



AGENDA

City of Clyde Hill

Council Meeting

Tuesday, June 9, 2026 - 6:00 PM

Hybrid

Page

1. CALL TO ORDER, ROLL CALL & PLEDGE OF ALLEGIANCE

Time Estimate: **5** Minutes

5 - 7

- 1.1. Information regarding Revised Rules of Order & Public Participation
[Hybrid Meeting Notification](#)
[Virtual Meeting Login Information 6-9-26](#)

2. APPROVAL OF AGENDA

Time Estimate: **5** Minutes

- 2.1. Consideration of a motion to approve the Agenda of **June 9, 2026** as presented.

3. PUBLIC COMMENTS

Time Estimate: Up To **30** Minutes

- 3.1. Opportunity for brief comments to the City Council about items not on the agenda for a Public Hearing in **Section #9**.

This is an opportunity for brief comments to the City Council about items not on the agenda for a Public Hearing in **Section #9**. The City of Clyde Hill welcomes public comments. Members of the public will be limited to three minutes for their public comments (not Q&A), and they are to be focused on issues solely related to City business and should be made in a respectful fashion. Please note that this time is for the individual commenter only and cannot be transferred to or combined with other speakers. Council members may not respond directly at the meeting. When called please state your name and if you are a resident of Clyde Hill for the record.

4. CONSENT AGENDA

Time Estimate: **5** Minutes

Note: "Consideration of a Motion to approve the Consent Agenda of **June 9, 2026** as presented."

- | | | |
|---------|------|---|
| 9 - 12 | 4.1. | Consideration of a motion to approve the May 12, 2026 Regular City Council Meeting minutes.
5-12-26 |
| 13 - 14 | 4.2. | Consideration of a motion to approve the May 26, 2026 Council Study Session minutes.
5-26-26 |
| 15 - 40 | 4.3. | Consideration of a motion to approve the June 9, 2026 bills as presented.
EFT's
Pre-Issues
Voucher Directory |
| 41 - 42 | 4.4. | Consideration of a motion to approve the 2026-2027 Strategic Plan.
Strategic Plan Adoption Staff Report |
| 43 - 57 | 4.5. | Consideration of a motion to authorize the mayor to enter into an agreement with Psomas for On-Call Engineering Services.
Psomas On-Call Engineering Services Staff Report |

5. MAYOR REPORT

Time Estimate: **5** Minutes

- | | | |
|----|------|---|
| 59 | 5.1. | Mayor's Report/ Update
Mayor and Administrator's One-pager |
|----|------|---|

6. FINANCE

Time Estimate: **30** Minutes

- | | | |
|----------|------|--|
| 61 - 70 | 6.1. | Financial Report
-Lisa King, Finance Director
Financial Report |
| 71 - 124 | 6.2. | Levy Lid Lift Financial Analysis
Options for Levy Lid Lift Staff Report
Levy Lid Lift Options June 2026 (Presentation) |

7. PUBLIC SAFETY

Time Estimate: **20** Minutes

- 125 - 130 7.1. Police/Fire Report
 -Dawn Hanson, Acting Police Chief
 [Police Report](#)
 [Fire Report](#)
- 131 7.2. Civil Service Commission
 [Civil Service Commission Staff Report](#)
- 133 - 144 7.3. E-Bike Safety
 [Policy Options for E Bikes and E Scooters Staff Report](#)

8. OLD BUSINESS

Time Estimate: **20** Minutes

- 145 - 149 8.1. Chapter 17.38 Progress Report
 -CMs Sinwell/Nelson
 [Chapter 17.38 \(CMs Sinwell & Nelson\)](#)
- 151 - 152 8.2. Check-in on Council Research
 [Three Data Points \(CM Sinwell\)](#)

9. PUBLIC HEARINGS

Time Estimate: **10** Minutes

- 153 - 158 9.1. Public Hearing re: Annual Adoption of Six-Year Transportation
Improvement Program (2027-2032)
 [2026 TIP Public Hearing - Presentation](#)
- 159 - 165 9.2. Consideration of Resolution No. 724 - Adoption of the City's Six-Year
Transportation Improvement Program (2027-2032)
 [TIP 2026 Adoption Staff Report](#)
 [Resolution No. 724](#)

10. ADMINISTRATIVE REPORTS

Time Estimate: **5** Minutes

- 167 - 169 10.1. Building Report

-Kevin Anderson, Public Works Director

[Council Overview](#)

[Permits Issued](#)

171 - 173

10.2. Public Works Report

-Kevin Anderson, Public Works Director

[PW Report](#)

[Code Compliance & Enforcement Report](#)

175 - 189

10.3. Public Records Report

-Cori Baker, Public Records Manager

[Public Records Report](#)

[PRR Report \(City\) May 2026](#)

[PRR Report \(Police\) May 2026](#)

11. FUTURE AGENDA TOPICS

Time Estimate: **5 Minutes**

NOTE TO COUNCIL: Items to be added to the next Council Meeting should be requested here.

12. NON AGENDA PUBLIC COMMENTS

12.1. Additional opportunity for brief comments to the City Council.

This is an additional opportunity for brief comments to the City Council. The City of Clyde Hill welcomes public comments. Members of the public will be limited to two minutes for their public comments (not Q&A), and they are to be focused on issues solely related to City business and should be made in a respectful fashion. Please note that this time is for the individual commenter only and cannot be transferred to or combined with other speakers. Council members may not respond directly at the meeting. When called please state your name and if you are a resident of Clyde Hill for the record.

13. ADJOURN



9605 NE 24th Street • Clyde Hill, Washington 98004
425-453-7800 • Fax: 425-462-1936 • www.clydehill.org

Operating In A Hybrid Environment

“What is a hybrid environment?” It is a mixture of in-person and remote (telephonic or computer-aided) attendance and this will be how City Council and other meetings will occur. People may attend using whichever option(s) they desire.

Attendees are requested to adhere to the following:

1. Public comment allows the public an opportunity to speak about issues pertaining to Clyde Hill community and City business only. This is a limited public forum, which means that the Council can limit the topics for discussion. Typically, persons will be given three minutes to address an issue, but the Council may, on occasion, increase or reduce that time for all participants.
2. Please refrain from the use of clearly offensive language/remarks or visuals (e.g. racist content) - failure to do so may result in immediate removal from the meeting.
3. If you are attending remotely and wish to speak, please use the “Raise Hand” feature - if you are unable to do so, please ask for permission to speak and the Chair/Mayor will then recognize your request in the order it was received.
4. Please identify yourself prior to speaking - members of the public should indicate their name and if they are a resident of Clyde Hill.
5. If you are attending remotely, do not use the following features:
 - a. Transferring files (“Transfer” feature)
 - b. Annotating on screen images (“Annotate” feature)
 - c. Making emoji gestures (“Reactions” feature)
 - d. Make written statements (“Comment/Chat” feature)
6. If you are attending remotely, please remain muted unless/until you speak
7. If you are attending remotely, please refrain from attending meetings in locations with significant background sound and/or inappropriate settings
8. If you are attending remotely, please note that video is optional

Last Updated: June 9, 2022



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City Council Meeting June 9th @ 6:00 PM

**Microsoft Teams meeting
Join:**

<https://teams.microsoft.com/meet/235268827592449?p=pqWnBp68FLdG61SrUG>

**Meeting ID: 235 268 827 592 449
Passcode: XA6Pe9vY**

[Need help?](#) | [System reference](#)

**Dial in by phone
[+1 206-580-0429,,949106918#](#) United States,
Seattle**

**[Find a local number](#)
Phone conference ID: 949 106 918#**



MINUTES
Council Meeting
Hybrid
Tuesday, May 12, 2026
6:00 PM

COUNCIL PRESENT:

Lisa Wissner-Slivka
Steve Sinwell
Jennifer Nelson
Ryan Olson
Eddie Chung

COUNCIL EXCUSED:

STAFF PRESENT:

City Administrator Thomas-Murphy
Finance Director King
Public Works Director Anderson
Interim Police Chief Busey
City Attorney Brubaker
Deputy City Clerk Benjamin

1 CALL TO ORDER, ROLL CALL & PLEDGE OF ALLEGIANCE

- a) Information regarding Revised Rules of Order & Public Participation

Mayor Hachamovitch opened the meeting of the Clyde Hill City Council on Tuesday, May 12, 2026, 6:00 PM.

2 APPROVAL OF AGENDA

- a) Consideration of a motion to approve the Agenda of **May 12, 2026** as presented.

By motion of Ms. Wissner-Slivka and second by Mr. Chung, the Council approved the Agenda as presented. The vote was unanimous.

3 PUBLIC COMMENTS

- a) Opportunity for brief comments to the City Council.

This is an opportunity for brief comments to the City Council. The City of Clyde Hill welcomes public comments. Members of the public will be limited to three minutes for their public comments (not Q&A), and they

are to be focused on issues solely related to City business and should be made in a respectful fashion. Please note that this time is for the individual commenter only and cannot be transferred to or combined with other speakers. Council members may not respond directly at the meeting. When called please state your name and if you are a resident of Clyde Hill for the record.

Dennis True, Clyde Hill resident, inquired on why several items were discussed at a previous meeting in relation to the city budget.

4 CONSENT AGENDA

- a) Consideration of a motion to approve the **April 14, 2026** City Council Meeting minutes.
- b) Consideration of a motion to approve the **April 28, 2026** City Council Study Session minutes.
- c) Consideration of a motion to approve the **May 12, 2026** bills as presented.
- d) Proclamations

By motion of Ms. Wissner-Slivka and second by Ms. Nelson, the Council approved the Consent Agenda. The vote was unanimous.

5 MAYOR'S REPORT

- a) Mayor's Report/ Update

No additional information reported.

6 FINANCE

- a) Financial Report

Finance Director King briefly discussed the financial report and highlights.

- b) Levy Lid Lift Update

City Administrator Thomas-Murphy led a presentation for the council on a levy lid lift update, that included in following information: past & present efforts, update on Financial Sustainability Task Force (FSTF) recommendations, recent levy lid lift progress, overview of lid lift options & HB 2442, what's included in the financial analysis & modeling, ballot measure timing & outreach, and determination of council's opinion to move forward/ or not. Throughout the presentation council provided input and asked various questions for clarification.

Based on information shared, the majority of Council agrees that a levy lid lift is the next step. Council also agrees that all other considerations are tabled until the levy lid lift process is complete (although some things/ discussions may be worked on concurrently). Additionally, all councilmembers are prepared to meet to do the work necessary to meet the compressed timeline of a November 2026 ballot measure.

Mayor Hachamovitch provided additional information regarding the following: communications, city & council roles, and pro/con committees.

City Attorney Brubaker also provided clarification on the state law prohibiting the use of local government facilities or funds to support or oppose a ballot measure.

7 PUBLIC SAFETY

a) Police/Fire Report

Interim Police Chief Busey provided an overview of the police report and highlighted the following: Commander Hanson will assume the role of Acting Police Chief on May 16th, as his last day is Friday, May 15th. Mr. Busey will be available on an on-call basis to finish a couple projects/ items he had been working on (HB 2015 & FLOCK).

Councilmembers thanked Mr. Busey for his efforts and dedication during his time as the Interim Police Chief.

8 OTHER BUSINESS

a) On-Call Consultant Selection (Civil Engineering)

Public Works Director Anderson provided a brief overview of his report (included in the agenda packet) related to the selection of an on-call civil engineering consultant. He further explained that, after evaluating the Statements of Qualification submittals from three firms, staff is seeking Council authorization to negotiate a contract with the preferred firm, Psomas, for on-call engineering services.

By motion of Ms. Wissner-Slivka and second by Ms. Nelson, the Council approved the selection of Psomas as the preferred on-call civil engineering consultant. The vote was unanimous.

9 ADMINISTRATIVE REPORTS

- a) Building Report

No additional information reported.

- b) Public Works Report

No additional information reported.

- c) Public Records Report

No additional information reported.

10 FUTURE AGENDA TOPICS

NOTE TO COUNCIL: Items to be added to the next Council Meeting should be requested here.

- a) *Items identified to be included on the June meeting agenda: affordability incentive program, Ebike safety, and CHMC 17.38 progress report.*

11 PUBLIC COMMENTS

- a) Additional opportunity for brief comments to the City Council.

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Dennis True recommended, for people to understand a levy lid lift, that the city has an event/ fair with booths.

12 ADJOURN

The Council adjourned the meeting at 7:05 PM.



MINUTES
Council Study Session
Tuesday, May 26, 2026
Clyde Hill City Hall
6:00 PM

COUNCIL PRESENT:

Lisa Wissner-Slivka
Steve Sinwell
Jennifer Nelson
Ryan Olson
Eddie Chung

COUNCIL EXCUSED:

STAFF PRESENT:

City Administrator Thomas-Murphy
Finance Director King
Public Works Director Anderson
Acting Police Chief Hanson
City Attorney Brubaker
Deputy City Clerk Benjamin

1 CALL TO ORDER & ROLL CALL

- a) *Mayor Pro Tem Olson opened the study session of the Clyde Hill City Council on Tuesday, May 26, 2026, 6:00 PM.*

2 DISCUSSION ITEMS

- a) 2027 - 2032 Transportation Improvement Plan

Public Works Director Anderson discussed the annual TIP process; further elaborating on the vehicular level of service (minor arterials, collector arterials & local access roads), pedestrian facilities (sidewalks), and other improvements (streetscapes and intersection improvements). Councilmembers had several comments and questions for clarification; more specifically related to school zones, crosswalks, pedestrian and traffic counts, and roundabouts vs. traffic signals. At the June 9th meeting, there will be a public hearing and council consideration for adoption of the 2027-2032 Transportation Improvement Plan.

- b) Continuity and Predictability for Residents (CPR) Update

Public Works Director Anderson provided an update on continuity and

predictability for residents. He further explained that of the list of issues identified, the first to be addressed include: (1) the lack of consistency in civil penalties in the code, and (2) the need to update the code to remove any specific construction specifications and instead create a new "Public Works Standards" document.

c) Council Roles, Rules & Guidelines

City Administrator Thomas-Murphy led a presentation and discussion on the Council Rules & Guidelines. Ms. Thomas-Murphy highlighted the following: themes from one-on-ones, goals for the Rules & Guidelines process, proposed schedule, specific sections for changes/ updates, and a homework assignment for council.

