSFT, OPENAI	04/17/2026	546.31	6,427.63
700	Banner Bank	04172026	PHONES, FAX, VM, INTERNET	04/17/2026	287.10	6,427.63
700	Banner Bank	04172026	MISC - OTHER & FIN CHARGES	04/17/2026	39.77	6,427.63
700	Banner Bank	04202026	0118 - INTEREST CHARGE	04/20/2026	25.45	6,427.63
Total Banner Bank:					1,007.93	
CASELLE, INC.						
1300	CASELLE, INC.	INV-18755	CLOUD HOSTING ANNUAL FEE	05/01/2026	331.20	5,016.85
1300	CASELLE, INC.	INV-18755	MAINTENANCE & SUPPORT ANNUAL FEE	05/01/2026	937.30	5,016.85
Total CASELLE, INC.:					1,268.50	
Citi Cards						
558	Citi Cards	05062026	REFUND - COFFEE FOR CANCELED MTG	05/06/2026	37.54-	12,789.06
558	Citi Cards	05062026	REFUND - NEOGOV DUPLICATE CHARGE	05/06/2026	199.00-	12,789.06
558	Citi Cards	05062026	NEGOV JOB POSTING	05/06/2026	199.00	12,789.06
558	Citi Cards	05062026	NEGOV JOB POSTING	05/06/2026	199.00	12,789.06
558	Citi Cards	05062026	AMAZON PRIME MONTHLY FEE	05/06/2026	16.55	12,789.06
558	Citi Cards	05062026	AWC JOB POSTING	05/06/2026	50.00	12,789.06
558	Citi Cards	05062026	COUNCIL & STAFF MTG MEALS	05/06/2026	302.63	12,789.06
558	Citi Cards	05062026	OFFICE SUPPLIES	05/06/2026	107.03	12,789.06
558	Citi Cards	05062026	ROW SUPPLIES	05/06/2026	122.10	12,789.06
558	Citi Cards	05062026	ROW EQUIPMENT SIGNAGE	05/06/2026	346.75	12,789.06
558	Citi Cards	05062026	TOWN HALL MAINTENANCE	05/06/2026	320.16	12,789.06
Total Citi Cards:					1,426.68	
CITY OF BELLEVUE						
212	CITY OF BELLEVUE	04142026	WATER ACCT 2015237	04/14/2026	72.30	1,962.06
212	CITY OF BELLEVUE	04142026	WATER ACCT 2035062	04/14/2026	72.30	1,962.06
212	CITY OF BELLEVUE	04142026	WATER-SEWER ACCT 2011156	04/14/2026	358.02	1,962.06
212	CITY OF BELLEVUE	04282026	ACCT # 2001730	04/28/2026	72.30	1,962.06
Total CITY OF BELLEVUE:					574.92	
City of Bellevue						
233	City of Bellevue	56016	2026 FIRE PROTECTION - FIRST HALF	04/29/2026	166,796.05	174,905.50
233	City of Bellevue	56016	CIP PORTION OF FIRE PROTECTION	04/29/2026	8,109.45	174,905.50
Total City of Bellevue:					174,905.50	
CODE PUBLISHING						
108	CODE PUBLISHING	GC10019053	Code Update	12/26/2025	469.99	2,785.81
108	CODE PUBLISHING	GC10019611	Municipal Code Updates	03/17/2026	1,000.00	2,785.81

