



**Town Council Regular Meeting**  
**Tuesday, June 9, 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.*

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**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](mailto: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](mailto:depclerk@yarrowpointwa.gov) or regular mail to: Town of Yarrow Point, 4030 95<sup>th</sup> 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/85638146219?pwd=XCXb6JbflitbfxLLxTElJbYx22q5lq.1>

Phone Conference ID: 856 3814 6219

Passcode: 896955

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF/AMENDMENTS TO AGENDA**

5. **STAFF REPORTS** (10 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**: May Payment Approval in the amount of \$88,090.83 plus Payroll in the amount of \$54,525.72, for a total of \$142,616.55.
  - 8.2 **Approval of Minutes**:
    - Council Regular Meeting of May 12, 2026
    - Council Special Meeting of May 28, 2026
9. **REGULAR BUSINESS**
  - 9.1 **2027-2032 Capital Improvement Plan / Transportation Improvement Plan** (30 minutes)
    - Staff Presentation
    - Open Public Hearing
    - Council Discussion
    - Consider Adoption of Ordinance at next regular meeting
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: July 14, 2026, at 4:00 pm.

**STAFF REPORTS**

1. Clyde Hill Police Report
2. Bellevue Fire-EMS Reports
3. Town's First Quarterly Financial Report
4. Commission Minutes
  - May 19, 2026 Planning Commission Regular Meeting
5. Upcoming Commission Meetings
  - Planning Commission June 16, 2026
  - Parks Commission June 23, 2026

Date: June 1, 2026

To: Clyde Hill City Council  
Yarrow Point City Council

From: Dawn Hanson, Acting Chief of Police

Re: May 2026 Highlights

This month was a busy month. We had a heavy focus on training and finishing up the first section of the defensive tactics and use of force instructor course. Officer Donchez and Officer Hansen completed the first 40-hours of the intensive 80-hour course. They will be attending the second 40-hours of training to become certified instructors in June. Officer Donchez also attended training to be recertified as a pistol instructor. Officer Jennings and Officer Hanson attended training on investigating stalking cases, and Sergeant Cobrea, Cori Baker, and I attended the spring Washington Association of Sheriffs and Police Chiefs Conference held in Spokane.

Clyde Hill responded to a dog attack in Yarrow Point on 5/03/2026. A resident was walking her golden retriever when she and her dog were attacked by two Malinois who had escaped their yard. The victim sustained puncture bite wounds to her right leg. The victim was treated at a local hospital and is expected to make a full recovery. The case was referred to King County Animal Control for follow up and further action.

Officers were notified that Bellevue Fire was responding to the 76 Gas Station on 05/06/2026 for a rollover crash in the parking lot. On arrival, Officers were advised Washington State Patrol had been in a pursuit with the crashed vehicle for hit and run and eluding. The vehicle exited eastbound 520 at 84th Street and crashed into the 76 parking lot, hitting a parked vehicle. A female was found hiding in the bushes and was taken into custody by WSP Troopers.

On 5/08/2026, Officer Hanson was patrolling the area of NE 30<sup>th</sup> Street and 96<sup>th</sup> Avenue NE when he smelled natural gas. He called PSE and Bellevue Fire to the scene. They determined a real estate sign had punctured a gas line in the ground. The line was repaired and the sign was not reinstalled.

On 05/23/2026 Sergeant Cobrea and Officer Jennings assisted with traffic control in the 2300 block of 92<sup>nd</sup> AVE NE for a large house fire. The fire was investigated by Bellevue Fire Investigators. The determined source of fire was unknown.

05/05/28/2026 Officer Hanson assisted with a house fire in Medina. On arrival he was advised that the family pets (two dogs) were still in the home. Everyone else was safely evacuated. Without hesitation, Officer Hanson ran into the burning home and rescued the furry family members. Officer Hanson was transported to Overlake Medical Center and treated for smoke inhalation. I am happy to report the dogs are safe and Officer Hanson has made a full recovery.

I am working with the Seattle Police Department, FBI, and other local agencies in preparation for FIFA. There are bi-weekly meetings to exchange information and mutual aid preparation. Projected attendance is substantially lower than originally projected. Hotels in the area which were projected to be full are at 20-50% capacity. Although attendance is far less than expected, Seattle is doing an amazing job working with their local partners to ensure preparedness for all possibilities.

Officers are continuing to self-initiate activity and assist our local partners as needed.

CATEGORY	CLYDE HILL POLICE DEPARTMENT January-May 2026					
	May 2025	May 2026	% Change	YTD 2025	YTD 2026	% Change
CALLS FOR SERVICE	339	228	-32.74%	1713	952	-44.42%
GENERAL REPORTS	19	12	-36.84%	102	78	-23.53%
SUPPLEMENTAL REPORTS	2	5	150.00%	21	35	66.67%
TRAFFIC STOPS	155	137	-11.61%	884	777	-12.10%
TRAFFIC COLLISION REPORTS	0	0	0.00%	3	3	0.00%
INFRACTIONS	30	30	0.00%	253	189	-25.30%
FELONY ARRESTS - includes referral to Superior Court	0	0	0.00%	4	2	-50.00%
DUI ARRESTS	1	1	0.00%	2	1	-50.00%
MISDEMEANOR ARRESTS (non-DUI)	0	6	100.00%	26	28	7.69%
WARRANT ARRESTS	0	0	0.00%	7	2	-71.43%
RESPONSE TIME (DISPATCH TO ARRIVAL) mm:ss	06:54	04:31	-34.63%	07:09	05:00	-30.05%

Filter statement

Filters **Incident onset** Last Month | **Incident status** Locked, Draft, InReview | **Location city** Yarrow Point

# Incident Types (NERIS)

Count of Incidents

Count of Incidents  
**5**  
Count of Exposures **0**

Count of Medical Incidents (Primar...