Councilmembers provided their input and commented on the scope, effort and timing of making these changes/ updates. Two sections of the Rules & Guidelines were identified as a priority for updates: Mayor Pro Tem vs. Council President and Council Agenda formation/ materials. City Administrator Thomas-Murphy will continue working on recommendations for updates on the Council Rules & Guidelines and bring them back to the council.

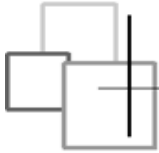
Councilmembers choose a specific city and will analyze/ review the following for that city: council rules, council agenda format (including staff report template and financial reports), listen in to a meeting (or watch a recording) to get a sense for how meetings are run, and council recaps shared with the community or on social media. Councilmembers will then share highlights of what worked well for discussion at the next meeting.

d) Draft Strategic Plan

City Administrator Thomas-Murphy provided an overview of the updated, draft strategic plan that incorporates staff recommendations. Council requested two additions: add "hire new Police Chief by the end of Q3 2026" (Public Safety & Health) and add "a Council retreat is held in January 2027 that includes evaluation of 2026 and review of goals for 2027" (Organizational Stability). The strategic plan will be placed on the consent agenda for council approval at their June 9 meeting.

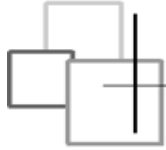
3 ADJOURN

The Council adjourned the study session at 8:17 PM.



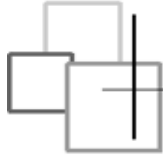
EFT's: May 2026

<u>Number</u>	<u>Name</u>	<u>Print Date</u>	<u>Description</u>	<u>Amount</u>
<u>05-01-26 ACH Navia FSA Administration</u>	Navia Benefit Solutions	5/29/2026	Medical Reimbursements (FSA) Admin Fee	\$100.00
<u>05-04-26 ACH Navia FSA Claims</u>	Navia Benefit Solutions	5/4/2026	Medical Reimbursements (FSA)	\$199.00
<u>05-28-26 ACH Navia FSA Claims</u>	Navia Benefit Solutions	5/29/2026	Medical Reimbursements (FSA)	\$1,230.70
Grand Total				\$1,529.70



Pre-Issues

<u>Check Number</u>	<u>Name</u>	<u>Print Date</u>	<u>Description</u>	<u>Amount</u>
<u>47978</u>	Lisa King	5/18/2026	Reimburse training/ travel expenses	\$273.55
<u>47979</u>	Cobrea, Nathan	5/18/2026	Reimburse training/ travel expenses	\$236.00
<u>47980</u>	Dawn Hanson	5/18/2026	Reimburse training/ travel expenses	\$236.00
<u>47981</u>	Cori Baker	5/19/2026	Reimburse training/ travel expenses	\$236.00
Grand Total				\$981.55



Voucher Directory 6-9-26

<u>Vendor</u>	<u>Number</u>	<u>Reference</u>	<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
911 Supply		INV-2-53498			
			PD uniform pieces		
			001-000-000-521-20-21-00	Personnel Benefits-PD Uniforms	\$174.12
			PD uniform pieces		
		INV-2-53499			
			PD uniform pieces		
			001-000-000-521-20-21-00	Personnel Benefits-PD Uniforms	\$108.02
			PD uniform pieces		
		INV-2-60967			
			PD uniform pieces - I.Jennings		
			001-000-000-521-20-21-00	Personnel Benefits-PD Uniforms	\$1,740.54
			PD uniform pieces - I.Jennings		
		INV-2-61414			
			Police equipment		
			001-000-000-521-20-35-00	Small Tools & Minor Equipment (PD)	\$2,342.91
			Police equipment		
Total 911 Supply					\$4,365.59
Amazon Capital Services					
		1FK3-JMM9-3M7P			
			Admin office supplies		

001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	\$159.94
Admin office supplies		

1PYW-WJNX-4GMD

Arbor Day supplies		
001-000-000-571-00-41-00	Arbor Day Event	\$50.19
Arbor Day supplies		

1QK7-7L7V-JVVM

Police supplies		
001-000-000-521-20-48-00	Repairs And Maintenance	\$26.86
Police supplies		

1RPX-GP19-YKJY

Arbor Day supplies		
001-000-000-571-00-41-00	Arbor Day Event	\$250.81
Arbor Day supplies		

1V4L-39DX-YRRH

Admin office supplies		
001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	\$21.28
Admin office supplies		

1XJW-WLXT-RG66

Arbor Day supplies		
001-000-000-571-00-41-00	Arbor Day Event	\$27.40
Arbor Day supplies		

Total Amazon Capital Services	\$536.48
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AT&T Mobility

287288011841X05192026

Police cellular & MDC charges		
001-000-000-521-20-42-00	Communication	\$560.02
Police cellular charges		

		100-000-100-521-70-42-01	MDC Operations/Services	\$531.17
			Police MDC charges	
Total AT&T Mobility				\$1,091.19
Bellevue, City of - Service First				
	56012			
		2026 1st half - Fire Protection Services		
		001-000-000-522-20-44-00	Intergovt-Fire Suppression	\$447,141.50
			2026 1st half - Fire Protection Services	
Total Bellevue, City of - Service First				\$447,141.50
BHC Consultants				
	0025068			
		On-Call - Planning Consultant		
		001-000-000-558-60-40-00	Prof Serv-Planning	\$9,483.08
			On-Call - Planning Consultant	
Total BHC Consultants				\$9,483.08
Cdw Computer Centers				
	AJ4GG2P			
		PD & Admin adobe renewals		
		001-000-000-518-80-40-01	IT Repairs & Maintenance (Admin/Fin)	\$687.94
			Admin adobe renewals	
		001-000-000-518-80-40-04	IT Repairs & Maintenance (PD)	\$458.63
			Police adobe renewals	
Total Cdw Computer Centers				\$1,146.57

Center for Internet Security, Inc.

INV-260603-0081470

IT - CrowdStrike

001-000-000-518-80-40-01	IT Repairs & Maintenance (Admin/Fin)	\$1,245.00
IT - CrowdStrike		
001-000-000-518-80-40-04	IT Repairs & Maintenance (PD)	\$1,245.00
IT - CrowdStrike		

Total Center for Internet Security, Inc.

\$2,490.00

CenturyLink

Invoice - 5/26/2026 12:17:11 PM

Inspection rqst line

001-000-000-543-10-42-00	Communications	\$96.81
Inspection rqst line		

Invoice - 5/26/2026 12:18:05 PM

Admin & Police emerg. lines

001-000-000-514-20-42-00	Communication	\$154.39
Admin emerg. line		
001-000-000-521-20-42-00	Communication	\$154.38
Police emerg. line		

Total CenturyLink

\$405.58

Comcast Cable

Invoice - 6/2/2026 10:39:13 AM

City Hall cable tv

001-000-000-514-20-42-00	Communication	\$18.21
City Hall cable tv		

Total Comcast Cable				\$18.21
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Crexendo Business Solutions

347931

City Hall phone charges

001-000-000-514-20-42-00	Communication	\$562.36
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City Hall phone charges

Total Crexendo Business Solutions				\$562.36
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Davidson-Macri Sweeping, Inc.

256788

Street sweeping services (May)

001-000-000-542-67-41-90	Prof Serv-Street Cleaning	\$2,663.75
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Street sweeping services (May)

Total Davidson-Macri Sweeping, Inc.				\$2,663.75
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Everon

161039459

Police-Fire monitoring srvcs

001-000-000-521-20-31-00	Office & Operating Supplies (PD)	\$170.74
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Police-Fire monitoring srvcs

Total Everon				\$170.74
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Flower World

848588

Arbor Day tree

		001-000-000-571-00-41-00	Arbor Day Event	\$143.50
			Arbor Day tree	
Total Flower World				\$143.50
Home Depot Credit Services				
	5624604			
		PW supplies		
		001-000-000-544-90-31-00	Office & Operating Supplies (PW)	\$24.22
			PW supplies	
Total Home Depot Credit Services				\$24.22
Isoutsource.com				
	CW325129			
		Admin. IT services		
		001-000-000-518-80-40-01	IT Repairs & Maintenance (Admin/Fin)	\$1,623.68
			Admin. IT services	
	CW325499			
		Admin & Police IT services		
		001-000-000-518-80-40-01	IT Repairs & Maintenance (Admin/Fin)	\$2,265.12
			Admin. IT services	
		001-000-000-518-80-40-04	IT Repairs & Maintenance (PD)	\$4,112.87
			Police IT services	
	CW325731			
		Admin & Police IT services		
		001-000-000-518-80-40-01	IT Repairs & Maintenance (Admin/Fin)	\$5,146.38
			Admin. IT services	
		001-000-000-518-80-40-04	IT Repairs & Maintenance (PD)	\$3,196.71
			Police IT services	

	CW326057			
		Police IT services		
		001-000-000-518-80-40-04	IT Repairs & Maintenance (PD)	\$46.77
			Police IT services	
Total Isoutsourcing.com				\$16,391.53
Kelley Create				
	IN2317495			
		Admin copier maint. agrmnt		
		001-000-000-514-20-48-00	Repairs And Maintenance	\$99.66
			Admin copier maint. agrmnt	
Total Kelley Create				\$99.66
Kirkland Municipal Court				
	MAY26CLY			
		Filing Fees (April)		
		001-000-000-521-20-49-20	Misc-Filing,Recording,Witness	\$2,475.96
			Filing Fees (April)	
Total Kirkland Municipal Court				\$2,475.96
Kirkland Police Department				
	KPD2026-032			
		Jail services (April)		
		001-000-000-521-20-44-20	Intergovt-Detention Charges	\$1,764.00
			Jail services (April)	
Total Kirkland Police Department				\$1,764.00

Licensing, Dept of

Invoice - 6/3/2026 10:52:22 AM

concealed pistol licenses (1)

631-000-000-589-40-00-25	Non Exp (concealed Pistol Lic)	\$21.00
concealed pistol licenses (1)		

Total Licensing, Dept of

\$21.00

Lighthouse Law Group PLLC

20864

City Attorney srvcs (Mayl)

001-000-000-515-41-40-00	Prof Serv-External Legal Svcs - Advice	\$14,179.90
Admin legal		
001-000-000-515-41-40-01	Prof Serv-External Legal Svcs - Public Records	\$1,641.30
PRR legal		
001-000-000-515-41-40-02	Prof Serv-External Legal Svcs - Legislative	\$80.00
Council legal		
001-000-000-515-45-40-00	Prof Serv-External Legal Svcs - Claims & Litigation	\$2,480.00
Litigation legal		

Total Lighthouse Law Group PLLC

\$18,381.20

Lochwood-Lozier

Bond refund #HST1283-40

Bond refund #HST1283-40

003-000-000-582-20-00-00	Refund of Retainage Deposits	\$900.00
Bond refund #HST1283-40		

Bond refund #HST1284-40

Bond refund #HST1284-40

003-000-000-582-20-00-00	Refund of Retainage Deposits	\$900.00
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Bond refund #HST1284-40

Bond refund #HST1292-40

Bond refund #HST1292-40

003-000-000-582-20-00-00 Refund of Retainage Deposits \$900.00

Bond refund #HST1292-40

Bond refund #PWD2022-0034

Bond refund #PWD2022-0034

003-000-000-582-20-00-00 Refund of Retainage Deposits \$500.00

Bond refund #PWD2022-0034

Total Lochwood-Lozier \$3,200.00

Mastec Network Solutions

Bond refund #PWD2023-0041

Bond refund #PWD2023-0041

003-000-000-582-20-00-00 Refund of Retainage Deposits \$2,500.00

Bond refund #PWD2023-0041

Total Mastec Network Solutions \$2,500.00

Mercer Builders

Bond refund #LUA2023-0021

Bond refund #LUA2023-0021

003-000-000-582-20-00-00 Refund of Retainage Deposits \$1,000.00

Bond refund #LUA2023-0021

Total Mercer Builders \$1,000.00

Moberly & Roberts PLLC

1308	Prosecution Svcs			
	001-000-000-521-20-41-40	Prof Serv-Legal Prosecutor	\$4,000.00	
	Prosecution Svcs			
Total Moberly & Roberts PLLC			\$4,000.00	
NORCOM 911				
0002043	Axon svcs. annual maint.			
	001-000-000-518-80-40-04	IT Repairs & Maintenance (PD)	\$510.00	
	Axon svcs. annual maint.			
0002052	Q3 2026 - dispatch			
	001-000-000-521-20-44-10	Intergvt-Dispatch / Norcom	\$31,824.08	
	Q3 2026 - dispatch			
Total NORCOM 911			\$32,334.08	
ODP Business Solutions, LLC.				
467260058001	Admin office supplies			
	001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	\$37.48	
	Admin office supplies			
468771410001	Admin office supplies			
	001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	\$18.74	
	Admin office supplies			
468774537001	Admin office supplies			

	001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	\$46.10
	Admin office supplies		
468774538001	Admin office supplies		
	001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	\$41.73
	Admin office supplies		
470231829001	Admin office supplies (return)		
	001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	(\$40.49)
	Admin office supplies (return)		
470324335001	Police office supplies		
	001-000-000-521-20-31-00	Office & Operating Supplies (PD)	\$82.92
	Police office supplies		
Total ODP Business Solutions, LLC.			\$186.48
Pacific Office Automation			
AR00351065	police copier agrmnt		
	001-000-000-521-20-48-00	Repairs And Maintenance	\$98.71
	police copier agrmnt		
Total Pacific Office Automation			\$98.71
Pitney Bowes Global Financial Services LLC			
3322521603	Postage meter lease		
	001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	\$14.20
	tax		

001-000-000-591-14-70-00	Postage Meter and Copy Machine Leases	\$218.82
	Postage meter lease	

Total Pitney Bowes Global Financial Services LLC		\$233.02
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Primo Brands

06E8750289344

City Hall water

001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	\$53.96
	City Hall water	

Total Primo Brands		\$53.96
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Psomas

234546

Stormwater Plan Review Services (April)

001-000-000-531-40-40-01	Prof Serv-Development Review (billable)	\$24,230.75
	Stormwater Plan Review Services	

235389

Stormwater Plan Review Services (May)

001-000-000-531-40-40-01	Prof Serv-Development Review (billable)	\$11,529.00
	Stormwater Plan Review Services (May)	

Total Psomas		\$35,759.75
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Public Safety Testing, Inc.