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	YTD Payments
108	CODE PUBLISHING	GCI0019805	MUNI CODE UPDATE	04/30/2026	399.50	2,785.81
Total CODE PUBLISHING:					1,869.49	
EVAN NGUYEN AND JACQUELINE FREEMAN						
9056	EVAN NGUYEN AND JACQUELI	04282026	STREET DEPOSIT REFUND	04/28/2026	4,000.00	4,000.00
Total EVAN NGUYEN AND JACQUELINE FREEMAN:					4,000.00	
Gaylynn Brien						
1151	Gaylynn Brien	911	Sales Tax reports	04/30/2026	110.30	330.90
Total Gaylynn Brien:					110.30	
Harris, Katy K						
459	Harris, Katy K	04152026	MAYOR MILEAGE VARIOUS MTGS	04/15/2026	129.05	1,544.29
459	Harris, Katy K	05062026	MILEAGE & TOLL REIMBURSEMENT, DEPT O	05/06/2026	35.90	1,544.29
459	Harris, Katy K	05062026	PLANTING FOR ROW REIMBURSEMENT	05/06/2026	17.66	1,544.29
459	Harris, Katy K	05062026	STAFF LUNCHEON	05/06/2026	146.98	1,544.29
Total Harris, Katy K:					329.59	
ISOOutsource						
1301	ISOOutsource	CW324323	Monthly Vulnerability Mgmt	04/14/2026	110.40	7,880.31
1301	ISOOutsource	CW324323	IT Support Services	04/14/2026	845.66	7,880.31
1301	ISOOutsource	CW324926	IT SUPPORT	04/30/2026	732.17	7,880.31
Total ISOOutsource:					1,688.23	
KIRKLAND MUNICIPAL COURT						
111	KIRKLAND MUNICIPAL COURT	APR26YPT	Court Costs	04/15/2026	86.88	86.88
Total KIRKLAND MUNICIPAL COURT:					86.88	
Klean Lots						
538	Klean Lots	4253	Street Cleaning - Apr 2026	04/10/2026	515.00	4,120.00
538	Klean Lots	4253	Street Cleaning - Apr 2026	04/10/2026	515.00	4,120.00
Total Klean Lots:					1,030.00	
LIFTOFF LLC						
9057	LIFTOFF LLC	8744AOSG	OFFICE365 ANNUAL LICENSES	05/05/2026	3,810.13	3,810.13
Total LIFTOFF LLC:					3,810.13	
MUNICIPAL SERVICES LLC						
350	MUNICIPAL SERVICES LLC	APRIL2026	Building Permits	04/30/2026	3,070.83	42,098.48
350	MUNICIPAL SERVICES LLC	APRIL2026	Mechanical Permits	04/30/2026	.00	42,098.48
350	MUNICIPAL SERVICES LLC	APRIL2026	Pre-application conference	04/30/2026	.00	42,098.48
350	MUNICIPAL SERVICES LLC	APRIL2026	Plan Review	04/30/2026	450.00	42,098.48
350	MUNICIPAL SERVICES LLC	APRIL2026	Demolition	04/30/2026	77.18	42,098.48
350	MUNICIPAL SERVICES LLC	APRIL2026	Re Roofing	04/30/2026	.00	42,098.48
350	MUNICIPAL SERVICES LLC	APRIL2026	Comm Dev Admin	04/30/2026	1,052.90	42,098.48
350	MUNICIPAL SERVICES LLC	APRIL2026	Plumbing Permits	04/30/2026	696.04	42,098.48
Total MUNICIPAL SERVICES LLC:					5,346.95	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	YTD Payments
Northern Waters						
304	Northern Waters	78171	Spring Activation of System & Backflow Testing	04/16/2026	241.23	1,380.95
304	Northern Waters	78325	Repair Pump at Beach	04/23/2026	640.32	1,380.95
304	Northern Waters	78427	SPRING ACTIVATION NE 47TH ST RD END B	05/01/2026	176.64	1,380.95