Count of EMS Calls  
**5**  
Percent of EMS Calls **100%**

Count of Fire Incidents (Primary Co...

Count of Fire Calls  
**0**  
Percent of Fire Calls **0%**

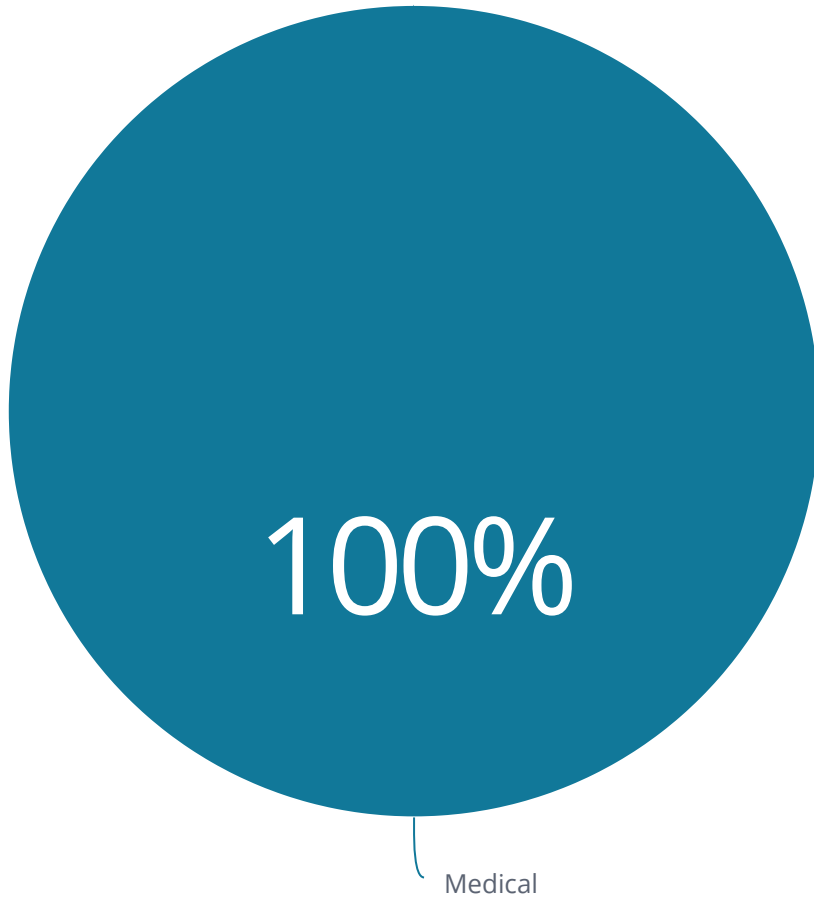
Count of Other Incidents (Primary ...

Count of Other Calls  
**0**  
Percent of Other Calls **0%**

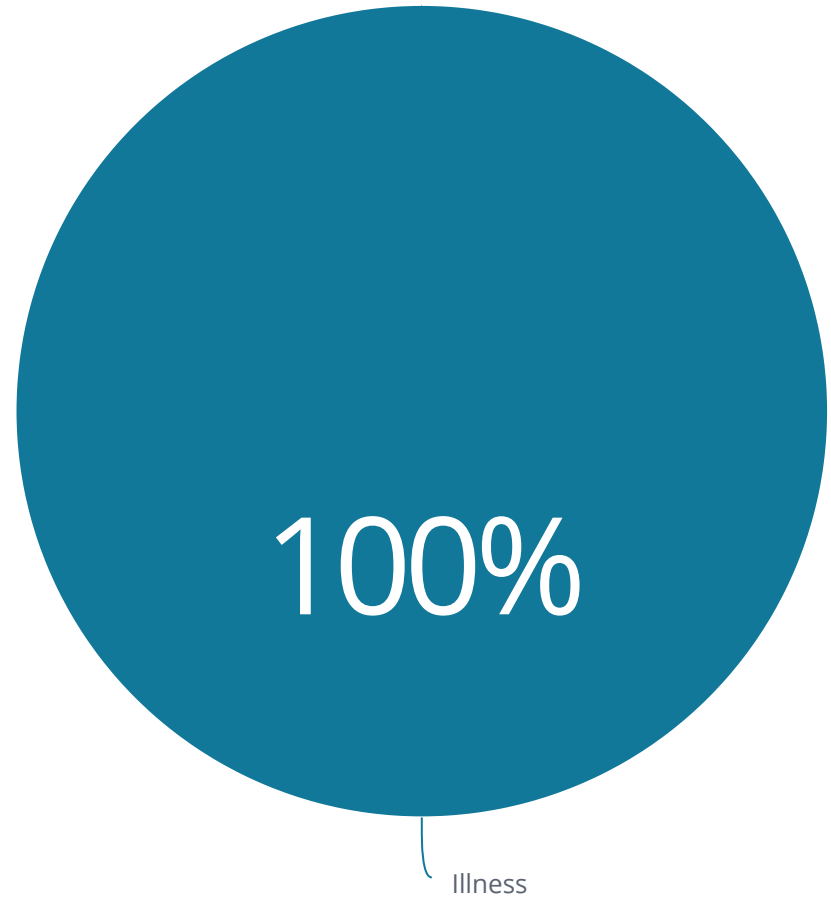
Filter statement

Filters **Incident onset** Last Month | **Incident status** Locked, Draft, InReview | **Location city** Yarrow Point