PST26-489

Administrative investigation services

001-000-000-515-41-40-00	Prof Serv-External Legal Svcs - Advice	\$68,982.06
	Administrative investigation services	

Total Public Safety Testing, Inc.

\$68,982.06

Puget Sound Energy

Invoice - 6/1/2026 3:31:19 PM

City Hall electric

001-000-000-514-20-47-00

Utility Services-City Hall

\$680.86

City Hall electric

Invoice - 6/1/2026 8:38:45 AM

NE 24th & 84th Ave

001-000-000-542-64-47-00

Utility Services-Signal Lights

\$62.85

NE 24th & 84th Ave

Invoice - 6/1/2026 8:39:09 AM

City Hall natural gas

001-000-000-514-20-47-00

Utility Services-City Hall

\$173.51

City Hall natural gas

Invoice - 6/1/2026 8:39:34 AM

PW Shop natural gas

001-000-000-544-90-47-00

Utility Services-PW Bldg

\$90.17

PW Shop natural gas

Invoice - 6/1/2026 8:39:58 AM

PW Shop electric

001-000-000-544-90-47-00

Utility Services-PW Bldg

\$141.36

PW Shop electric

Invoice - 6/2/2026 10:49:12 AM

City Hall street light

001-000-000-542-63-47-00

Utility Services-Street Lights

\$39.14

City Hall street light

Invoice - 6/2/2026 10:53:40 AM

89th & NE 20th

001-000-000-542-63-47-00

Utility Services-Street Lights

\$9.69

89th & NE 20th

Invoice - 6/2/2026 10:54:05 AM**92nd Ave**

001-000-000-542-63-47-00

Utility Services-Street Lights

\$94.89

92nd Ave

Invoice - 6/2/2026 10:54:31 AM**NE 20th & 90th PL**

001-000-000-542-63-47-00

Utility Services-Street Lights

\$12.66

NE 20th & 90th PL

Invoice - 6/2/2026 10:54:59 AM**NE 12th & 84th**

001-000-000-542-63-47-00

Utility Services-Street Lights

\$51.57

NE 12th & 84th

Invoice - 6/2/2026 10:55:25 AM**92nd & 94th**

001-000-000-542-63-47-00

Utility Services-Street Lights

\$54.44

92nd & 94th

Invoice - 6/2/2026 10:55:51 AM**NE 22nd PL**

001-000-000-542-63-47-00

Utility Services-Street Lights

\$13.36

NE 22nd PL

Total Puget Sound Energy**\$1,424.50****SAFEbuilt LLC****3915737****Building plan review srvc**

001-000-000-558-50-40-00

Prof Serv-Bldg Permits/Inspection

\$13,644.40

Building plan review srvc

3918606

Building inspection srvc

001-000-000-558-50-40-00	Prof Serv-Bldg Permits/Inspection	\$7,671.25
	Building inspection srvc	

Total SAFEbuilt LLC

\$21,315.65

Scott, Brad & Debbie

Bond refund #HST151-43

Bond refund #HST151-43

003-000-000-582-20-00-00	Refund of Retainage Deposits	\$1,000.00
	Bond refund #HST151-43	

Total Scott, Brad & Debbie

\$1,000.00

Seattle Times

86158

Public notices/ publishing

001-000-000-511-30-49-70	Misc-Public Notices	\$156.00
	Public notices/ publishing	

Total Seattle Times

\$156.00

Sound Safety Products, Inc.

347911/3

Uniform pieces-T.Bender

001-000-000-544-90-21-00	Personnel Benefits-PW Uniforms	\$188.83
	Uniform pieces-T.Bender	

	347912/3			
		PW supplies		
		001-000-000-544-90-31-00	Office & Operating Supplies (PW)	\$88.53
Total Sound Safety Products, Inc.				\$277.36
Sound View Strategies				
	3871			
		Shared lobbyist		
		001-000-000-511-20-41-30	Prof Serv-Lobbyist	\$1,100.00
		Shared lobbyist		
Total Sound View Strategies				\$1,100.00
State Dept. of Transportation				
	RE *FB91674310261			
		Police & PW fuel charges (April)		
		001-000-000-521-20-32-00	Fuel Consumed - PD	\$4,775.74
		Police fuel		
		001-000-000-544-90-32-00	Fuel Consumed - PW Crew	\$592.68
		PW fuel		
Total State Dept. of Transportation				\$5,368.42
Sunset Ford				
	FOCS379072			
		PD vehicle repairs/ maint.		
		001-000-000-521-20-48-00	Repairs And Maintenance	\$149.17
		PD vehicle repairs/ maint.		
	FOCS380293			

	PD vehicle repairs/ maint.	
	001-000-000-521-20-48-00 Repairs And Maintenance	\$609.18
	PD vehicle repairs/ maint.	
Total Sunset Ford		\$758.35
Tiki Enterprises Inc.		
2392	Police car washes (March)	
	001-000-000-521-20-48-00 Repairs And Maintenance	\$39.67
	Police car washes (March)	
2397	Police car washes (April)	
	001-000-000-521-20-48-00 Repairs And Maintenance	\$196.63
	Police car washes (April)	
Total Tiki Enterprises Inc.		\$236.30
T-Mobile		
	Invoice - 6/1/2026 8:40:26 AM	
	Admin & PW cell charges. New phone	
	001-000-000-514-20-42-00 Communication	\$167.31
	Admin cell charges	
	001-000-000-514-20-42-00 Communication	\$187.50
	New cell phone (HTMurphy)	
	001-000-000-543-10-42-00 Communications	\$104.68
	Public Works cell charges	
Total T-Mobile		\$459.49

Tree Solutions Inc.

39285

City Arborist - Site plan reviews

001-000-000-554-90-41-00	Prof Serv-Urban Forestry Prog	\$180.00
	City Arborist - Site plan reviews	

Total Tree Solutions Inc.

\$180.00

US Bank

Invoice - 5/26/2026 1:13:06 PM

Job posting (Building Official)

001-000-000-518-10-49-00	Personnel Services	\$88.00
	Job posting (Building Official)	

Invoice - 5/26/2026 1:13:42 PM

Business cards (H.Thomas-Murphy)

001-000-000-514-20-49-30	Misc-Printing	\$110.20
	Business cards (H.Thomas-Murphy)	

Invoice - 5/26/2026 1:14:37 PM

Canva subscription

001-000-000-514-20-49-30	Misc-Printing	\$158.83
	Canva subscription	

Invoice - 5/26/2026 1:15:29 PM

D.Hanson subscription (Google Workspace)

001-000-000-521-20-49-10	Misc-Dues & Subscriptions	\$7.73
	D.Hanson subscription (Google Workspace)	

Invoice - 5/26/2026 1:16:45 PM

Admin office supplies (web services)

001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	\$94.73
	Admin office supplies (web services)	

Invoice - 5/26/2026 1:17:33 PM

PD training/ lodging (A.Donchez)

001-000-000-521-20-49-40	Training Registration & Tuition (PD)	\$1,219.40
	PD training/ lodging (A.Donchez)	

Invoice - 5/26/2026 1:18:27 PM

Admin training/ lodging (L.King)

001-000-000-514-20-43-00	Travel, Lodging, Meals - Admin	\$406.20
	Admin training/ lodging (L.King)	

Invoice - 5/26/2026 1:19:16 PM

Dropbox annual renewal

001-000-000-514-20-31-00	Office & Operating Supplies (Admin)	\$132.23
	Dropbox annual renewal	

Invoice - 5/26/2026 1:19:46 PM

PD training/ parking charges

001-000-000-521-20-49-40	Training Registration & Tuition (PD)	\$128.92
	PD training/ parking charges	

Invoice - 5/26/2026 1:20:36 PM

PD towing charges

001-000-000-521-20-31-00	Office & Operating Supplies (PD)	\$442.65
	PD towing charges	

Invoice - 5/26/2026 1:21:18 PM

Credit-PD training/ parking charges

001-000-000-521-20-49-40	Training Registration & Tuition (PD)	(\$23.02)
	Credit-PD training/ parking charges	

Invoice - 5/26/2026 1:22:05 PM

Arbor Day supplies

001-000-000-571-00-41-00	Arbor Day Event	\$41.88
	Arbor Day supplies	

Total US Bank

\$2,807.75

Valvoline

149738

PD vehicle maint. (A.Donchez)

001-000-000-521-20-48-00 Repairs And Maintenance
PD vehicle maint. (A.Donchez)

\$138.91

Total Valvoline

\$138.91

VIVA Capital Funding, LLC F/B/O

ML-26052625473

PD radar calibration

001-000-000-521-20-48-00 Repairs And Maintenance
PD radar calibration

\$90.00

Total VIVA Capital Funding, LLC F/B/O

\$90.00

WA ST Crim Just Trng Comm

201143021

Police training (A.Donchez & N.Hansen)

001-000-000-521-20-49-40 Training Registration & Tuition (PD)
Police training (A.Donchez & N.Hansen)

\$2,504.70

Total WA ST Crim Just Trng Comm

\$2,504.70

WA State Patrol

I2605985

background checks (CPLs)

631-000-000-589-40-00-25 Non Exp (concealed Pistol Lic)
background checks (CPLs)

\$88.00

I2606670

background checks (solicitor licenses)

001-000-000-521-20-31-00	Office & Operating Supplies (PD)	\$11.00
	background checks (solicitor licenses)	

I2606829

IT fingerprinting/ background checks

001-000-000-518-80-40-04	IT Repairs & Maintenance (PD)	\$42.00
	IT fingerprinting/ background checks	

Total WA State Patrol

\$141.00

Waxie Sanitary Supply

83926722

Janitorial supplies

001-000-000-518-30-30-00	Janitorial Supplies-City Hall	\$225.33
	Janitorial supplies	

Total Waxie Sanitary Supply

\$225.33

Willard's Pest Control

460298

pest control services (PW Shop)

001-000-000-514-20-48-00	Repairs And Maintenance	\$109.30
	pest control services (PW Shop)	

460679

pest control services (Police Dept.)

001-000-000-521-20-48-00	Repairs And Maintenance	\$138.05
	pest control services (Police Dept.)	

460680

pest control services (City Hall)

001-000-000-514-20-48-00

Repairs And Maintenance

\$110.41

pest control services (City Hall)

Total Willard's Pest Control

\$357.76

Grand Total

Vendor Count

49

\$696,265.70



Date: June 9, 2026

From: Heather Thomas-Murphy, City Administrator

Subject: 2026-2027 Strategic Plan

Summary

The City Council will be asked to adopt the 2026-2027 Strategic Plan.

Background & Analysis

Council has had several discussions about developing a 2026-2027 Strategic Plan (see links to materials under References below). An updated draft was completed at the City Council's Study Session on April 28, 2026. Council then requested that staff further develop the plan.

The attached 2026-2027 City of Clyde Hill Strategic Plan incorporates all edits and comments as discussed by the City Council on May 26, 2026.

Fiscal Impact

None at this time. Upon Council adoption, staff will then work to address some of the strategic objectives for consideration with the 2027 budget process.

Requested Action

A motion to ADOPT the 2026-2027 City of Clyde Hill Strategic Plan.

References & Additional Resources

[May 26, 2026 Study Session](#)

[April 28, 2026 Study Session](#)

[April 14, 2026 Council Meeting](#)

[March 20, 2026 Council Meeting](#)

Priorities	Goals	Strategic Objectives
Financial Sustainability	Increase revenue streams in order to maintain or grow levels of service.	Place a levy lid lift ballot measure in the November 2026 election. Revisit potential formation of a Stormwater Utility after revised 6-year CIP is completed in 2027 and a Stormwater Master Plan is completed.
	Increase transparency and understanding of the City's financial position.	Staff to develop new monthly and quarterly financial report templates for Council review by September 2026. Review and update Financial Policies for Council approval by December 2026.
Public Safety & Health	Public safety services meet the community's needs.	Grant application for HB2015 funding is submitted to CJTC by June 30, 2026. Hire new Police Chief by the end of Q3 2026. Complete a staffing evaluation for the Police Department by October 2026 to determine appropriate staffing mix and delegation of authority.
	Foster positive community interactions with police & fire.	Hold a National Night Out in August 2027.
	Promote stewardship and protection of environmental resources.	Complete Critical Areas Ordinance for Council adoption by Q4 2026.
	Increase emergency preparedness and resiliency.	Draft Comprehensive Emergency Management Plan (CEMP) is completed by end of Q2 2026. Develop a required emergency management training plan for City staff and elected officials for 2027.
Neighborhood Character	Achieve compliance with regional and state requirements.	Develop plan by July 2026 to comply with Comprehensive Plan. Develop fee-in-lieu program that complies with affordable housing requirements by Q3 2026. Continue discussions around regional solutions for affordable housing to inform potential legislative activities in Q1 2027.
	Proactively maintain and upgrade infrastructure and capital assets.	Develop a proactive and data-informed 6-year capital improvement plan by December 2027. By June 2027, evaluate feasibility of a long-term underground utility plan.
Community Engagement	Enhance and expand community outreach and engagement.	Resume quarterly newsletters mailed to residents by October 2026. Complete a communications audit with recommendations for 2027 by October 2026. Develop an Annual Community Satisfaction survey for launch in Q2 2027.
	Increase community involvement and connections.	Host a Community Open House in September 2026. Include questions to determine preferred community activity types in 2027 Community survey. Develop a volunteer procedure and program by Q2 2027.
	Actively build and support partnerships.	Develop a list of potential boards and commissions for appointment by October 2026.
Organizational Stability	Focus on City government effectiveness and efficiency.	Progress on 2026-2027 Strategic Plan is reviewed quarterly. Council approves a 3-5-year strategic plan by December 2027. A defined process for sending items to the Planning Commission is developed by August 2026. The Planning Commission develops a draft 2027 Work Plan for Council review in January 2027. Council Rules & Guidelines are reviewed for adoption by September 2026. A Council retreat is held in January 2027 that includes evaluation of 2026 and review of goals for 2027.
	Value and support a well-functioning workforce.	Implement a formal professional development program by December 2026. Complete a staffing evaluation of City departments by October 2026 to determine appropriate staffing mix, reporting structure, and appointments per CHMC/RCW. Develop an Annual Employee Satisfaction survey for launch in Q2 2027.