Total Northern Waters:					1,058.19	
NORTHWEST CIVIL SOLUTIONS						
450	NORTHWEST CIVIL SOLUTIONS	04302026	4441 91ST AVE NE	04/30/2026	1,155.00	23,117.50
450	NORTHWEST CIVIL SOLUTIONS	04302026	PIER IMPROVEMENT PROJECT	04/30/2026	371.25	23,117.50
450	NORTHWEST CIVIL SOLUTIONS	04302026	94TH AVE NE - UGC & STORM IMPROVEMEN	04/30/2026	41.25	23,117.50
450	NORTHWEST CIVIL SOLUTIONS	04302026	PRE APPLICATIONS	04/30/2026	247.50	23,117.50
450	NORTHWEST CIVIL SOLUTIONS	04302026	PLAN REVIEW - ROW	04/30/2026	948.75	23,117.50
450	NORTHWEST CIVIL SOLUTIONS	04302026	PLAN REVIEW - SITE DEVELOPMENT PERMI	04/30/2026	1,402.50	23,117.50
450	NORTHWEST CIVIL SOLUTIONS	04302026	GENERAL ADMIN	04/30/2026	660.00	23,117.50
Total NORTHWEST CIVIL SOLUTIONS:					4,826.25	
Ogden Murphy Wallace						
1390	Ogden Murphy Wallace	927353	Clerk/Treasurer	04/20/2026	320.40	30,520.30
1390	Ogden Murphy Wallace	927353	Contracts	04/20/2026	1,044.80	30,520.30
1390	Ogden Murphy Wallace	927353	Council	04/20/2026	961.20	30,520.30
1390	Ogden Murphy Wallace	927353	Land Use	04/20/2026	2,420.80	30,520.30
1390	Ogden Murphy Wallace	927353	Mayor/Executive	04/20/2026	996.80	30,520.30
1390	Ogden Murphy Wallace	927353	Code Enforcement	04/20/2026	569.60	30,520.30
1390	Ogden Murphy Wallace	927353	WSDOT Lid	04/20/2026	142.40	30,520.30
1390	Ogden Murphy Wallace	927353	Forged Fiber 37 LLC	04/20/2026	2,836.50	30,520.30
Total Ogden Murphy Wallace:					9,292.50	
PUGET SOUND ENERGY						
604	PUGET SOUND ENERGY	04212026	Town Hall	04/21/2026	382.87	7,731.07
604	PUGET SOUND ENERGY	04212026	Street Lights	04/21/2026	1,140.24	7,731.07
604	PUGET SOUND ENERGY	042202026	Corrected Charges Street Lights	04/20/2026	60.23	7,731.07
Total PUGET SOUND ENERGY:					1,583.34	
SBN Planning LLC						
154	SBN Planning LLC	YP-045	Building Permits	05/06/2026	221.88	31,778.43
154	SBN Planning LLC	YP-045	Pre-applications	05/06/2026	266.25	31,778.43
154	SBN Planning LLC	YP-045	Preliminary Feasibility	05/06/2026	44.38	31,778.43
154	SBN Planning LLC	YP-045	SEPA	05/06/2026	443.74	31,778.43
154	SBN Planning LLC	YP-045	Shoreline Exemptions	05/06/2026	488.13	31,778.43
154	SBN Planning LLC	YP-045	Shoreline Substantial Development	05/06/2026	177.50	31,778.43
154	SBN Planning LLC	YP-045	Critical Areas - Admin.	05/06/2026	177.50	31,778.43
154	SBN Planning LLC	YP-045	General Administration	05/06/2026	2,485.07	31,778.43
Total SBN Planning LLC:					4,304.45	
Sound View Strategies						
521	Sound View Strategies	3840	Lobbyist Services APR2026	04/30/2026	500.00	2,500.00
Total Sound View Strategies:					500.00	
WA STATE DEP OF TRANSPORTATION						
602	WA STATE DEP OF TRANSPORT	FB9109961026	Gas for town truck	04/30/2026	146.59	470.03