Primary Incident Type by Category



Primary Incident Types by Subcategory



# Incident Types (NERIS) - CC Yarrow Point Jun 1, 2026 11:35:19 AM [Fire Incidents \(NERIS\)](#)

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Filter statement

Filters      **Incident onset** Last Month | **Incident status** Locked, Draft, InReview | **Location city** Yarrow Point

Count of Fire Incidents

Filter statement

Filters **Incident onset** Last Month | **Incident status** Locked, Draft, InReview | **Location city** Yarrow Point

Primary Incident Types (by month)

Primary Incident Type	Incidents	
	05/2026	Grand Total
Altered mental status	1	1
Breathing problems	1	1
Sick case	3	3
<b>Grand Total</b>	<b>5</b>	<b>5</b>

Additional Incident Types (by month)



To: Mayor & Council

From: Tina Eggers, Interim Clerk-Treasurer

Re: First Quarter Financial Report

Date: June 5, 2026

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The attached First Quarter Financial Report is provided in the same format as prior quarterly reports.

Caselle and staff continue to work through the transition and reconciliation of financial records. Significant progress has been made in reviewing and allocating nearly 200 revenue transactions totaling more than \$925,000. These transactions include, but are not limited to, King County REET distributions, property tax payments, King County Drainage Utility revenues, Point & Pay permit revenues, King County landmarking revenues, interest earnings, and investment pool activity.

Because reconciliation and allocation efforts remain underway, certain financial information should be considered preliminary. Staff estimates that monthly banking, revenue recording, and related general ledger balancing activities are approximately 70 percent complete.

Council has already received detailed expenditure and payroll information through the monthly payroll and accounts payable reports presented under the Consent Agenda, providing a clear picture of expenditure activity during this reporting period.

Bank reconciliations are currently in progress and are expected to be completed prior to presentation of the next quarterly financial report.

Additionally, Council previously requested a five-year Budget-to-Actual comparison. Staff anticipates providing that analysis following completion of bank reconciliations, general ledger balancing, and outstanding revenue allocations. Producing the analysis before this work is complete could result in incomplete or misleading information.

We appreciate Council's patience and support as Caselle and staff continue the reconciliation process and work to bring the Town's financial records fully current.

Account Number	Account Title	03/2026 Current year Actual	2026 Current year Budget	Remaining	Percentage
<b>GENERAL FUND #001</b>					
	GENERAL FUND #001 Revenue Total:	123,127	1,821,257	1,698,130	7%
	GENERAL FUND #001 Expenditure Total:	330,827	2,804,966	2,474,139	12%
	Total GENERAL FUND #001:	-207,700	-983,709	-776,009	21%
<b>Fund: 005</b>					
	Fund: 005 Revenue Total:		1,020,400	1,020,400	0%
	Total Fund: 005:		1,020,400	1,020,400	0%
<b>WETHERILL NAT PRES. FUND #023</b>					
	WETHERILL NAT PRES. FUND #023 Revenue Total:	6,750	63,200	56,450	11%
	WETHERILL NAT PRES. FUND #023 Expenditure Total:		65,500	65,500	0%
	Total WETHERILL NAT PRES. FUND #023:	6,750	-2,300	-9,050	-293%
<b>PARKS AND OPEN SPACE FUND #040</b>					
	PARKS AND OPEN SPACE FUND #040 Revenue Total:	2,500	125,500	123,000	2%
	PARKS AND OPEN SPACE FUND #040 Expenditure Total:	161	64,000	63,839	0%
	Total PARKS AND OPEN SPACE FUND #040:	2,339	61,500	59,161	4%
<b>STREET FUND #101</b>					
	STREET FUND #101 Revenue Total:	209,442	291,900	82,458	72%
	STREET FUND #101 Expenditure Total:	52,124	1,057,552	1,005,428	5%
	Total STREET FUND #101:	157,318	-765,652	-922,970	-21%

**Fund: 102**

Account Number	Account Title	03/2026 Current year Actual	2026 Current year Budget	Remaining	Percentage
Fund: 102 Revenue Total:			72,000	72,000	0%
Fund: 102 Expenditure Total:			72,000	72,000	0%
Total Fund: 102:					0%
<b>COMMUNITY DEVELOPMNT FUND #104</b>					
COMMUNITY DEVELOPMNT FUND #104 Revenue Total:					
		126,355	270,900	144,545	47%
COMMUNITY DEVELOPMNT FUND #104 Expenditure Total:					
		108,985	514,272	405,287	21%
Total COMMUNITY DEVELOPMNT FUND #104:		17,370	-243,372	-260,742	-7%
<b>CAPITAL IMPROVEMNT I FUND #301</b>					
CAPITAL IMPROVEMNT I FUND #301 Revenue Total:					
			371,000	371,000	0%
CAPITAL IMPROVEMNT I FUND #301 Expenditure Total:					
			45,000	45,000	0%
Total CAPITAL IMPROVEMNT I FUND #301:			326,000	326,000	0%
<b>CURRENT YEAR CAPITAL FUND #311</b>					
CURRENT YEAR CAPITAL FUND #311 Revenue Total:					
			7,700	7,700	0%
CURRENT YEAR CAPITAL FUND #311 Expenditure Total:					
		120,274	574,945	454,671	21%
Total CURRENT YEAR CAPITAL FUND #311:		-120,274	-567,245	-446,971	21%
<b>STORMWATER FUND #401</b>					
STORMWATER FUND #401 Revenue Total:					
			192,952	192,952	0%
STORMWATER FUND #401 Expenditure Total:					
		22,034	180,949	158,915	12%
Total STORMWATER FUND #401:		-22,034	12,003	34,037	-184%