Date: June 9, 2026

From: Kevin Anderson

Subject: Psomas On-Call Engineering Services

Summary

This item is the approval of an Agreement with Psomas for On-Call Engineering Services and the approval of Task Order No. 1, Stormwater Plan Reviews.

Background & Analysis

On May 12, 2026, Council approved the selection of Psomas as the preferred on-call civil engineering consultant. The attached agreement with Psomas is a Task-Order contract based on the City's standard Professional Services Agreement.

Task Order No. 1 is for Stormwater Plan Review Services, which is one of the primary duties that our on-call consultant provides. Attached is a scope and estimated fee for that work.

Costs for Stormwater Plan Review services are a "pass-through" that get billed to developers and are not funded by the City. The total not-to-exceed fee estimate is based on our best estimate of annual development activity. However, as stated above, these costs are paid by developers.

Staff Recommendation

Approval of the Agreement and Task Order No. 1

Requested Action

Approval via Consent Agenda

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
CITY OF CLYDE HILL, WASHINGTON
AND PSOMAS
FOR ON-CALL ENGINEERING SERVICES**

THIS AGREEMENT ("Agreement") is made and entered into by and between the City of Clyde Hill, a Washington State municipal corporation ("City"), and Psomas, ("Consultant").

NOW, THEREFORE, in consideration of the terms, conditions, covenants and performances contained herein, the parties hereto agree as follows:

ARTICLE I. PURPOSE

The purpose of this Agreement is to provide the City with On-Call Engineering services as described in Article II. The general terms and conditions of the relationship between the City and the Consultant are specified in this Agreement.

ARTICLE II. SCOPE OF SERVICES

The Scope of Services is attached hereto as **Exhibit "A"** and incorporated herein by this reference ("Scope of Services"). All services and materials necessary to accomplish the tasks outlined in the Scope of Services shall be provided by the Consultant unless noted otherwise in the Scope of Services or this Agreement. All such services shall be provided in accordance with the standards of the Consultant's profession.

ARTICLE III. OBLIGATIONS OF THE CONSULTANT

III.1 MINOR CHANGES IN SCOPE. The Consultant shall accept minor changes, amendments, or revision in the detail of the Scope of Services as may be required by the City when such changes will not have any impact on the service costs or proposed delivery schedule. Extra work, if any, involving substantial changes and/or changes in cost or schedules will be addressed as follows:

Extra Work. The City may desire to have the Consultant perform work or render services in connection with each project in addition to or other than work provided for by the expressed intent of the Scope of Services in the scope of services. Such work will be considered as extra work and will be specified in a written supplement to the scope of services, to be signed by both parties, which will set forth the nature and the scope thereof. All proposals for extra work or services shall be prepared by the Consultant at no cost to the City. Work under a supplemental agreement shall not proceed until executed in writing by the parties.

III.2 WORK PRODUCT AND DOCUMENTS. The work product and all documents produced under this Agreement shall be furnished by the Consultant to the City, and upon completion of the work shall become the property of the City, except that the Consultant may retain one copy of the work product and documents for its records. The Consultant will be responsible for the accuracy of the work, even though the work has been accepted by the City.

In the event that the Consultant shall default on this Agreement or in the event that this Agreement shall be terminated prior to its completion as herein provided, all work product of the Consultant, along with a summary of work as of the date of default or termination, shall become the property of the City.

Upon request, the Consultant shall tender the work product and summary to the City. Tender of said work product shall be a prerequisite to final payment under this Agreement. The summary of work done shall be prepared at no additional cost to the City.

Consultant will not be held liable for reuse of documents produced under this Agreement or modifications thereof for any purpose other than those authorized under this Agreement without the written authorization of Consultant.

III.3 TERM. The term of this Agreement shall commence upon full signing and shall terminate at midnight, June 15, 2029. The parties may extend the term of this Agreement in one-year increments by written mutual agreement twice for a maximum term of five years total.

III.4 NONASSIGNABLE. The services to be provided by the Consultant shall not be assigned or subcontracted without the express written consent of the City.

III.5 EMPLOYMENT.

a. The term “employee” or “employees” as used herein shall mean any officers, agents, or employee of the Consultant.

b. Any and all employees of the Consultant, while engaged in the performance of any work or services required by the Consultant under this Agreement, shall be considered employees of the Consultant only and not of the City, and any and all claims that may or might arise under the Workman's Compensation Act on behalf of any said employees while so engaged, and any and all claims made by any third party as a consequence of any negligent act or omission on the part of the Consultant or its employees while so engaged in any of the work or services provided herein shall be the sole obligation of the Consultant.

c. Consultant represents, unless otherwise indicated below, that all employees of Consultant that will provide any of the work under this Agreement have not ever been retired from a Washington State retirement system, including but not limited to Teacher (TRS), School District (SERS), Public Employee (PERS), Public Safety (PSERS), law enforcement and fire fighters (LEOFF), Washington State Patrol (WSPRS), Judicial Retirement System (JRS), or otherwise. *(Please initial beside No or Yes below)*

_____ No employees supplying work have ever been retired from a Washington state retirement system.

_____ Yes employees supplying work have been retired from a Washington state retirement system.

In the event the Consultant indicates “no”, but an employee in fact was a retiree of a Washington State retirement system, and because of the misrepresentation the City is required to defend a claim by the Washington State retirement system, or to make contributions for or on account of the employee, or reimbursement to the Washington State retirement system for benefits paid, Consultant hereby agrees to save, indemnify, defend and hold City harmless from and against all expenses and costs, including reasonable attorney’s fees incurred in defending the claim of the Washington State retirement system and from all contributions paid or required to be paid, and for all reimbursement required to the Washington State retirement system. In the event Consultant affirms that an employee providing work has ever retired from a Washington State retirement system, said employee shall be identified by Consultant, and such retirees shall provide City with

all information required by City to report the employment with Consultant to the Department of Retirement Services of the State of Washington.

III.6 INDEMNITY.

a. **Indemnification / Hold Harmless.** Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

b. However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence.

c. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

d. **Public Records Requests.**
In addition to Paragraph IV.3 b, when the City provides the Consultant with notice of a public records request per Paragraph IV. 3 b, Consultant agrees to save, hold harmless, indemnify and defend the City its officers, agents, employees and elected officials from and against all claims, lawsuits, fees, penalties and costs resulting from the consultant's violation of the Public Records Act RCW 42.56, or consultant's failure to produce public records as required under the Public Records Act.

e. The provisions of this section III.6 shall survive the expiration or termination of this agreement.

III.7 INSURANCE.

a. **Insurance Term**
The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

b. **No Limitation**
The Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

c. **Minimum Scope of Insurance - Consultant shall obtain insurance of the types and coverages described below:**

- (1) Automobile Liability insurance covering all owned, non-owned, hired and

leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.

- (2) Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.
- (3) Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- (4) Professional Liability insurance appropriate to the Consultant's profession.

d. **The minimum insurance limits shall be as follows:**

Consultant shall maintain the following insurance limits:

- (1) Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
- (2) Commercial General Liability insurance shall be written with limits no less than \$2,000,000 each occurrence, \$2,000,000 general aggregate.
- (3) Professional Liability insurance shall be written with limits no less than \$2,000,000 per claim and \$2,000,000 policy aggregate limit.

e. **Notice of Cancellation.** In the event that the Consultant receives notice (written, electronic or otherwise) that any of the above required insurance coverage is being cancelled and/or terminated, the Consultant shall immediately (within two business days of receipt of such notice) provide written notification of such cancellation/termination to the City.

f. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

g. **Verification of Coverage.** In signing this agreement, the Consultant is acknowledging and representing that required insurance is active and current. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agreement before commencement of the work. Further, throughout the term of this Agreement, the Consultant shall provide the City with proof of insurance upon request by the City.

h. **Insurance shall be Primary - Other Insurance Provision.** The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

i. **Failure to Maintain Insurance.** Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

j. **City Full Availability of Consultant Limits.** If the Consultant maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.

k. **Subcontractors' Insurance.** The Contractor shall cause each and every Subcontractor to provide insurance coverage that complies with all applicable requirements of the Contractor-provided insurance as set forth herein, except the Contractor shall have sole responsibility for determining the limits of coverage required to be obtained by Subcontractors. The Contractor shall ensure that the City is an additional insured on each and every Subcontractor's Commercial General liability insurance policy using an endorsement as least as broad as ISO CG 20 10 10 01 for ongoing operations and CG 20 37 10 01 for completed operations.

III.8 DISCRIMINATION PROHIBITED AND COMPLIANCE WITH EQUAL OPPORTUNITY LEGISLATION. The Consultant agrees to comply with equal opportunity employment and not to discriminate against client, employee, or applicant for employment or for services because of race, creed, color, religion, national origin, marital status, sex, sexual orientation, age or handicap except for a bona fide occupational qualification with regard, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or any recruitment advertising; layoff or terminations; rates of pay or other forms of compensation; selection for training, rendition of services. The Consultant further agrees to maintain (as appropriate) notices, posted in conspicuous places, setting forth the provisions of this nondiscrimination clause. The Consultant understands and agrees that if it violates this nondiscrimination provision, this Agreement may be terminated by the City, and further that the Consultant will be barred from performing any services for the City now or in the future, unless a showing is made satisfactory to the City that discriminatory practices have been terminated and that recurrence of such action is unlikely.

III.9 UNFAIR EMPLOYMENT PRACTICES. During the performance of this Agreement, the Consultant agrees to comply with RCW 49.60.180, prohibiting unfair employment practices.

III.10 LEGAL RELATIONS. The Consultant shall comply with all federal, state and local laws and ordinances applicable to work to be done under this Agreement. The Consultant represents that the firm and all employees assigned to work on any City project are in full compliance with the statutes of the State of Washington governing activities to be performed and that all personnel to be assigned to the work required under this Agreement are fully qualified and properly licensed to perform the work to which they will be assigned. This Agreement shall be interpreted and construed in accordance with the laws of Washington. Venue for any litigation commenced relating to this Agreement shall be in Snohomish County Superior Court.

III.11 INDEPENDENT CONTRACTOR.

a. The Consultant and the City understand and expressly agree that the Consultant is an independent contractor in the performance of each and every part of this Agreement. The Consultant expressly represents, warrants and agrees that his status as an independent contractor in the performance of the work and services required under this Agreement is consistent with and meets the six-part independent contractor test set forth in RCW 51.08.195 or as hereafter amended. The Consultant, as an independent contractor, assumes the entire responsibility for carrying out and accomplishing the services required under this Agreement. The Consultant shall make no claim of City employment nor shall claim any related employment benefits, social security, and/or retirement benefits.

b. The Consultant shall be solely responsible for paying all taxes, deductions, and assessments, including but not limited to federal income tax, FICA, social security tax, assessments for unemployment and industrial injury, and other deductions from income which may be required by law or assessed against either party as a result of this Agreement. In the event the City is assessed a tax or assessment as a result of this Agreement, the Consultant shall pay the same before it becomes due.

c. The City may, during the term of this Agreement, engage other independent contractors to perform the same or similar work that the Consultant performs hereunder.

d. Prior to commencement of work, the Consultant shall obtain a business license from the City.

III.12 CONFLICTS OF INTEREST. The Consultant agrees to and shall notify the City of any potential conflicts of interest in Consultant's client base and shall obtain written permission from the City prior to providing services to third parties where a conflict or potential conflict of interest is apparent. If the City determines in its sole discretion that a conflict is irreconcilable, the City reserves the right to terminate this Agreement.

III.13 CITY CONFIDENCES. The Consultant agrees to and will keep in strict confidence, and will not disclose, communicate or advertise to third parties without specific prior written consent from the City in each instance, the confidences of the City or any information regarding the City or services provided to the City.

III.14 SUBCONTRACTORS/SUBCONSULTANTS.

a. The Consultant shall be responsible for all work performed by subcontractors/subconsultants pursuant to the terms of this Agreement.

b. The Consultant must verify that any subcontractors/subconsultants they directly hire meet the responsibility criteria for the project. Verification that a subcontractor/subconsultant has proper license and bonding, if required by statute, must be included in the verification process.

c. The Consultant may not substitute or add subcontractors/subconsultants without the written approval of the City.

ARTICLE IV. OBLIGATIONS OF THE CITY

IV.1 PAYMENTS.

a. The Consultant shall be paid by the City for services rendered under this Agreement as described in the Scope of Services and as provided in this section. In no event shall the compensation paid to Consultant under this Agreement exceed \$250,000 in a single year without the written agreement of the Consultant and the City. Such payment shall be full compensation for work performed and services rendered and for all labor, materials, supplies, equipment and incidentals necessary to complete the work. In the event the City elects to expand the scope of services from that set forth in Exhibit A, the City shall pay Consultant a mutually agreed amount.

b. The Consultant shall submit a monthly invoice to the City for services performed in the previous calendar month in a format acceptable to the City. The Consultant shall maintain time and expense records and provide them to the City upon request.

c. The City will pay timely submitted and approved invoices received before the 20th of each month within thirty (30) days of receipt.

IV.2 CITY APPROVAL. Notwithstanding the Consultant's status as an independent contractor, results of the work performed pursuant to this Agreement must meet the approval of the City, which shall not be unreasonably withheld if work has been completed in compliance with the Scope of Services and City requirements.

IV.3 MAINTENANCE/INSPECTION OF RECORDS.

a. The Consultant shall maintain all books, records, documents and other evidence pertaining to the costs and expenses allowable under this Agreement in accordance with generally accepted accounting practices. All such books and records required to be maintained by this Agreement shall be subject to inspection and audit by representatives of the City and/or the Washington State Auditor at all reasonable times, and the Consultant shall afford the proper facilities for such inspection and audit. Representatives of the City and/or the Washington State Auditor may copy such books, accounts and records where necessary to conduct or document an audit. The Consultant shall preserve and make available all such books of account and records for a period of three (3) years after final payment under this Agreement. In the event that any audit or inspection identifies any discrepancy in such financial records, the Consultant shall provide the City with appropriate clarification and/or financial adjustments within thirty (30) calendar days of notification of the discrepancy.

b. Public Records.