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	YTD Payments
Total WA STATE DEP OF TRANSPORTATION:					146.59	
Grand Totals:					223,472.42	

Certification of the Consent Calendar as presented including the Payment Approval Report dated 04/12/2026 approving payments as shown totaling \$223,472.42 plus payroll, tax, and benefit expenses of \$52,309.90, as shown on the attached payroll & tax and benefits report, for a grand total of \$275,782.32.

I, the undersigned, do hereby certify that the items herein listed are proper obligations of the Town in accordance with the Town budget and directives of the Council and Mayor.

Dated: May 12, 2026

Clerk-Treasurer: _____

Mayor: _____

Councilmember:

Laurie Bugbee: _____

Steve Bush: _____

Greg Hanson: _____

Chuck Porter: _____

Brian Vanover: _____

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Paid and unpaid invoices included.

Report Criteria:

- Includes all check types
- Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
04/30/2026	CDPT		0	EMPLOYMENT SECURITY DEPT	5	Quarterly Employment Security Pay	999-1010110	84.44-	
04/30/2026	CDPT		0	DEPT OF LABOR & INDUSTRY	6	Quarterly L & I Workers Compensa	999-1010110	387.32-	
04/30/2026	CDPT		0	EMPLOYMENT SECURITY DEPT	8	Quarterly WA FMLA WA Paid Fami	999-1010110	227.27-	
04/30/2026	CDPT		0	WA Cares	10	WA CARES Long Term Ins. Pay	999-1010110	118.25-	
04/30/2026	PC	04/24/2026	4242026	Istvan Lovas	9002		999-1010110	5,650.88-	D
04/30/2026	PC	04/24/2026	4242027	Wilcox, Austen	9037		999-1010110	5,283.91-	D
04/30/2026	PC	04/24/2026	4242028	Harris, Kathryn K	9047		999-1010110	8,898.98-	D
04/30/2026	PC	04/24/2026	4242029	Christine Eggers	9055		999-1010110	11,364.63-	D
04/30/2026	CDPT	04/21/2026	82320392	Association of Washington Cities	9	Health and Dental Insurance Visio	999-1010110	5,045.10-	
04/30/2026	CDPT	04/21/2026	82320393	DEPT OF RETIREMENT SYSTEM	1	State Retirement PERS II Pay Per	999-1010110	3,085.72-	
04/30/2026	CDPT	04/21/2026	82320394	Federal Tax	2	941 Taxes Federal Withholding Tax	999-1010110	12,163.40-	
Grand Totals:								52,309.90-	
			11						

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes all check types

Includes unprinted checks

**TOWN OF YARROW POINT
COUNCIL MEETING MINUTES
APRIL 14, 2026 | 4:00 PM**

The Town Council of the Town of Yarrow Point, Washington met in regular session on Tuesday, April 14, 2026, at 4:00 PM in the Council Chambers of Town Hall, 4030 95th Avenue NE.

PRESENT: Mayor Katy Harris; Councilmembers Laurie Bugbee, Steve Bush, Greg Hanson, Chuck Porter, and Brian Vanover.

1. CALL TO ORDER

The meeting was called to order at 4:04 PM.

2. PLEDGE OF ALLEGIANCE

Mayor Harris invited others to join her in the Pledge of Allegiance.

3. ROLL CALL

All present. (Vanover attending virtually.)

4. APPROVAL OF/AMENDMENTS TO AGENDA

Following Council discussion,

IT WAS MOVED BY BUSH; SECONDED BY BUGBEE, TO:

Move Regular Business item 9.4 Rules & Roles Presentation ahead of 9.3 Proposed Work Plan Discussion.

MOTION CARRIED, 5-0.

5. STAFF REPORTS

6. MAYOR ANNOUNCEMENTS

7. PUBLIC COMMENTS

Cheryl Pietromonaco, local resident, discussed drainage bypass.

8. CONSENT CALENDAR

IT WAS MOVED BY BUGBEE; SECONDED BY HANSON TO APPROVE THE CONSENT AGENDA AS PRESENTED. MOTION CARRIED, 5-0.

8.1 **Accounts:** March Payment Approval in the amount of \$213,088.08 plus Payroll in the amount of \$53,034.95 for a total of \$266,13.03.