Account Number	Account Title	03/2026 Current year Actual	2026 Current year Budget	Remaining	Percentage
<b>AGENCY REMITTANCE FUND #631</b>					
	AGENCY REMITTANCE FUND #631 Revenue Total:	199		-199	0%
	Total AGENCY REMITTANCE FUND #631:	199		-199	0%
<b>WETHERILL ENDOWMENT FUND #701</b>					
	WETHERILL ENDOWMENT FUND #701 Revenue Total:		2,200	2,200	0%
	WETHERILL ENDOWMENT FUND #701 Expenditure Total:		2,200	2,200	0%
	Total WETHERILL ENDOWMENT FUND #701:				0%
	Grand Totals:	-166,031	-1,142,375	-976,344	15%

**TOWN OF YARROW POINT  
TOWN PLANNING COMMISSION REGULAR MEETING  
May 19, 2026  
6:00 p.m.**

The Town Planning Commission of the Town of Yarrow Point, Washington met in regular session on Tuesday, May 19, 2026, at 6:00 p.m. in the Council Chambers of Town Hall.

**PLANNING COMMISSION PRESENT:** Commissioners, David Feller, Debi Mishra, Lee Sims

**PLANNING COMMISSION ABSENT:** Carl Hellings, Maureen Boctor

**STAFF PRESENT:** Planner Aleksandr Romanenko, Deputy Clerk Austen Wilcox

**1. CALL TO ORDER**

Substitute Chair Feller 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 Sims seconded by Commissioner Mishra to approve the agenda as presented.

**VOTE:** 3 for, 0 against. Motion carried.

**5. APPROVAL OF THE MINUTES**

- April 21, 2026, Regular Planning Commission Meeting

**MOTION:** Motion by Commissioner Mishra, seconded by Commissioner Sims to approve the April 19, 2026, Planning Commission minutes as presented.

**VOTE:** 3 for, 0 against. Motion carried.

**6. STAFF REPORTS**

Liz Tinkham requested clarity on the fee in lieu. The Commission responded.

**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 Sims, seconded by Commissioner Mishra moves to have to staff present to Mayor and Council the proposition that the Planning Commission is open to a two-pronged approach which includes a fee in lieu with an amount to be determined, and a secondary approach that would encourage development of Detached Accessory Dwelling Units (DADUS) or Accessory Dwelling Units (ADUS) with special programs or financial incentives to incentivize owners to consider that possibility to meet the low to moderate income requirement.

**VOTE:** 3 for, 0 against. Motion carried.

developing a DADU/ADU policy and fee in lieu combination program to fund it over a 20-year period.

**9. PUBLIC COMMENT**

No comment.

**10. ADJOURNMENT**

**MOTION:** Motion by Commissioner Mishra, seconded by Commissioner Sims to adjourn the meeting at 7:49 p.m.

**VOTE:** 3 for, 0 against. Motion carried.

\_\_\_\_\_  
David Feller, Substitute Chair

\_\_\_\_\_  
Attest: Austen Wilcox, Deputy Clerk

DRAFT

Report Criteria:

- Detail report.
- Invoice detail records above \$0.00 included.
- Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	YTD Payments
<b>Banner Bank</b>						
700	Banner Bank	05182026	IT Software: AWS, Adobe, MSFT, OPENAI, etc	05/18/2026	911.51	11,211.83
700	Banner Bank	05182026	Phones, Fax, VM, Internet	05/18/2026	810.04	11,211.83
700	Banner Bank	05182026	IT Equipment - Needed Upgrades	05/18/2026	2,920.09	11,211.83
700	Banner Bank	05182026	Constant Connect	05/18/2026	109.30	11,211.83
700	Banner Bank	05182026	Other: Finance Charges	05/18/2026	33.26	11,211.83
Total Banner Bank:					4,784.20	
<b>CARING LANDSCAPE AND MAINTENANCE LLC</b>						
9058	CARING LANDSCAPE AND MAI	2026-147	SALLY'S ALLEY MAINTENANCE	05/04/2026	1,547.70	1,547.70
Total CARING LANDSCAPE AND MAINTENANCE LLC:					1,547.70	
<b>Casa Bonita Home Care, Inc.</b>						
519	Casa Bonita Home Care, Inc.	221615	TOWNHALL JANITORIAL MAY 2026	05/11/2026	168.00	1,008.00
Total Casa Bonita Home Care, Inc.:					168.00	
<b>CASELLE, INC.</b>						
1300	CASELLE, INC.	INV-16041	Maintenance & Support MAR 2026	02/03/2026	937.30	5,954.15
Total CASELLE, INC.:					937.30	
<b>Citi Cards</b>						
558	Citi Cards	06022026	TOWN OFFICE SUPPLIES	06/02/2026	321.28	13,666.80
558	Citi Cards	06022026	AMAZON PRIME MONTHLY FEE	06/02/2026	16.55	13,666.80
558	Citi Cards	06022026	PUBLIC WORK ROW SUPPLIES	06/02/2026	436.86	13,666.80
558	Citi Cards	06022026	PUBLIC WORK ROW EQUIPMENT	06/02/2026	103.05	13,666.80
Total Citi Cards:					877.74	
<b>CITY OF CLYDE HILL</b>						
10	CITY OF CLYDE HILL	2026-07	Police Contract True-Up	05/18/2026	34,888.75	381,927.63
Total CITY OF CLYDE HILL:					34,888.75	
<b>Farallon Consulting</b>						
9059	Farallon Consulting	0060068	On-Call Critical Areas	06/03/2026	2,777.70	2,777.70
Total Farallon Consulting:					2,777.70	
<b>Green City Landscaping, Inc.</b>						
550	Green City Landscaping, Inc.	05152026	Cleear Trails - misc. maintenance at WNP	05/15/2026	8,265.00	8,265.00
Total Green City Landscaping, Inc.:					8,265.00	
<b>ISLAND SECURITY SYSTEMS</b>						
21	ISLAND SECURITY SYSTEMS	83117	Security Monitoring	05/18/2026	270.24	594.59
21	ISLAND SECURITY SYSTEMS	83166	Security Monitoring	05/11/2026	162.14	594.59