The parties agree that this Agreement and records related to the performance of the Agreement are with limited exception, public records subject to disclosure under the Public Records Act RCW 42.56. Further, in the event of a Public Records Request to the City, the City may provide the Consultant with a copy of the Records Request and the Consultant shall provide copies of any City records in Consultant's possession, necessary to fulfill that Public Records Request. If the Public Records Request is large the Consultant will provide the City with an estimate of reasonable time needed to fulfill the records request.

ARTICLE V. GENERAL

V.1 **NOTICES.** Notices to the City and Consultant shall be sent to the following addresses:

To the City:

City of Clyde Hill
Attn: City Administrator
9605 NE 24th Street
Clyde Hill, WA 98004
Telephone: 425-453-7800

To the Consultant:

Psomas
Karina Franada, Regional Mgr
3131 Elliott Ave, Suite 400
Seattle, WA 98121
Telephone: 206-286-1640

Receipt of any notice shall be deemed effective three (3) days after deposit of written notice in the U.S. mail with proper postage and address.

V.2 **TERMINATION.** The right is reserved by the City to terminate this Agreement in whole or in part at any time upon ten (10) calendar days' written notice to the Consultant.

If this Agreement is terminated in its entirety by the City for its convenience, the City shall pay the Consultant for satisfactory services performed through the date of termination in accordance with payment provisions of Section IV.1.

V.3 **DISPUTES.** The parties agree that, following reasonable attempts at negotiation and compromise, any unresolved dispute arising under this Agreement may be resolved by a mutually agreed-upon alternative dispute resolution of arbitration or mediation.

V.4 **EXTENT OF AGREEMENT/MODIFICATION.** This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended, modified or added to only by written instrument properly signed by both parties.

V.5 **SEVERABILITY.**

a. If a court of competent jurisdiction holds any part, term or provision of this Agreement to be illegal or invalid, in whole or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

b. If any provision of this Agreement is in direct conflict with any statutory provision of the State of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict, and shall be deemed modified to conform to such statutory provision.

V.6 **NONWAIVER.** A waiver by either party hereto of a breach by the other party hereto of any covenant or condition of this Agreement shall not impair the right of the party not in default to avail itself of any subsequent breach thereof. Leniency, delay or failure of either party to insist upon strict performance of any agreement, covenant or condition of this Agreement, or to exercise any right herein given in any one or more instances, shall not be construed as a waiver or relinquishment of any such agreement, covenant, condition or right.

V.7 **FAIR MEANING.** The terms of this Agreement shall be given their fair meaning and shall not be construed in favor of or against either party hereto because of authorship. This Agreement shall be deemed to have been drafted by both of the parties.

V.8 **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

V.9 **VENUE.** The venue for any action to enforce or interpret this Agreement shall lie in the Superior Court of Washington for Snohomish County, Washington.

V.10 **COUNTERPARTS AND SIGANTURES.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement. Digital, electronic, and PDF signatures will constitute an original in lieu of the “wet” signature.

V.11 **AUTHORITY TO BIND PARTIES AND ENTER INTO AGREEMENT.** The undersigned represent that they have full authority to enter into this Agreement and to bind the parties for and on behalf of the legal entities set forth below.

DATED this _____ day of _____, 2026.

CITY OF CLYDE HILL

PSOMAS

By: _____
Dean Hachamovitch, Mayor

By: _____

Approved as to Form:

By: _____
Tom Brubaker, City Attorney

Exhibit A

The City selected Psomas as their On-Call Engineering Consultant on May 12, 2026 in accordance with RCW 39.80 to assist with various on-call engineering tasks including the following:

- Transportation and Traffic Engineering
- Stormwater Engineering and Management
- Environmental Engineering and Planning
- Land Surveying
- Structural Engineering
- Construction Management
- Geotechnical Engineering
- CADD and Graphics Support

Authorizations under this agreement will be by individual Task Order to include a separate defined Scope of Work and Schedule. Approval authority for specific Task Orders shall be in accordance with the City's purchasing policy.

EXHIBIT A

**CITY OF CLYDE HILL
ON-CALL SERVICES TASK ORDER 26-1
2026-2029 STORMWATER PLAN REVIEW SERVICES
SCOPE, HOUR, AND FEE ESTIMATE
JUNE 2026**

PROJECT DESCRIPTION

This work shall consist of as-requested general engineering consultant services for the City of Clyde Hill ("City") to provide assistance in performing stormwater management plan reviews for on-going private development. The scope of work supports the completion of current 2025 and 2026 stormwater plan review services that were started as part of the previous On-Call Contract between the City and Psomas ("Consultant"), performing new stormwater reviews for additional 2026 developments and provide stormwater plan reviews through the duration of the On-Call Contract potentially through March, 2029.

TASK ORDER NUMBERING

This task order, "26-1" represents the 1st task order of the overall contract and it is the "26" represents it is occurring in the year 2026.

CONSULTANT DELIVERABLES

Deliverables prepared by the Consultant are identified at the end of each Task.

TASK 1 – PROJECT MANAGEMENT**OBJECTIVE:**

Provide management of staff, manage the quality of all deliverables to the City, oversee the project budget and project schedule, and provide client contact, billing, and progress reports.

CONSULTANT RESPONSIBILITIES:

1. Project Management:
 - a. Contract management, billing, accounting, auditing, and monthly progress reports.
 - b. Internal resource management, prioritization of resources, and management of sub-consultants.
 - c. Management of the review schedules and budget.
 - d. Communication and coordination with the City.

CITY RESPONSIBILITIES:

1. Review and process monthly invoices in a timely fashion.

2. Facilitate coordination of and scheduling for public, permit pre-application or council meeting events.

ASSUMPTIONS:

1. Invoices and progress reports will be submitted monthly in Psomas format. They will include personnel names, number of hours, and direct costs.
2. This project does not include state or federal funding or any other outside funding agency. The project is funded with local dollars.
3. Assume a three (3) year project length.

DELIVERABLES:

1. Monthly invoices and progress reports, electronic and hard copies.

TASK 2 – STORMWATER MANAGEMENT SUPPORT SERVICES

OBJECTIVE:

Provide stormwater management review services, interpretations of stormwater management requirements, and stormwater plan reviews requested by City staff.

CONSULTANT RESPONSIBILITIES:

1. Review storm drainage plans and reports for development proposals for compliance with the City's stormwater code and regulations. Document review with a memorandum(s) listing comments that must be addressed prior to approval and provide red-lined markups where applicable.
2. Compile final budgets utilized for individual stormwater reviews.
3. Conduct independent QA/QC for senior-level technical staff.

ASSUMPTIONS:

1. A complete stormwater review of an individual development shall generally consist of no more than three (3) submittal reviews and development of two (2) memorandum(s) summarizing Consultant comments. The level of effort per review is assumed to be approximately 24 total hours plus/minus approximately 10 hours.
2. Subtask 2 above assumes approximately thirty five (35) complete reviews of single-family residential development proposals (additional reviews and/or commercial, school or public facility reviews are not included within this scope of work, but may be negotiated for inclusion based upon completion of other tasks and within the allowable budget). This task order fee amount is generally an allowance for storm water plan review and this number of reviews may be more or less depending on the completeness and complexity of the particular reviews and when the Consultant is required to review individual development proposals more than three (3) times. The number of stormwater reviews is contingent on a number of factors including amount of permits received by the City, completeness of the permit submittals, and staff availability. If the budget is projecting to be utilized fully prior to the assumed project time length, it is generally

understood that the City could supplement this task order as to allow continuation of consultant reviews.

3. Each individual stormwater review is expected to require at least and approximately ten (10) working days.
4. Consultant shall typically provide backup budget documentation for each approved stormwater plan one (1) day after the final stormwater plan is approved. The budget utilized for each completed stormwater review will be the Consultant's good faith effort at compiling and providing the final budget utilized, but due to the limitations in budgeting software and the urgency to provide the budget to the developer, the final utilized budget for each stormwater review may vary slightly from the requested payment to the developer.

DELIVERABLES:

1. For item 1 above: Provide a memorandum documenting review comments and redlined plan markups for each development proposal, where applicable, one (1) PDF.
2. Upon final review and approval of individual stormwater development proposals, provide an approximate total of budget utilized with backup documentation.

EXHIBIT B
PRIME CONSULTANT COST COMPUTATIONS

Client:

Project Name:

Psomas Project Number:

Date:

City of Clyde Hill

On-Call Services

9CLY_____

6/1/2026

Task No.	Task Description	Labor Hour Estimate										Total Hours and Labor Cost Computations by Task	
		Principal	Ast. Engineering Manager	Senior Engineer I	Senior Engineer II	Project Engineer I	Design Engineer I	Design Engineer II	Design Engineer III	Business Manager	Senior Admin		
		\$318.00	\$237.00	\$216.00	\$238.00	\$181.00	\$145.00	\$153.00	\$164.00	\$233.00	\$155.00	Hours	Totals
Task 1 - Project Management													
1.1	Project/Contract Management, Coordination, Communication (assume 3 years)	1	6							10	2	19	\$ 4,380.00
Task Total		1	6	0	0	0	0	0	0	10	2	19	\$ 4,380.00
Task 2 - Stormwater Management Support Services													
2.1	Stormwater Plan Review Services (approx. 35 assumed)		4		4	40	400	400				848	\$ 128,340.00
2.2	Compile Utilized budgets		12									12	\$ 2,844.00
2.3	Independent QA/QC				16	24						40	\$ 8,152.00
Task Total		0	16	0	20	64	400	400	0	0	0	900	\$ 139,336.00
Total Labor Hours and Fee		1	22	0	20	64	400	400	0	10	2	919	\$ 143,716.00
Total Estimated Budget												100.0%	\$ 143,716.00

City of Clyde Hill: June's one-pager

Top of mind items:

- **Comprehensive Plan Update:** The City is still actively working with Futurewise, and a discussion around a potential affordability incentive program has been pushed back to July 14. Staff also met with the Puget Sound Regional Council and ARCH to work toward resolution. City Administrator Heather Thomas-Murphy will provide an update on next steps in July.
- **WSDOT Lids:** The City received positive news from WSDOT about planned maintenance happening in early-June. An update was [posted on the City's website](#), and staff continue to work toward long-term solutions.

Public Safety

- The City is contracting with Washington Association of Sheriffs and Police Chiefs (WASPC) to conduct the Police Chief search. Recruitment is expected to begin in July with the goal of having the final candidate starting in the fall.
- It was an unusually busy week with fires in and around Clyde Hill in late-May. We're grateful for the partnerships between Clyde Hill PD, Medina PD, and Bellevue Fire and appreciate everyone's teamwork responding, covering, and supporting one another during the responses.

Land Use and Zoning

- The Consistency and Predictability for Residents initiative was discussed further with Council at their Study Session on May 26, focusing on the lack of consistency in civil penalties in our code, and removing construction specifications language in the code following the creation of a "Public Works Standards" document. Staff are working to finalize these code updates for Council review.
- The Planning Commission reviewed the updated Critical Areas Ordinance at their meeting in May. It is anticipated that the Planning Commission will complete their review in June, with recommendations presented to the City Council in July or August for potential adoption.

Finance

- The City is legally required to submit annual financial statements to the State Auditor's Office by May 30 each year. Many thanks to Finance Director Lisa King for all of her time and energy getting them submitted on time.

Communications

- Staff at City Hall and the Police Department continue to review communications channels, etc. If you have suggestions or ideas on what you'd like to see, please email htmurphy@clydehill.org.

People

- Public Works Director Kevin Anderson announced that he has taken a position with the City of Newcastle, with his last day being June 26. This position will be included in the staffing analysis underway.

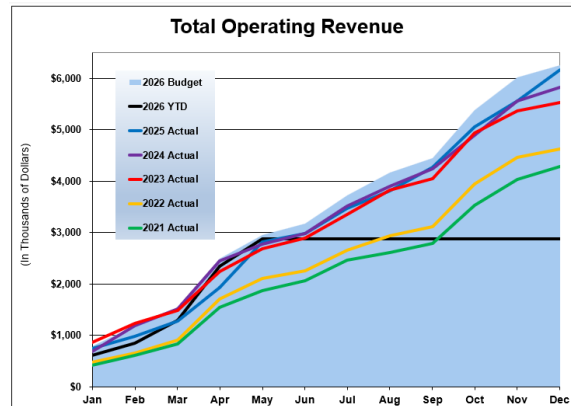


May 2026 Monthly Financial Report

Operating revenues of \$538,871 exceeded expenditures of \$397,516 which means from an operating fund cash flow standpoint, May is a net “source of cash” (\$141,355). City-wide revenues are exceeding budget expectations by \$84,220 or 2.8% YTD.

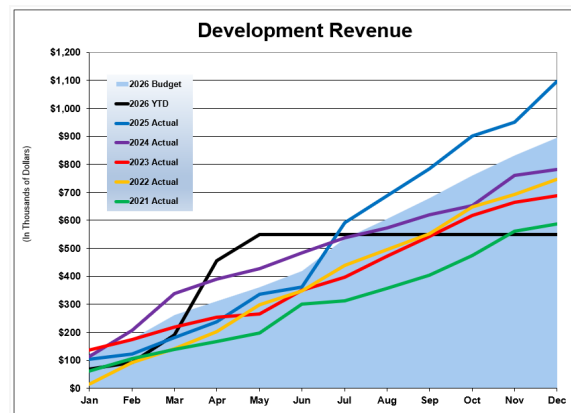
Total Operating Revenue is \$205,364 or 8.0% ahead of budget year-to-date expectations.

- May sales tax receipts totaled \$94,082. Sales Tax is \$33,000 or 9.2% ahead of YTD budget expectations.
- Interest income totaled \$20,959 in May and is 14.4% ahead of budget expectations.
- Traffic fines and state shared revenues continue to trail behind budget.
- Property tax receipts totaled \$329,696 in May.