8.2 **Approval of Minutes:** Council Regular Meeting of March 10, 2026

8.3 **Authorizing Investment of Town Funds in the Local Government Investment Pool (LGIP):** Approval of Resolution No. 389

8.4 **IT Support & Maintenance Services:** Authorize

8.5 **Critical Areas Consultant Services:** Amendment to Authorization

8.6 **Fee Schedule Amendment Critical Areas:** Approval of Resolution No. 390

8.7 **2026 Flood Reduction Grant (KC FCD) Letter of Support:** Authorize

9. REGULAR BUSINESS

9.1 **Planning Commission Vacant Housing Update & Planning Commission Work Plan**

Presented by Aleksandr Romanenko, Town Planner. Following Council discussion,

IT WAS MOVED BY BUGBEE, SECONDED BY HANSON, TO:

Adopt an amended 2026 Planning Commission Work Plan to include an exploration of affordable housing fee in lieu program.

MOTION CARRIED, 3-2. (PORTER AND BUSH DISSENTED.)

Further,

IT WAS MOVED BY HANSON, SECONDED BY PORTER, TO:

To remove eagle regulations from the 2026 Planning Commission work plan.

MOTION CARRIED, 5-0.

9.2 **Town Financial Discussion**

Presented by Councilmember Porter and Council Member Hanson. Following Council discussion, positions varied. There was a desire to understand how staff spend their time, and opportunities for more discussion to build a multiple-year budget and staffing plan. Note, CIP will be part of that process.

9.4 **Council Rules and Roles Presentation**

Presented by Emily Romanenko, Town Attorney. Key presentation areas:

- A. What is your role versus Town Staff's roles
- B. Day-to-day activities
- C. Personnel
- D. Communication with staff
- E. Budgeting
- F. Legislating and enforcing the use of the Town's powers

9.3 **Proposed Work Plan Discussion**

Presented by Mayor Harris. Following Council discussion,

IT WAS MOVED BY BUSH, SECONDED PORTER, TO:

Schedule a study session to discuss the Town's proposed work plan as soon as possible and for staff to provide a snapshot of how their time is allocated.

MOTION CARRIED, 5-0.

10. MAYOR'S REPORT/OLD BUSINESS

11. COMMITTEE UPDATES

12. COUNCIL ROUNDTABLE AND REQUESTS FOR FUTURE AGENDA

13. APPEARANCES/PUBLIC COMMENT (SECOND OPPORTUNITY)

Cheryl Pietromonaco, local resident, wants to work together to implement a plan for the bypass. Further requested the Town Engineer meet with her to gather information/knowledge about the history of the drainage bypass.

14. EXECUTIVE SESSION – NONE

15. ADJOURNMENT

There being no further business before Council, the meeting was adjourned at 6:30 PM.

DRAFT

**Business of The Town Council
Town of Yarrow Point, WA**

Regular Business
May 12, 2026

2027-2032 Capital Improvement Plan / Transportation Improvement Plan	Proposed Council Action: Schedule Public Hearing
-----------------------------------------------------------------------------	------------------------------------------------------------

Presented by:	Town Engineer – Stacia Schroeder
Exhibits:	<ul style="list-style-type: none"> • 2027-2032 Capital Improvement Plan – DRAFT • 2027-2032 Capital Improvement Plan Map - DRAFT

Summary:

Capital Improvement Plan (CIP)

The Town Engineer prepared a draft CIP for Council consideration which includes transportation, stormwater, underground conversions, and other public projects such as parks and recreation. This year’s CIP covers the period 2027-2032 and Council’s input is encouraged.

Transportation Improvement Plan (TIP)

State law requires municipalities to annually prepare and adopt a six-year Transportation Improvement Plan. The adopted program is to be submitted annually to the State Department of Transportation and the Puget Sound Regional Council by July 31st. The Town Council must hold a public hearing on the matter and ultimately adopt a plan documented through an ordinance. The transportation section of the CIP serves to meet this requirement.

Budget Information:

The town budget is comprised of several funds, many of which are designated by state law for use on certain types of expenditures. In general, the following town funds are used to pay for the capital projects shown on our 6-year Capital Improvement Plan (CIP):

- Street Fund 101- Funded by 60% of our intake for gas tax and heavy truck fee
- Real Estate Excise Tax (REET) Fund 301 – Collected in the fund until it is needed for a specific project and then transferred into that fund(s).
- Capital Fund 311
- Stormwater Fund 401 – Funded by ~60% of our intake for the stormwater utility fee
- General Fund 001 – The town may utilize the general fund to offset the cost of capital projects. If deemed necessary by the Town, transfers can be made from this fund to either the street, capital, or stormwater funds listed above.