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	YTD Payments
Total ISLAND SECURITY SYSTEMS:					432.38	
<b>ISOutsourcing</b>						
1301	ISOutsourcing	CW325389	IT - Vulnerability Mgnt	05/14/2026	110.40	9,131.70
1301	ISOutsourcing	CW325947	IT Support	05/31/2026	597.82	9,131.70
1301	ISOutsourcing	CW325954	IT Support	05/31/2026	543.17	9,131.70
Total ISOutsourcing:					1,251.39	
<b>King County Finance</b>						
603	King County Finance	150495	KC DNR - WRIA8 Jan-June 2026 ILA	05/15/2026	415.30	126,242.13
Total King County Finance:					415.30	
<b>Klean Lots</b>						
538	Klean Lots	4446	Street Cleaning - May 2026	06/01/2026	515.00	5,150.00
538	Klean Lots	4446	Street Cleaning - May 2026	06/01/2026	515.00	5,150.00
Total Klean Lots:					1,030.00	
<b>MUNICIPAL SERVICES LLC</b>						
350	MUNICIPAL SERVICES LLC	MAY2026	CODE ENFORCEMENT	06/01/2026	262.50	54,576.23
350	MUNICIPAL SERVICES LLC	MAY2026	BUILDING PERMIT INSPECTIONS	06/01/2026	5,540.25	54,576.23
350	MUNICIPAL SERVICES LLC	MAY2026	PLAN REVIEW	06/01/2026	6,300.00	54,576.23
350	MUNICIPAL SERVICES LLC	MAY2026	GENERAL ADMINISTRATION	06/01/2026	375.00	54,576.23
Total MUNICIPAL SERVICES LLC:					12,477.75	
<b>NORTHWEST CIVIL SOLUTIONS</b>						
450	NORTHWEST CIVIL SOLUTIONS	MAY2026	PRE-APP FEASIBILITY	06/01/2026	206.25	26,582.50
450	NORTHWEST CIVIL SOLUTIONS	MAY2026	PLAN REVIEW - SITE DEVELOPMENT	06/01/2026	536.25	26,582.50
450	NORTHWEST CIVIL SOLUTIONS	MAY2026	4441 91ST DESIGN	06/01/2026	618.75	26,582.50
450	NORTHWEST CIVIL SOLUTIONS	MAY2026	95TH AVE NE, GRAVEL SIDEWALK EXT	06/01/2026	371.25	26,582.50
450	NORTHWEST CIVIL SOLUTIONS	MAY2026	94TH AVE NE - UGC & STORMWATER IMPRO	06/01/2026	990.00	26,582.50
450	NORTHWEST CIVIL SOLUTIONS	MAY2026	PERMIT REVIEW - ROW	06/01/2026	742.50	26,582.50
Total NORTHWEST CIVIL SOLUTIONS:					3,465.00	
<b>Ogden Murphy Wallace</b>						
1390	Ogden Murphy Wallace	928910	Contracts	05/13/2026	213.60	37,439.10
1390	Ogden Murphy Wallace	928910	Council	05/13/2026	2,278.40	37,439.10
1390	Ogden Murphy Wallace	928910	Land Use	05/13/2026	2,314.00	37,439.10
1390	Ogden Murphy Wallace	928910	Mayor/Executive	05/13/2026	1,578.80	37,439.10
1390	Ogden Murphy Wallace	928910	Code Enforcement	05/13/2026	284.80	37,439.10
1390	Ogden Murphy Wallace	928910	WSDOT Lid	05/13/2026	178.00	37,439.10
1390	Ogden Murphy Wallace	928910	Forged Fiber 37 LLC	05/13/2026	71.20	37,439.10
Total Ogden Murphy Wallace:					6,918.80	
<b>PUGET SOUND ENERGY</b>						
604	PUGET SOUND ENERGY	05202026	Town Hall Lights	05/20/2026	303.33	9,275.99
604	PUGET SOUND ENERGY	05202026	Steet Lights	05/20/2026	1,241.59	9,275.99
Total PUGET SOUND ENERGY:					1,544.92	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	YTD Payments
<b>SBN Planning LLC</b>						
154	SBN Planning LLC	YP-046	General Administration	06/04/2026	88.76	36,127.24
154	SBN Planning LLC	YP-046	General Administration	06/04/2026	1,242.51	36,127.24
154	SBN Planning LLC	YP-046	Building Permits	06/04/2026	621.29	36,127.24
154	SBN Planning LLC	YP-046	Boundary Line Adjustment	06/04/2026	133.13	36,127.24
154	SBN Planning LLC	YP-046	SEPA	06/04/2026	355.00	36,127.24
154	SBN Planning LLC	YP-046	Shoreline Exemptions	06/04/2026	133.12	36,127.24
154	SBN Planning LLC	YP-046	Shoreline Substantial Development	06/04/2026	1,641.87	36,127.24
154	SBN Planning LLC	YP-046	Mechanical Permits	06/04/2026	133.13	36,127.24
Total SBN Planning LLC:					4,348.81	
<b>Sound View Strategies</b>						
521	Sound View Strategies	3875	Lobbyist Services MAY2026	05/31/2026	500.00	3,000.00
Total Sound View Strategies:					500.00	
<b>THE SEATTLE TIMES</b>						
192	THE SEATTLE TIMES	86204	Publications - Notice of Application	05/31/2026	275.60	3,566.64
192	THE SEATTLE TIMES	86204	Publications - Notice of Hearing Examiner Publi	05/31/2026	384.80	3,566.64
192	THE SEATTLE TIMES	86204	Publications - Notice of Hearing Examiner Publi	05/31/2026	390.00	3,566.64
192	THE SEATTLE TIMES	86204	Publications - Notice of Application	05/31/2026	291.20	3,566.64
192	THE SEATTLE TIMES	86204	Publications - Notice of Council Public Hearing	05/31/2026	118.49	3,566.64
Total THE SEATTLE TIMES:					1,460.09	
Grand Totals:					88,090.83	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	YTD Payments
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Certification of the Consent Calendar as presented including the Payment Approval Report dated 06/09/2026 approving payments as shown totaling \$88,090.83 plus payroll, tax, and benefit expenses of \$54,525.72, as shown on the attached payroll & tax and benefits report, for a grand total of \$142,616.55.