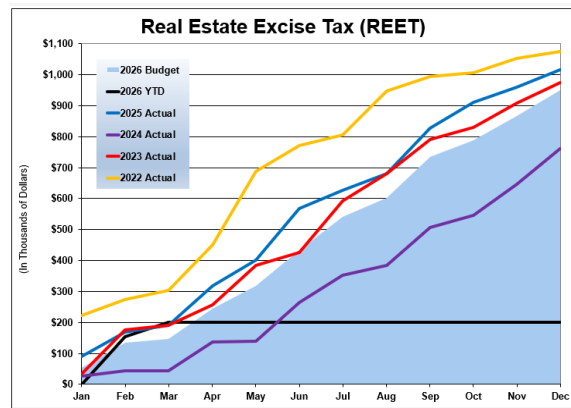
Development Revenue is \$156,295 or 43.4% ahead of May budget expectations.

- Development revenue budget is \$895K in 2026 and continues to be a key driver of the budget. No additional revenue is budgeted for a fire station replacement project in 2026.
- One single-family residential permit was issued in May, for a total of nine this year.



Real Estate Excise Tax (REET) is \$117,241 or 36.8% behind May budget expectations.

- Zero home sales were recorded in March or April 2026. Three home sales were recorded in May.
- May receipts represent April home sales. Spring home sale reports continue to come in below expectations.
- REET revenue is restricted for capital improvement projects and cannot be used for general operating expenses.



Total Operating Expenditures are \$281,130 under budget year to date through May.

Citywide expenditures are \$575,874 under budget year to date through May.

Utility Taxes / Franchise Fees / Business Licensing as a category is the second largest component of the 2026 budget representing 17.1% of the General Fund budget. Utility taxes are an important ongoing operating revenue, far less subject to economic swings than some of our larger categories (although weather plays a large role in electric, gas, and water consumption). As of May, we report a surplus of \$84,726 or 16.0% ahead of budget year-to-date expectations.

The YTD budget figures below utilize past years' experience. Green represents performing at, or above, expectations and pink are underperforming:

Summary of Utility Taxes & Franchise Fees

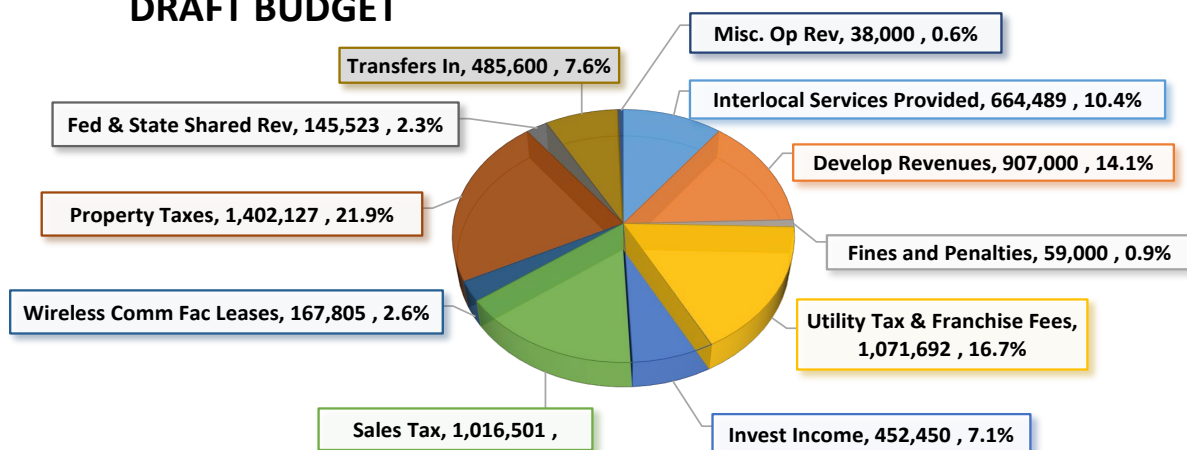
City of Clyde Hill, Washington

As of May 31, 2026

Utility Service/Franchise Fees/Business Licensing (Current Tax Rate)	2026 YTD Actual	2026 YTD Budget	Variance (Actual to Budget)	Percent of Budget to Date	2026 Budget	Received
Electric Utility Tax (PSE 8%)	125,292	105,410	19,882	118.9%	208,681	Quarterly
Gas Utility Tax (PSE 8%)	83,530	86,476	(2,945)	96.6%	125,328	Quarterly
Solid Waste Utility Tax (Republic 6%)	28,800	27,088	1,712	106.3%	57,073	Quarterly
Cable TV Utility Tax (Comcast 9%)	44,613	52,412	(7,799)	85.1%	96,797	Quarterly
Telephone - Cellular & Local Service Utility Tax (6%)	10,234	11,162	(928)	91.7%	24,250	Monthly
Solid Waste Franchise Fees (Republic 5.5%)	26,400	24,849	1,551	106.2%	50,640	Quarterly
Cable TV Franchise Fees (Comcast 5%)	24,785	25,682	(897)	96.5%	51,000	Quarterly
Water Utility Franchise Fees (Bellevue 12%)	173,499	124,954	48,546	138.9%	281,283	Quarterly
Sewer Utility Franchise Fees (Bellevue 12%)	91,041	65,034	26,006	140.0%	160,840	Quarterly
Business Licensing (\$25 Annual Fee)	6,940	7,341	(401)	94.5%	15,800	Monthly
Totals	615,134	530,408	84,726	116.0%	1,071,692	

2026 GENERAL FUND REVENUE

DRAFT BUDGET





Monthly Financial Report City of Clyde Hill, Washington

As of May 31, 2026

	MAY 2026	ACTUAL YEAR TO DATE	BUDGETED YEAR TO DATE	YTD VARIANCE Favorable vs (Unfavorable)	2026 BUDGET	VARIANCE	COMMENTS
Beginning Fund Balance		\$ 12,356,136	\$ 12,356,136	\$ -	\$ 12,356,136	%	
Property Taxes	\$ 329,696	\$ 742,891	\$ 749,125	\$ (6,234)	\$ 1,402,127	-0.8%	
Sales Tax	85,310	390,474	357,474	33,000	904,900	9.2%	
Utility Taxes/Franchise Fees/Bus Licensing	4,052	615,134	530,408	84,726	1,071,692	16.0%	
Development Revenues	94,082	516,500	360,206	156,295	895,000	43.4%	1 New Residential Bldg Permit issued
State Shared Revenues	-	16,553	20,549	(3,996)	49,317	-19.4%	
Services to Other Communities	-	330,998	317,787	13,211	638,074	4.2%	Yarrow Point Police / UW
Traffic Fines and Other Penalties	3,017	18,700	23,231	(4,531)	59,000	-19.5%	
Investment Income	20,959	221,356	193,563	27,793	452,450	14.4%	Interest rates higher than anticipated
Wireless Communication Facility Leases	-	(84,274)	-	(84,274)	167,805	0.0%	Refund overpayment made in 2025
Other Operating Revenues	768	4,985	15,417	(10,432)	129,000	-67.7%	Flood District, Arbor Day, Surplus, NPDES
Restricted Funds - Refundable Deposits	987	4,392	4,583	(192)	11,000	-4.2%	EE FSA (See Exp Below)
Total Operating Revenues	\$ 538,871	\$ 2,777,707	\$ 2,572,343	\$ 205,364	\$ 5,780,365	8.0%	
Restricted Funds - Real Estate Excise Taxes	\$ -	\$ 201,647	\$ 318,888	\$ (117,241)	\$ 950,000	-36.8%	Zero Home Sales in March & April
Restricted Funds - Other Revenues	14,418	155,668	159,571	(3,903)	382,971	-2.4%	Streets / Criminal Justice Fund / Parks Levy
Total Revenues	\$ 553,288	\$ 3,135,022	\$ 3,050,802	\$ 84,220	\$ 7,113,336	2.8%	
General Government							
Legislative & Executive Administrative	\$ 4,524	\$ 35,595	\$ 46,725	\$ 11,130	\$ 112,139	23.8%	
Salaries & Benefits	48,540	237,550	310,350	72,800	827,600	23.5%	Pay Period 9 of 24
Legal Services	15,863	50,556	54,167	3,611	130,000	6.7%	
Insurance	-	233,009	242,223	9,214	242,223	3.8%	Annual Insurance
Other Expenses	25,235	203,690	152,621	(51,068)	323,897	-33.5%	Incls 2023/24 Audit
Equipment Replacement	-	-	-	-	-	0.0%	
Restricted Funds - Refunds of Deposits	1,430	5,298	4,583	(714)	11,000	-15.6%	EE FSA (See Rev Above)
Total General Government	\$ 95,592	\$ 765,697	\$ 810,669	\$ 44,972	\$ 1,646,860	5.5%	
Law Enforcement							
Salaries & Benefits	\$ 191,992	\$ 793,404	\$ 833,250	\$ 39,846	\$ 2,222,000	4.8%	Pay Period 9 of 24
Prosecutor & Filing Fees	7,120	32,984	40,833	7,850	98,000	19.2%	
NORCOM Dispatch & Jail Expense	588	64,669	70,231	5,562	142,962	7.9%	2 of 4 NORCOM Payments
Equipment Replacement	-	27,428	27,428	-	80,000	0.0%	
Other Expenses	23,558	163,328	173,250	9,922	415,800	5.7%	
Restricted Funds - Criminal Justice	569	12,161	10,692	(1,469)	25,660	-13.7%	2 of 4 PSERN Payments / MDCs
Total Law Enforcement	\$ 223,827	\$ 1,093,974	\$ 1,155,684	\$ 61,710	\$ 2,984,422	5.3%	
Public Works							
Salaries & Benefits	\$ 58,585	\$ 244,930	\$ 311,850	\$ 66,920	\$ 831,600	21.5%	Pay Period 9 of 24
Equipment Replacement	-	-	-	-	10,000	0.0%	
Street Utilities & Maintenance	2,975	41,045	51,235	10,190	122,964	19.9%	
Other Expenses	17,106	44,142	86,512	42,369	207,628	49.0%	
Stormwater	-	23,585	77,083	53,499	185,000	69.4%	
Restricted Funds - Construction	-	870	282,500	281,630	678,000	99.7%	
Limited Purpose Funds - Other Expenditures	-	-	14,583	14,583	35,000	100.0%	
Total Public Works	\$ 78,666	\$ 354,571	\$ 823,763	\$ 469,192	\$ 2,070,192	57.0%	
Other							
Fire Services Contract & Medic One	\$ -	\$ -	\$ -	\$ -	\$ 894,285	0.0%	
Total Other	\$ -	\$ -	\$ -	\$ -	\$ 894,285	0.0%	
Total Expenditures	\$ 398,085	\$ 2,214,242	\$ 2,790,116	\$ 575,874	\$ 7,595,758	20.6%	
Ending Fund Balance		\$ 13,276,916	\$ 12,616,821		\$ 660,095		

Summary for May 2026	General Fund	Reserve Fund	Project Funds	Capital Proj Fund	Deposits & Fiduciary Fund	ALL FUNDS
Beginning Fund Balance	\$ 1,192,715	\$ 5,098,368	\$ 379,959	\$ 6,556,306	\$ 154,576	\$ 13,381,923
REVENUES / SOURCES	538,871	-	14,418	-	5,210	558,498
EXPENDITURES / USES	397,516	-	569	-	3,250	401,335
Surplus of (Deficit):	\$ 141,355	\$ -	\$ 13,849	\$ -	\$ 1,960	\$ 157,164
Total Transfer-Ins	-	-	-	-	-	-
Total Transfer-Outs	-	-	-	-	-	-
Ending Fund Balance	\$ 1,334,069	\$ 5,098,368	\$ 393,807	\$ 6,556,306	\$ 156,536	\$ 13,539,087

(Total Cash & Investments)



Monthly Operating Report - **General Fund Only**

City of Clyde Hill, Washington

As of May 31, 2026

	MAY 2026	ACTUAL YEAR TO DATE	BUDGETED YEAR TO DATE	YTD VARIANCE Favorable vs (Unfavorable)	2026 BUDGET
Beginning Fund Balance	\$ 1,192,715	\$ 730,146	\$ 633,041		\$ 633,041
Operating Revenue					
Property Tax	\$ 329,696	\$ 742,891	\$ 749,125	\$ (6,234)	\$ 1,402,127
Sales Tax	85,310	390,474	357,474	33,000	904,900
Utility Taxes/Franchise Fees/Bus Licensing	4,052	615,134	530,408	84,726	1,071,692
Development Revenues	94,082	516,500	360,206	156,295	895,000
State Shared Revenues	-	16,553	20,549	(3,996)	49,317
Services to Other Communities	-	330,998	317,787	13,211	638,074
Traffic Fines and Other Penalties	3,017	18,700	23,231	(4,531)	59,000
Investment Income	20,959	221,356	193,563	27,793	452,450
Wireless Communication Facility Leases	-	(84,274)	-	(84,274)	167,805
Other Operating Revenues	768	4,985	15,417	(10,432)	129,000
Restricted Funds - Refundable Deposits	987	4,392	4,583	(192)	11,000
Total Operating Revenues	\$ 538,871	\$ 2,777,707	\$ 2,572,343	\$ 205,364	\$ 5,780,365
General Government					
Legislative & Executive Administrative	\$ 4,524	\$ 35,595	\$ 46,725	\$ 11,130	\$ 112,139
Salaries & Benefits	48,540	237,550	310,350	72,800	827,600
Legal Services	15,863	50,556	54,167	3,611	130,000
Insurance	-	233,009	242,223	9,214	242,223
Other Expenses	25,235	203,690	152,621	(51,068)	323,897
Restricted Funds - Refunds of Deposits	1,430	5,298	4,583	(714)	11,000
Total General Government	\$ 95,592	\$ 765,697	\$ 810,669	\$ 44,972	\$ 1,646,860
Law Enforcement					
Salaries & Benefits	\$ 191,992	\$ 793,404	\$ 833,250	\$ 39,846	\$ 2,222,000
Prosecutor & Filing Fees	7,120	32,984	40,833	7,850	98,000
NORCOM Dispatch & Jail Expense	588	64,669	70,231	5,562	142,962
Other Expenses	23,558	163,328	173,250	9,922	415,800
Total Law Enforcement	\$ 223,258	\$ 1,054,385	\$ 1,117,564	\$ 63,179	\$ 2,878,762
Public Works					
Salaries & Benefits	\$ 58,585	\$ 244,930	\$ 311,850	\$ 66,920	\$ 831,600
Street Utilities & Maintenance	2,975	41,045	51,235	10,190	122,964
Other Expenses	17,106	44,142	86,512	42,369	207,628
Stormwater (excl. Salaries & Ben)	-	23,585	77,083	53,499	185,000
Total Public Works	\$ 78,666	\$ 353,702	\$ 526,680	\$ 172,979	\$ 1,347,192
Other					
Fire Services Contract & Medic One	\$ -	\$ -	\$ -	\$ -	\$ 894,285
Total Other	\$ -	\$ -	\$ -	\$ -	\$ 894,285
Total Operating Expenditures	\$ 397,516	\$ 2,173,784	\$ 2,454,913	\$ 281,130	\$ 6,767,098
Net Transfers to/from Projects	-	-	-	-	485,600
Total Operating Expend's / Uses	\$ 397,516	\$ 2,173,784	2,454,913	281,130	6,281,498
Change in Fund Balance	141,355	603,923	117,429	486,494	\$ (501,133)
Ending Fund Balance	\$ 1,334,069	\$ 1,334,069	\$ 750,470		\$ 131,908