Recommended Action:

MOVE TO: Schedule related public hearing at the June 9, 2026 Council meeting.

TOWN OF YARROW POINT
CAPITAL IMPROVEMENT PLAN (2027- 2032)
TRANSPORTATION IMPROVEMENT PLAN (2027 - 2032)

Approved by:

DRAFT

Date: July x, 2026

Ordinance Number: xxx

DATE SUBMITTED: 07/x/2026

NO.	YEAR	STREET / LOCATION	FROM	TO	(mi)	PROJECT SCOPE	CONDITION	BUDGET	SOURCE
-----	------	-------------------	------	----	------	---------------	-----------	--------	--------

I. TRANSPORTATION IMPROVEMENT PROJECTS

T - 1	2028	NE 34th Street	8900	9200	0.16	2" Grind and Overlay (~2250 sy @ \$70/sy) Roads 2029 Pavement Preservation Program	KC	3.5	\$160,000	Stree Fund (101)
T - 2	2030	95th Ave NE	3800	4700	0.48	2" Grind and Overlay (~6,950 sy @\$70/sy) KC Roads 2030 Pavement Preservation Program Completed after Stormwater (S-5) and UGC (U-3)		3.5	\$500,000	Stree Fund (101)
T - 3	2031	Points Drive NE	8800	9200	0.35	Design and Construct New Sidewalk on North side of Points Drive; Includes stormwater improvements for new CBs and prior coord w/ utility purveyors		1	\$2,500,000	Stree Fund (101)

II. CAPITAL IMPROVEMENT PROJECTS - STORMWATER

S - 1	2027	4441 91st Ave NE	91st R/W	Lake Washington	0.1	Stormwater Construction (~525 LF) Survey/ Design/ Bid/ Construct/ Manage/ Closeout			\$500,000	CIP Fund (301 - REET)/ Capital Fund (311)/ Stormwater Fund (401)
S - 2 S - 3	2028/ 2029	95th Ave NE	3800	4700	0.22	Survey & Final Engineering Design - Stormwater (~2,500LF) (2020 CIP #6)			\$40,000	CIP Fund (301 - REET)/ Capital Fund (311)/ Stormwater Fund (401)
S - 4	2030	95th Ave NE	3800	4700	0.22	Stormwater Construction - Incl. Bid/ Manage/ Construct/ Close Out (2020 CIP #6)			\$300,000	CIP Fund (301 - REET)/ Capital Fund (311)/ Stormwater Fund (401)

III. CAPITAL IMPROVEMENT PROJECTS - UNDERGROUND CONVERSION

U - 1 U - 2	2028/ 2029	95th Ave NE	3800	4700	0.50	Survey & Final Engineering Design - UGC (~2,500LF)			\$60,000	Capital Fund (311)
U - 3	2030	95th Ave NE	3800	4700	0.50	UGC Construction (~2,500LF @ \$840/lf) 12 existing street lights Bid/ Manage/ Construct/ Close Out			\$2,200,000	Capital Fund (311)

IV. CAPITAL IMPROVEMENT PROJECTS - PARKS AND OPEN SPACE

P - 1	2027	WNP			-	Wetherill Nature Preserve (WNP) Maintenance and Improvements			\$100,000	Parks & Open Space Fund (040)
P - 2	2027	NE 47th Street			-	NE 47th Street Beach Maintenance and Dock Repair			\$250,000	Parks & Open Space Fund (040)
P - 3	2028/ 2029	95th Ave NE	3800	4700	0.5	Pathway Extension - Final Engineering Design			\$25,000	Parks & Open Space Fund (040)
P - 4	2030	95th Ave NE	3800	4700	0.5	Pathway Extension - Construction			\$500,000	Parks & Open Space Fund (040)
P - 5	2031	95th Ave NE			-	Morningside Park Nature Path			\$100,000	Parks & Open Space Fund (040)