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: June 9, 2026

Clerk-Treasurer: \_\_\_\_\_

Mayor: \_\_\_\_\_

Councilmember:

Laurie Bugbee: \_\_\_\_\_

Steve Bush: \_\_\_\_\_

Greg Hanson: \_\_\_\_\_

Chuck Porter: \_\_\_\_\_

Brian Vanover: \_\_\_\_\_

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Report Criteria:

Detail report.

Invoice detail records above \$0.00 included.

Paid and unpaid invoices included.

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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
05/31/2026	CDPT		0	EMPLOYMENT SECURITY DEPT	8	Quarterly WA FMLA WA Paid Fami	999-1010110	227.27-	
05/31/2026	CDPT		0	WA Cares	10	WA CARES Long Term Ins. Pay	999-1010110	118.25-	
05/31/2026	CDPT		0	EMPLOYMENT SECURITY DEPT	5	Quarterly Employment Security Pay	999-1010110	87.67-	
05/31/2026	CDPT		0	DEPT OF LABOR & INDUSTRY	6	Quarterly L & I Workers Compensa	999-1010110	405.95-	
05/31/2026	PC	05/22/2026	42420340	Istvan Lovas	9002		999-1010110	5,550.88-	D
05/31/2026	PC	05/22/2026	42420341	Wilcox, Austen	9037		999-1010110	5,309.61-	D
05/31/2026	PC	05/22/2026	42420342	Harris, Kathryn K	9047		999-1010110	8,898.98-	D
05/31/2026	PC	05/22/2026	42420343	Christine Eggers	9055		999-1010110	11,760.36-	D
05/31/2026	PC	06/01/2026	42420350	Wilcox, Austen	9037		999-1010110	525.96-	D
05/31/2026	PC	06/01/2026	42420351	Yetter, Coen B.	9052		999-1010110	243.80-	D
05/31/2026	PC	06/01/2026	42420352	Peyovich, Griffin Ryan	9056		999-1010110	731.42-	D
05/31/2026	CDPT	05/21/2026	82320395	Association of Washington Cities	9	Health and Dental Insurance Visio	999-1010110	5,045.10-	
05/31/2026	CDPT	05/21/2026	82320396	DEPT OF RETIREMENT SYSTEM	1	State Retirement PERS II Pay Per	999-1010110	3,085.72-	
05/31/2026	CDPT	05/21/2026	82320397	Federal Tax	2	941 Taxes Federal Withholding Tax	999-1010110	12,373.19-	
05/31/2026	CDPT	06/01/2026	82320398	Association of Washington Cities	9	Health and Dental Insurance Healt	999-1010110	.00	
05/31/2026	CDPT	06/01/2026	82320399	Federal Tax	2	941 Taxes Medicare Pay Period: 0	999-1010110	161.56-	
Grand Totals:								<u>54,525.72-</u>	
			<u>16</u>						

Signature Lines

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

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Report Criteria:

Includes all check types

Includes unprinted checks

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**TOWN OF YARROW POINT  
COUNCIL MEETING MINUTES  
May 12, 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 approximately 4:00 PM.

**2. PLEDGE OF ALLEGIANCE**

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

**3. ROLL CALL – All Present**

**4. APPROVAL OF/AMENDMENTS TO AGENDA**

No changes were made. Approved without objection.