COMBINED BALANCE SHEET - ALL FUND TYPES **CITY OF CLYDE HILL, WASHINGTON**

As of May 31, 2026

	GOVERNMENTAL FUND TYPES					TOTALS
	General	Reserve	Projects	Capital Projects	Deposits & Fiduciary	
Cash and Cash Equivalents	\$ 1,334,069	\$ 5,098,368	\$ 393,807	\$ 6,556,306	\$ 156,536	\$ 13,539,087
Investments, at Principal Value	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Subtotal	\$ 1,334,069	\$ 5,098,368	\$ 393,807	\$ 6,556,306	1 New Residenti	\$ 13,539,087
Equipment						\$ 607,100
Land						257,011
Buildings						1,057,167
Total Assets	\$ 1,334,069	\$ 5,098,368	\$ 393,807	\$ 6,556,306	1 New Residenti	\$ 15,460,365
Due to Other Governmental Units	-	-	-	-	\$ 13,601	13,601
Customer Deposits	-	-	-	-	142,935	142,935
Total Liabilities	-	-	-	-	156,536	156,536
Investment in Fixed Assets						1,921,278
Total Fund Equity (Cash Basis)	\$ 1,334,069	\$ 5,098,368	\$ 393,807	\$ 6,556,306	\$ 156,536	\$ 13,539,087
Total Liabilities and Fund Equity	\$ 1,334,069	\$ 5,098,368	\$ 393,807	\$ 6,556,306	\$ 313,072	\$ 15,616,901
US Bank Payroll Checking Account	\$ 5,631					
US Bank Operating Checking Account	815,555					
Cash Drawer	100					
Washington State Investment Pool (LGIP)	6,608,330					
Deposit in Transit	-			0	0	
	\$ 7,429,616					
Time Value Investments	6,109,471					
	0					
	6,109,471					
	\$ 13,539,086					

The amount of "Total Cash and Investments by Bank Account" equals the Subtotal in the Assets section of the Combined Balance Sheet and equals the Ending Fund Balance (including the Agency Fund balance) on the Monthly Operating Report on the lower right hand side of the page.

The Cash and Investment Report

City of Clyde Hill, Washington

As of May 31, 2026



Purpose: To illustrate what funds currently account for the City's cash and investments and also where the financial resources are located.
The Local Government Investment Pool (LGIP) net earnings rate as of 5/31/26 was **3.6700%** (5/31/25 was 4.3735%).

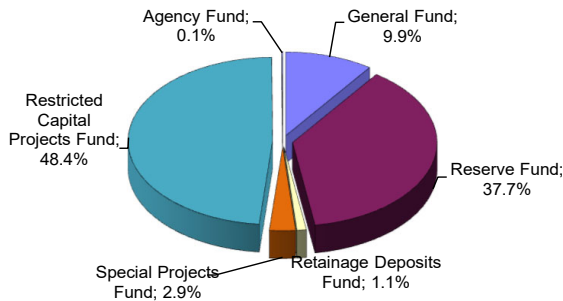
Fund Accounting:

General Fund	\$	1,334,069
Reserve Fund	\$	5,098,368
Retainage Deposits Fund	\$	142,935
Special Projects Fund	\$	393,807
Restricted Capital Projects Fund	\$	6,556,306
Agency Fund	\$	13,601
Total	\$	13,539,087

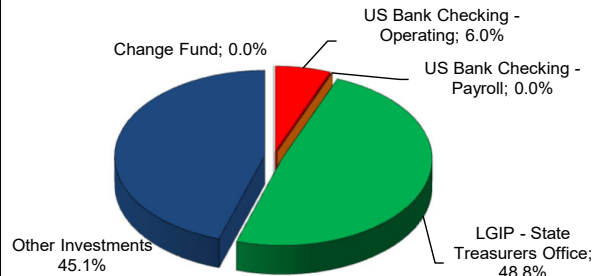
Depository Location:

US Bank Checking - Operating	\$	815,555
US Bank Checking - Payroll	\$	5,631
LGIP - State Treasurers Office	\$	6,608,330
Other Investments	\$	6,109,471
Change Fund	\$	100
Total	\$	13,539,087

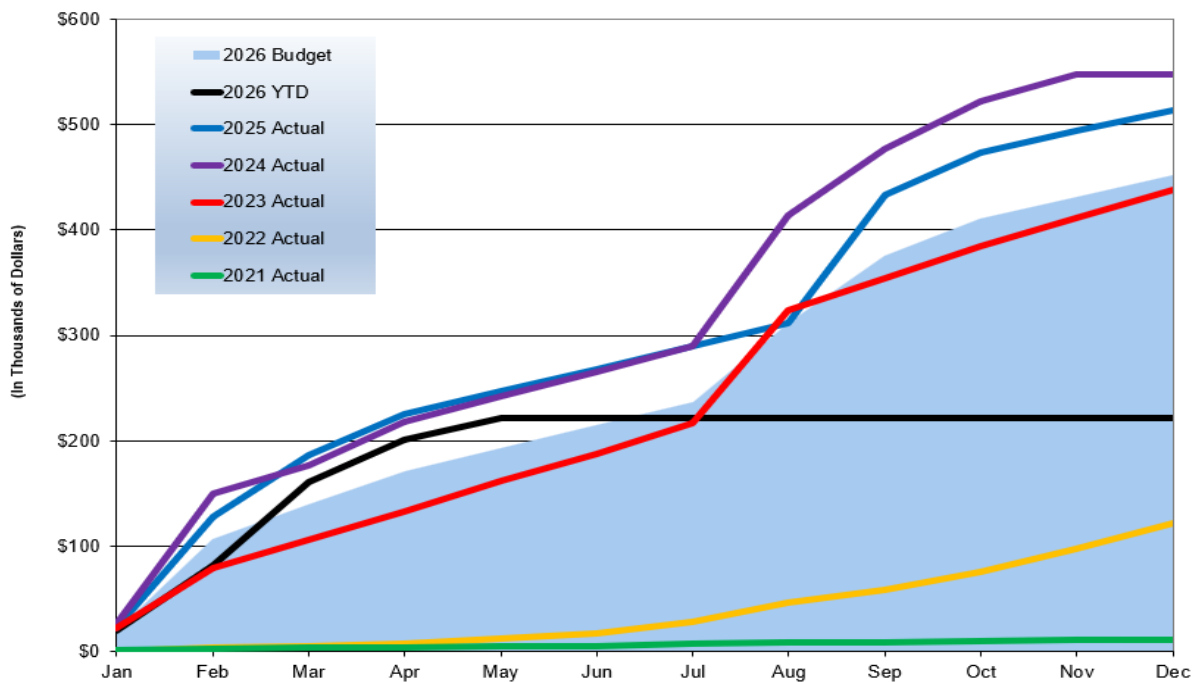
Fund Accounting for Cash & Investments as of May 31, 2026



Depository Location for Cash & Investments as of May 31, 2026



Investment Income Revenue Chart



Local Government Investment Pool
Statement of Account for No: 00390
Primary Account
May 2026

CLERK-TREASURER
CITY OF CLYDE HILL
9605 NE 24TH ST
CLYDE HILL, WA 98004-8004

Date	Description	Comment	Deposits	Withdrawals	Balance
05/01/2026	Beginning Balance				6,486,952.97
05/06/2026	Direct Deposit		204.17		6,487,157.14
05/08/2026	Direct Deposit		197.92		6,487,355.06
05/13/2026	Direct Deposit		125.00		6,487,480.06
05/15/2026	Direct Deposit		125.00		6,487,605.06
05/20/2026	Direct Deposit		75.00		6,487,680.06
05/22/2026	Direct Deposit		100.00		6,487,780.06
05/27/2026	Direct Deposit		183.33		6,487,963.39
05/29/2026	Direct Deposit		100,114.69		6,588,078.08
05/31/2026	Month End Balance				6,588,078.08
	May Earnings	Daily Factor Earnings	20,251.85		
	Net Ending Balance				6,608,329.93

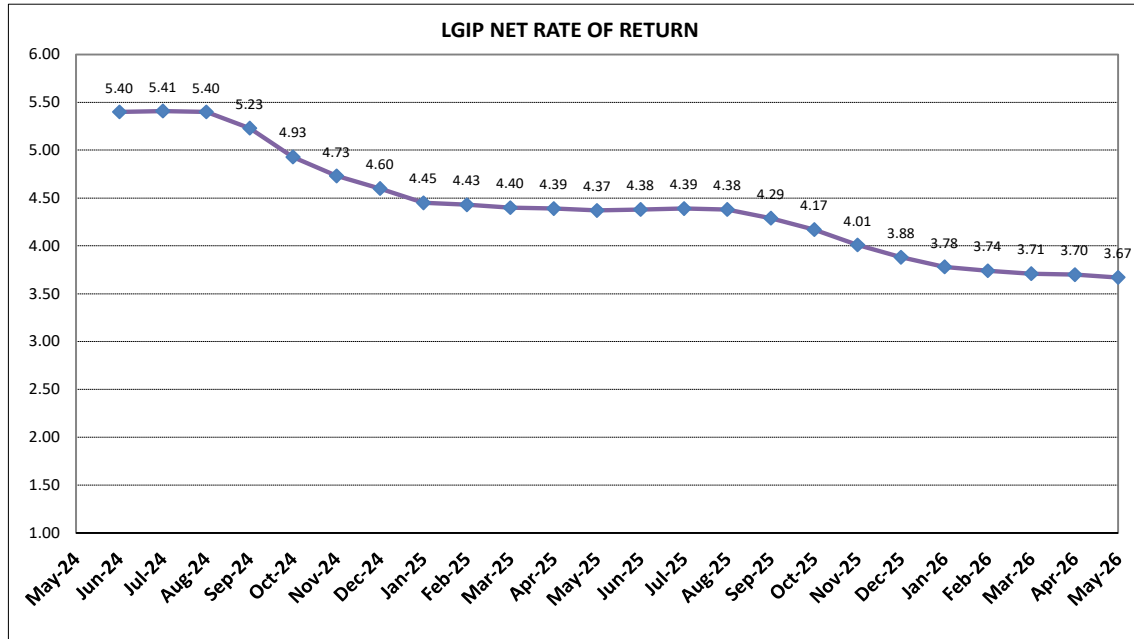
Account Summary

Beginning Balance:	6,486,952.97	Gross Earnings:	20,270.50
Deposits:	101,125.11	Administrative Fee:	18.65
Withdrawals:	0.00	Net Earnings:	20,251.85
Month End Balance:	6,588,078.08		
Administrative Fee Rate:	0.0034 %	Net Ending Balance:	6,608,329.93
Gross Earnings Rate:	3.6734 %		
Net Earnings Rate:	3.6700 %	Average Daily Balance:	6,497,201.98

**WASHINGTON STATE
LOCAL GOVERNMENT INVESTMENT POOL
May 31, 2026**

Investment Type	Average Balance <u>May-26</u>	May-26 <u>Percentage</u>	Average Balance <u>CY 2026</u>	2026 <u>Percentage</u>
.....				
Agency Bullets	0.00	0.00%	0.00	0.00%
Agency Discount Notes	3,025,483,723.42	9.53%	2,300,899,788.07	8.53%
Agency Floating Rate Notes	6,086,646,938.03	19.18%	5,773,157,630.31	21.41%
Agency Variable Rate Notes	0.00	0.00%	0.00	0.00%
Certificates of Deposit	137,250,000.00	0.43%	135,993,377.48	0.50%
IB Bank Deposit	2,773,911,807.15	8.74%	2,303,041,610.90	8.54%
Repurchase Agreements	7,979,482,758.61	25.14%	5,652,059,082.18	20.96%
SOFR Floating Rate Notes	0.00	0.00%	0.00	0.00%
Supras - Bullets	0.00	0.00%	0.00	0.00%
Supras - Discount Notes	0.00	0.00%	0.00	0.00%
Supras- Floating Rate Notes	0.00	0.00%	0.00	0.00%
Supras - Variables	0.00	0.00%	0.00	0.00%
Term Repurchase Agreements	400,000,000.00	1.26%	437,086,092.71	1.62%
U.S. Treasury Bills	11,101,224,661.52	34.97%	10,187,306,616.14	37.77%
US Treasury Coupons	149,757,115.34	0.47%	149,573,754.95	0.55%
US Treasury Floating Rate Notes	87,938,568.00	0.28%	30,462,618.14	0.11%
Total Avg Daily Balance	31,741,695,572.07	100.00%	26,969,580,570.88	100.00%