IV. CAPITAL IMPROVEMENT PROJECTS - OTHER

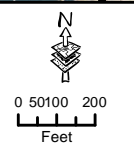
O - 1										
-------	--	--	--	--	--	--	--	--	--	--

- 1 = excellent (new/recent overlay within past 5-10 yr.)
- 2 = good (older overlay, no obvious damage)
- 3 = fair (some cracks)
- 4 = fair-poor (several cracks, some alligators/settlement)
- 5 = poor (several cracks, alligators, settlement/potholes)

- 1) The above budget figures shown are in 2026 dollars and are to be considered preliminary probable project costs only. More precise budget figures will need to be determined once the final scope of each project is defined, which will require more extensive research, survey, and scope definition prior to the particular year's budgeting.
- 2) The projects identified above are preliminary in scope. Projects may be added to or deleted from this list.

TOWN OF YARROW POINT

2027-2032 CAPITAL IMPROVEMENT PLAN



2026-2027: 95TH AVE NE STORMWATER (CIP #4)

2028-2030: 95TH AVE NE UGC (U1- U3) STORMWATER (CIP #6) PATHWAY EXTENSION (P3-P4) OVERLAY (T-2)

2028: T-1

2031: T-3

Legend

- 12" Thickened Edge
- Existing Structures**
 - IN/OUTLET
 - SDCB
 - SDMH
- Proposed Structures**
 - Type 1 CB
 - Type 2 CB
- Proposed Pipes**
 - 12"
 - 15"
 - 18"
 - 24"
 - 8"
 - Existing SD Pipes
 - Drainage Basins
 - City Limits
 - Parcels



TOWN OF YARROW POINT
 CAPITAL IMPROVEMENT PROJECTS
 FIGURE 5-1



11255 Kirkland Way, Suite 300
 Kirkland, WA 98033
 p. 425.827.2014 | f. 425.827.5043

Business of The Town Council Town of Yarrow Point, WA

Regular Business
May 12, 2026

Proposed Town Work Plan	Proposed Council Action: Discussion
--------------------------------	-----------------------------------------------

Presented by:	Mayor Harris
Exhibits:	None

Summary:

At Tuesday’s meeting, Mayor Harris will facilitate Council discussion of the Town’s 2026 Work Plan. The goal is to determine alignment of work priorities, timing and available resources.

As a refresher, the 2025 Council Priorities were:

1. Public Safety
CHPD, BFD, MIMS, Pedestrian Safety
2. Maintenance
Current infrastructure, critical infrastructure
3. Operational Mandates and Updates, Compliance
Audits, Legal, Code
4. Discretionary Town Projects
Parks Projects (SA), Community building
5. Discretionary Capital Improvement Projects

For Council Consideration:

The budget priorities of the Town Council, reflecting our understanding of the priorities of residents are:

1. Prioritize Public Safety – First Responders (Police, Fire, Marine, EMS)
2. Land use regulations that are clear, consistently enforced and permitted, compliant with State requirements while preserving our Town values.
3. Other general and administrative support for the above, stormwater, public works, communication with residents, etc.

The following are the big rocks Staff recommends Council prioritize in 2026. Council may determine which quarter Staff should prioritize them.