**5. STAFF REPORTS**

**6. MAYOR ANNOUNCEMENTS**

**7. PUBLIC COMMENTS**

Local resident spoke regarding WSDOT Lid and need for improvement.

**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:** 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**

Presented by Stacia Schroeder, Town Engineer. Following Council discussion,

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

Direct Administration to schedule the required public hearing for the Council meeting of June 9.

**MOTION CARRIED, 5-0.**

**9.2 PROPOSED TOWN WORKPLAN**

Mayor Harris introduced an exercise in which Councilmembers identified their top priorities for discussion. Based on the results, the three highest-ranked categories were:

- 1) Financial Stability/Planning
- 2) WSDOT Lid Maintenance
- 3) Public Safety

Following Council discussion,

**IT WAS MOVED BY BUSH, SECONDED BY VANOVER, TO:**

Direct Mayor to negotiate agreement w/WSDOT and other neighboring jurisdictions for grass mowing or passing through funds for cost recovery.

**MOTION CARRIED, 5-0.**

Following Council discussion,

**IT WAS MOVED BY HANSON, SECONDED BY BUSH, TO:**

Direct the Town Attorney to distribute a draft version of a police services contact to Council on or before June 9, 2026, for full Council consideration at its July meeting.

**MOTION CARRIED, 5-0.**

**10. MAYOR'S REPORT/OLD BUSINESS**

**11. COMMITTEE UPDATES**

**12. COUNCIL ROUNDTABLE AND REQUESTS FOR FUTURE AGENDA**

**Leash Law Discussion** – It was the consensus of the Council that, rather than considering the adoption of new regulations at this time, the Town should begin by increasing communication and education efforts to remind residents of the existing requirements.

**13. APPEARANCES/PUBLIC COMMENT (SECOND OPPORTUNITY) – None.**

**14. EXECUTIVE SESSION – None.**

**15. ADJOURNMENT**

There being no further business before Council, the meeting was adjourned at 6:40 PM.

**TOWN OF YARROW POINT  
COUNCIL SPECIAL MEETING MINUTES  
May 28, 2026 | 4:00 PM**

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

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

**1. CALL TO ORDER / ROLL CALL**

The meeting was called to order at approximately 4:00 PM.

**2. PUBLIC COMMENTS – None**

**3. AGENDA ITEM**

**3.1 PERSONNEL POLICIES AND PROCEDURES**

Introduced by Mayor Harris.

**IT WAS MOVED BY BUGBEE, SECONDED BY VANOVER, TO:**

Approve Resolution No. 391 amending the Town’s Personnel Policies and Procedures as presented.

Following Council discussion,

**IT WAS MOVED BY BUGBEE, SECONDED BY VANOVER, TO:**

Conclude debate and call the question.

**THE MOTION TO APPROVE RESOLUTION NO. 391, CARRIED 3-2.**

(PORTER AND BUSH DISSENTED.)

**IT WAS MOVED BY BUSH, SECONDED BY PORTER, TO:**

Adjourn the meeting.

**MOTION FAILED, 2-3.** (BUGBEE, HANSON, VANOVER DISSENTED.)

**IT WAS MOVED BY VANOVER, SECONDED BY HANSON, TO:**

Adopt Ordinance No. 785 amending Chapter 2.48 of the Yarrow Point Municipal Code, as it relates to use of credit cards by town officials and employees.

**MOTION CARRIED, 3-0.** (PORTER AND BUSH ABSTAINED.)

**IT WAS THEN MOVED BY BUGBEE, SECONDED BY VANOVER, TO:**

Direct Administration to include any financial adjustments in a subsequent 2026 Budget Amendment if needed.

**MOTION CARRIED, 5-0.**

**4. ADJOURNMENT**

There being no further business before Council, the meeting was adjourned at 4:34 PM.

DRAFT

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

**REGULAR BUSINESS**

June 9, 2026



<b>2027-2032 Capital Improvement Plan / Transportation Improvement Plan</b>	<b>Proposed Council Action:</b> Conduct Public Hearing; Council Discussion
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<b>Presented by:</b>	Town Engineer – Stacia Schroeder
<b>Exhibits:</b>	<ul style="list-style-type: none"> <li>• 2027-2032 Capital Improvement Plan - FINAL</li> <li>• 2027-2032 Capital Improvement Plan Map – FINAL</li> <li>• 2026 CIP Fund Allocation</li> <li>• Proposed Ordinance 785</li> </ul>

**Summary:**

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 Transportation Improvement Plan (TIP) and 6-year Capital Improvement Plan (CIP):

- Parks & Open Space Fund 040
- Street Fund 101- Funded by 60% of our intake for gas tax and heavy truck fee
- Capital Fund 311
- Stormwater Fund 401 – Funded by ~60% of our intake for the stormwater utility 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). The current town strategy is to use REET funds to cover stormwater project shortfalls.

Town staff created the attached exhibits to facilitate the discussion. We anticipate Council input will guide the outcome of this year’s Transportation Improvement Plan.

NOTE: Submittal to the state is required yearly at the end of July.

At Tuesday’s meeting, the public hearing will be opened, and if no objection, the hearing will remain open until the July 14, 2026 Council meeting, where council will consider the adoption of the ordinance.