Financial Sustainability and Planning: efficiency, revenue sources, Levy

Town Budget Planning: including CIP/TIP for 2026, 6 Year plan

WSDOT: Lid Maintenance

Public Safety: Police Services Contract, Flock ownership transfer; new BFD contract

VW Lease: other utility leases

Affordable Housing: meet state requirements, Affordable ADU program, fee in lieu, ARCH partnership, adopt policy and amend Comp Plan; PSRC Certification

Staffing: short-term, long term, succession

Information Technology: cloud migration, policy

Municipal Code Enforcement

Town Code Improvements: as issues arise for new code, improvements, and enforceability

- New Code: E-Bikes, Parking (Construction Parking for development and general ROW Parking), wireless code, public tree code
- Code updates: Wireless code, Development code
- Hedge Code: should we have it at all, absent any help to residents

Recommended Action:

n/a

From: [Andy and Nancy](#)
To: [Yarrow Point Mayor](#); [Greg Hanson](#); [Steve Bush](#); [Charles Porter](#); [Laurie Bugbee](#); [Brian Vanover](#)
Cc: [Austen Wilcox](#)
Subject: 520 Lid Dilapidation
Date: Friday, May 1, 2026 3:59:24 PM
Attachments: [image001.png](#)
[State Highways as City Streets Guidelines.pdf](#)

Mayor and Councilmembers –

The mayor's recent email on the condition of the 520 lids in the Points communities tried to lay the entire blame for the condition of the lids on the state. That email, however, ignored the fact that it is well established policy, applied to all communities all across the state, that the responsibility for streets and landscaping associated with streets crossing freeways is the responsibility of the associated community, not the state. (The established policy is discussed in DETAILS, below.)

I agree with premise of the mayor's email that the condition of the lids is unacceptable. Now the next step is to find a solution. With the state's limited funds (our funds, to be clear) and with well established guidelines that the lids and the landscaping are NOT the responsibility of the state, it is clear that the state will not take over the entire responsibility for maintenance of the lids. To believe otherwise is akin to believing in the tooth fairy.

It is well past time to make a deal with the state for resolving the maintenance issues on the lids. As unfortunate as it seems, that solution will require some expenditure on the part of the Points communities.

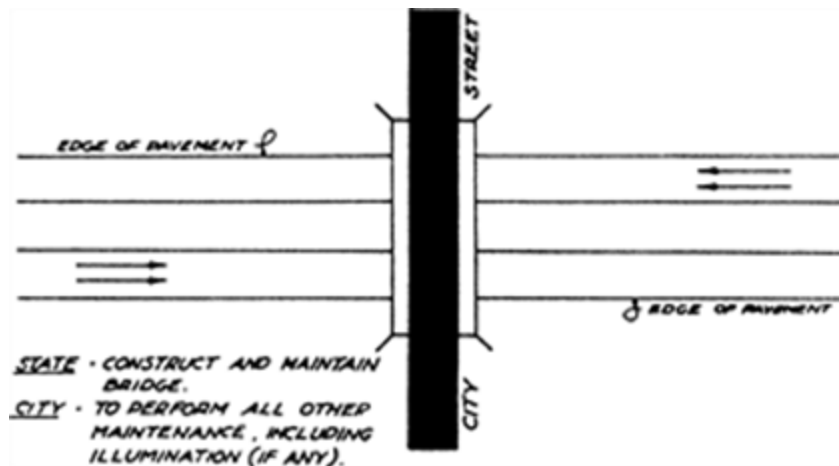
The mayors of the affected communities must acknowledge reality and solve the problem.

Andy Valaas

DETAILS:

WAC 468-18-050 (you can look it up) clearly shows that responsibility for the maintenance of the lids belongs entirely to the communities through which Highway 520 passes through.

Here is the relevant image from WAC 468-18-050:



The provisions of WAC 468-18-050 are further expanded in guidelines developed jointly by the AWC and WA Transportation Department (attached). These clearly state:

(4) Landscaping, irrigation systems and any decorative items are the cities' responsibility. However curbs and any hard surface (not landscaped) are the responsibility of cities with a population over 25,000 and state's responsibility for cities with population under 25,000. State is responsible for the roadway from street curb to median curb and median curb to street curb, not street curb to street curb if there is a landscaped median. The cross sections note this.

Now the WAC is not a statute and is thus a little rubbery. The WAC also notes, in reference to the guidelines negotiated with the AWC that, "These guidelines are general in nature and do not preclude the department and individual cities from entering into agreements to address particular circumstances."

It is time to make a deal!