**Recommended Action:**

*(open public hearing and hold discussion)*

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

Approved by:  
 Date: July x, 2026  
 Ordinance Number: xxx

DATE SUBMITTED: 07/x/2026

NO.	YEAR	STREET / LOCATION	FROM	TO	(mi)	PROJECT SCOPE	CONDITION	BUDGET	SOURCE
<b>I. TRANSPORTATION IMPROVEMENT PROJECTS</b>									
T - 1	2028	NE 34th Street	8900	9200	0.16	2" Grind and Overlay (~2250 sy @ \$70/sy) KC Roads 2029 Pavement Preservation Program	3.5	\$165,000	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	\$515,000	Stree Fund (101)
T - 3	2032	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	\$2,575,000	Stree Fund (101)

<b>II. CAPITAL IMPROVEMENT PROJECTS - STORMWATER</b>									
S - 1	2027	4441 91st Ave NE	91st R/W	Lake Washington	0.1	Stormwater Construction (~525 LF) Survey/ Design/ Bid/ Construct/ Manage/ Closeout		\$515,000	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)		\$41,000	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)		\$309,000	CIP Fund (301 - REET)/ Capital Fund (311)/ Stormwater Fund (401)

<b>III. CAPITAL IMPROVEMENT PROJECTS - UNDERGROUND CONVERSION</b>									
U - 1 U - 2	2028/ 2029	95th Ave NE	3800	4700	0.50	Survey & Final Engineering Design - UGC (~2,500LF)		\$62,000	Capital Fund (311)
U - 3	2030	95th Ave NE	3800	4700	0.50	UGC Construction (~2,500LF @ \$840/lf) 12 existing street lightsBid/ Manage/ Construct/ Close Out		\$2,266,000	Capital Fund (311)

<b>IV. CAPITAL IMPROVEMENT PROJECTS - PARKS AND OPEN SPACE</b>									
P - 1	2027	WNP			-	Wetherill Nature Preserve (WNP) Maintenance and Improvements		\$103,000	Parks & Open Space Fund (040)
P - 2	2027	NE 47th Street			-	NE 47th Street Beach Maintenance and Dock Repair		\$258,000	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		\$515,000	Parks & Open Space Fund (040)
P - 5	2031	95th Ave NE			-	Morningside Park Nature Path		\$103,000	Parks & Open Space Fund (040)

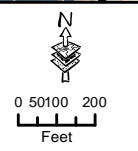
<b>IV. CAPITAL IMPROVEMENT PROJECTS - OTHER</b>									
O - 1									

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



2031: T-3

# Capital Improvement Plan Funds

**PRIMARY FUNDING: REET**  
**0.5% of Property Tax**  
**(~\$375,000/ YR)**

## TIP – STREET PROJECTS

**FUNDING:**

- 1.) HEAVY TRUCK FEE ~\$80,000/ YR**
- 2.) Motor Vehicle Fuel Tax ~\$20,000/YR**

- 40% Maintenance (~\$40,000 min)
  - Istvan Salary
  - Pagodas
  - Street Repairs
  - Restriping
- 60% Improvement Projects (~\$60,000 min)
  - Overlays and Striping

## STORMWATER PROJECTS

**FUNDING: STORMWATER UTILITY FEE**  
**FIXED 422 LOTS \* \$336/YR ~\$142,000/ YR**

- 40% Maintenance (~\$56,800)
  - Video Existing Lines
  - Cleaning sediment and debris in CB's
  - Repairs
- 60% Improvement Projects (~\$85,200)
  - Stormwater CIPs outlined in Comp Plan

**FUNDING: KC Flood Control District**  
**Fixed: \$23,000/ YR**

## UNDERGROUND CONVERSION PROJECTS

- 100% Design and Construction
  - 95<sup>th</sup> Ave NE / NE 34<sup>th</sup> St/ Etc

**TOWN OF YARROW POINT  
ORDINANCE NO. 785**

**AN ORDINANCE OF THE TOWN OF YARROW POINT,  
WASHINGTON ADOPTING A CAPITAL IMPROVEMENT  
PLAN AND TRANSPORTATION IMPROVEMENT PLAN  
FOR 2027-2032, AND FIXING A TIME WHEN THE SAME  
SHALL BECOME EFFECTIVE.**

**WHEREAS**, the six-year capital improvement plan (CIP) and transportation improvement plan (TIP) are elements of the comprehensive plan; and

**WHEREAS**, pursuant to RCW 35A.63.073, amendments to the comprehensive plan require the Town Council to notice and hold a public hearing to solicit and receive public comment regarding the proposed CIP and TIP; and

**WHEREAS**, the Town Council duly noted and held a public hearing on June 9, 2026, to solicit and receive public comment; and

**WHEREAS**, upon hearing public testimony and recommendations of the Town Engineer, the Town Council finds it to be in the public's interest to adopt the CIP and TIP as presented.

**NOW, THEREFORE THE TOWN COUNCIL OF THE TOWN OF YARROW POINT, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1:** The Capital Improvement Plan (CIP) and Transportation Improvement Plan (TIP) are hereby adopted in the form set forth in Attachment A, incorporated by this reference as fully as if herein set forth.

**Section 2:** This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

**Approved this 9th day of June, 2026.**

\_\_\_\_\_  
Katy Kinney Harris, Mayor

Approved as to form:

Attest/Authenticated:

\_\_\_\_\_  
Ogden Murphy Wallace, PLLC

\_\_\_\_\_  
Elizabeth M. Adkisson, Town Clerk-Treasurer

PUBLISHED BY THE TOWN COUNCIL:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.: 785