Avg Days to Maturity 41 days



* Rates are calculated on a 365-day basis

WASHINGTON STATE LOCAL GOVERNMENT INVESTMENT POOL

May 31, 2026

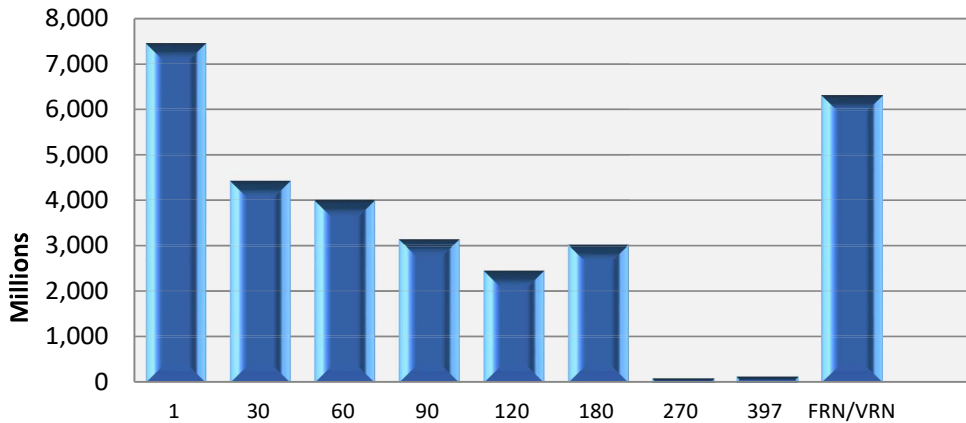
<u>DAYS TO MATURITY</u>	<u>\$ MATURING (PAR VALUE)*</u>	<u>% MATURING</u>	<u>CUMULATIVE % MATURING</u>
1	7,450.15	24.0%	24.0%
2-30	4,447.00	14.3%	38.3%
31-60	4,022.25	12.9%	51.2%
61-90	3,171.41	10.2%	61.4%
91-120	2,453.80	7.9%	69.3%
121-180	3,050.00	9.8%	79.1%
181-270	75.00	0.2%	79.3%
271-397	120.00	0.4%	79.7%
FRN/VRN	6,307.00	20.3%	100.0%

PORTFOLIO TOTAL:

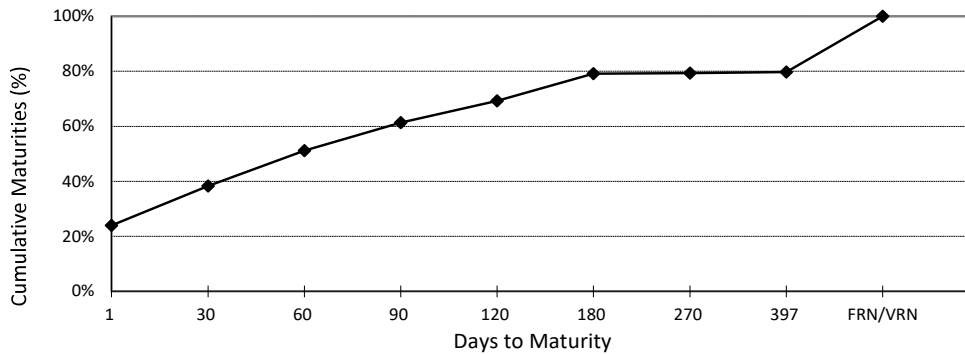
31,096.61

* Amounts in millions of dollars

LGIP MATURITY STRUCTURE



LGIP CUMULATIVE MATURITY STRUCTURE



2026 YTD Real Estate Transactions
City of Clyde Hill, WA

Tax Parcel	Street Address	Sale Date	Sale Amount	Assessed Value	REET Paid To Clyde Hill
8907500055	9026 NE 14TH ST	4/16/2025	2,870,000	6,266,000	14,207
8907500055	9026 NE 14TH ST	4/16/2025	2,870,000	6,266,000	14,207
8907610040	8811 NE 15TH PL	4/25/2025	3,500,000	3,148,000	17,325
1925059191	8852 NE 24TH ST	5/20/2025	1,650,000	3,555,000	8,168
0540100235	9011 POINTS DR NE	5/19/2025	3,565,000	3,350,000	17,647
9557400190	2709 86TH AVE NE	5/28/2025	2,800,000	3,298,000	13,860
9806000040	2720 91ST PL NE	5/27/2025	4,280,000	3,890,000	21,186
0632000085	9243 NE 20TH ST	5/28/2025	12,225,000	8,810,000	60,514
May'25 Subtotal			\$ 33,760,000	\$ 38,583,000	\$ 167,112
8084900170	9221 NE 25TH ST	6/2/2025	2,950,000	3,122,000	14,603
2079000070	3431 96TH AVE NE	6/2/2025	4,100,000	3,916,000	20,295
8084400425	2719 98TH AVE NE	6/13/2025	5,020,000	3,974,000	24,849
Jun'25 Subtotal			\$ 12,070,000	\$ 11,012,000	\$ 59,747
3025059127	2003 92ND AVE NE	6/25/2025	5,458,000	4,218,000	27,017
0251500130	9530 NE 30TH ST	7/1/2025	2,831,000	2,822,000	14,013
4122900240	3241 98TH AVE NE	6/30/2025	2,875,000	2,945,000	14,231
Jul'25 Subtotal			\$ 11,164,000	\$ 9,985,000	\$ 55,262
9323800045	1615 90TH AVE NE	7/31/2025	5,500,000	4,835,000	27,225
8085400335	9620 NE 28TH ST	7/31/2025	4,250,000	4,083,000	21,038
4122900160	9615 NE 34TH ST	8/1/2025	2,350,000	2,984,000	11,633
9557400060	2610 86TH AVE NE	8/14/2025	4,750,000	3,321,000	23,513
4107100120	1436 92ND AVE NE	8/20/2025	8,000,000	6,873,000	39,600
0643200080	9120 NE 25TH PL	8/27/2025	4,850,000	8,731,000	24,008
Aug'25 Subtotal			\$ 29,700,000	\$ 30,827,000	\$ 147,015
0878000070	9420 NE 31ST ST	8/1/2025	5,250,000	4,970,000	25,988
9557400150	8509 NE 27TH PL	8/14/2025	2,600,000	3,271,000	12,870
1648000040	2320 85TH PL NE	8/20/2025	6,200,000	6,691,000	30,690
8085400070	9617 NE 32ND ST	8/27/2025	2,750,000	2,683,000	13,613
Sep'25 Subtotal			\$ 16,800,000	\$ 17,615,000	\$ 83,160
0540100450	8855 POINTS DR NE	9/30/2025	3,225,000	3,105,000	15,964
1651500051	2829 92ND AVE NE	10/3/2025	1,685,000	1,572,000	8,341
9557400160	8505 NE 27TH PL	10/9/2025	2,380,000	2,888,000	11,781
2079000060	3421 96TH AVE NE	10/13/2025	2,950,000	3,085,000	14,603
Oct'25 Subtotal			\$ 10,240,000	\$ 10,650,000	\$ 50,688
5461300280	1905 91ST PL NE	11/6/2025	5,000,000	5,415,000	24,750
1424200040	9723 NE 15TH ST	11/6/2025	6,850,000	5,451,000	33,908
Nov'25 Subtotal			\$ 11,850,000	\$ 10,866,000	\$ 58,658
8907500070	9001 NE 14TH ST	1/5/2026	13,500,000	10,755,000	66,825
6448600010	8411 NE 20TH ST	1/2/2026	2,900,000	2,928,000	14,355
1925059150	3108 92ND AVE NE	1/8/2026	3,760,000	3,298,000	18,612
1552100005	9703 NE 14TH ST	1/8/2026	5,600,000	4,328,000	27,720
8085400330	9600 NE 28TH ST	1/14/2026	5,700,000	4,997,000	28,215
Jan'26 Subtotal			\$ 31,460,000	\$ 26,306,000	\$ 155,727
4107100166	9216 NE 13TH ST	2/12/2026	6,000,000	2,712,000	29,700
9286730030	2305 88TH AVE NE	2/10/2026	2,865,000	2,250,000	14,182
Feb'26 Subtotal			\$ 8,865,000	\$ 4,962,000	\$ 43,882
8084900090	9234 NE 25TH ST	5/6/2026	6,500,000	5,939,000	32,175
8084400450	9633 NE 28TH ST	5/13/2026	3,170,000	3,107,000	15,692
1651800390	1421 88TH AVE NE	5/19/2026	8,650,000	6,561,000	42,818
May'26 Subtotal			\$ 18,320,000	\$ 15,607,000	\$ 90,684



Date: June 9, 2026

From: Lisa King, Finance Director
Heather Thomas-Murphy, City Administrator

Subject: Options for Levy Lid Lift

Summary

The City Council will review the four options for a levy lid lift based on the financial analysis, as well as discuss other efforts underway leading up to a ballot measure.

Background & Analysis

In continuation of the multi-year effort focused on Clyde Hill's financial sustainability, the City Council discussed the steps ahead leading up to a levy lid lift ballot measure at their meeting on May 12, 2026. During that meeting, there was Council agreement that:

- A levy lid lift ballot measure is the logical next step;
- Moving forward with the levy lid lift in November means that further Council considerations around formation of a stormwater utility, shared services, and other potential ballot measures will be deferred until the levy lid lift process is complete; and
- Council is prepared to do the work necessary to meet the compressed timeline required for a ballot measure in the November 3 election.

Following that meeting, staff have been coordinating with the consultants on the financial analysis and strategic communications work underway, as well as framing up an education and outreach plan. Updates on those efforts are included below.

Financial Analysis

The City contracted with Raftelis to complete and/or verify:

- Baseline revenue projections under the existing 1% levy limit over 10 years.
- Expenditure projections based on historical trends & known cost drivers.
- Structural gap between projected revenues and expenditures under status quo.
- Levy lid lift scenarios that evaluate different levy rate levels, durations, and structures (single-year reset vs. multi-year authorization).
- Estimated annual and cumulative revenue generated under each scenario, and fund balance trajectory over time.
- Tax impact analysis showing the effect on a representative Clyde Hill property's assessed value under each scenario.

That work has been completed, and their final report is included in the following pages. The City of Clyde Hill currently receives about 4.5% of the total property tax paid by residents. Those property tax dollars represent approximately 26% of total revenues each year.

Upon analyzing revenues and expenditures, Raftelis stated:

The City of Clyde Hill's financial position reflects a widening gap between operating costs and available revenue capacity. Over the past five years, operating expenditures have consistently grown faster than revenues, resulting in reliance on General Fund balance. Projections indicate that this trajectory will accelerate. Importantly, these deficits are not driven by discretionary spending. The City's resident-led Financial Sustainability Task Force found that rising salaries and benefits, increasing insurance costs, and additional planning mandates are key contributors to current deficits. "Clyde Hill staffing is lean compared to similarly sized cities. To balance the budget with staffing cuts would threaten basic services and violate legal compliance." The findings in this analysis are consistent with those observations.

To restore fiscal sustainability without further depleting reserves, the City is pursuing a levy lid lift for voter consideration. As shown in the report, Clyde Hill has one of the lowest levy rates in King County—\$0.29548 per \$1,000 of assessed value in 2026. Raftelis evaluated levy lid lift options that a) were in line with what the Financial Sustainability Task Force recommended, b) avoided Clyde Hill's levy rate exceeding the majority of neighboring communities, c) preserved the City's fund balance for at least five years beyond current projections.

Based on those considerations, the four levy options are:

- Scenario #1 – Baseline. A comparison without a levy lid lift which continues with the allowable increase of 1% annually. Doing so would result in the City's fund balances and reserves being depleted before the end of 2030.
- Scenario #2 – Short-term. This would be a six-year levy lid lift, setting the rate at \$0.50 per \$1,000 of assessed value in 2027 (Year 1). Years 2 through 6 would have a 3% annual increase before returning to the regular 1% in 2033 and beyond. Under this scenario, the City's fund balances and reserves are exhausted before the end of 2038.
- Scenario #3 – Mid-term. This would be a two-year levy lid lift, setting the rate at \$0.45 per \$1,000 of assessed value in 2027 (Year 1) and \$0.60 per \$1,000 in 2028 (Year 2). In 2029 and beyond, the levy rate increases would return to the regular 1%. Under this scenario, the City's fund balances and reserves are exhausted before the end of 2040.
- Scenario #4 – Longer-term. This would be a 10-year levy lid lift, setting the rate at \$0.55 per \$1,000 of assessed value in 2027 (Year 1). Years 2 through 10 would have a 3% annual increase before returning to the regular 1% in 2037 and beyond. City

operations are fully funded through 2043. This option provides the greatest capacity to absorb uncertainty in cost or other revenue projections.

Pages 10-18 of the report include a number of tables and figures that show more details on the four scenarios. They include projected impacts on “city-only” portions of property taxes for properties with an average assessed value of \$2M, \$4M, \$6M, and \$10M.

Communications and Outreach

Now that the report is finalized, staff have been able to start distilling the information into more consumable information. This includes:

- Mailing a letter to all residents and registered voters in Clyde Hill, arriving the week of June 22.
- Issuing a news release calling for pro/con members on June 22.
- Revamping the webpage(s) focused on financial sustainability and the levy lid lift, include an infographic, fact sheet, and FAQs. This page and information will go live on or before June 22.
- Developing a communications plan for all regular City messaging anticipated for Q3 and Q4 through listservs, newsletters, Facebook, Instagram, and NextDoor. Informational pieces about the levy will be included as a rotation with other regular topics.
- Issuing a news release following the anticipated Council passage of a resolution approving the ballot measure.
- Preparing for a Community Open House in late-September with touch-a-truck exhibits, City booths, etc. Information about the levy will be available, as well as City representatives to answer questions.
- Sending one mailer to arrive in early-October with informational content about the levy lid lift.

All communications and outreach done will be compliant with Public Disclosure Commission (PDC) requirements.

Staff Recommendation

None at this time.

Requested Action

A decision or direction from Council is not needed at this time. It is requested that the Council review the report from Raftelis and discuss any questions or criteria for the Financial Sustainability Task Force. They will be meeting on June 16 to review the materials and determine which levy lid lift option to recommend to Council. The City Council will further deliberate at the Study Session scheduled for June 23.

Previous Discussions

[Financial Sustainability Plan](#) (adopted April 9, 2024)

[Financial Sustainability Task Force Final Report and Recommendations](#) (January 20, 2026)
[Review of Financial Sustainability Task Force & Levy Lid Lift Overview](#) (March 16, 2026)
[Levy Lid Lift Update and Presentation](#) (May 12, 2026)

CITY OF CLYDE HILL

Levy Lid Lift Analysis

Final Report / June 4, 2026

Prepared by Raftelis Financial Consultants

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1. Background

1.1. Introduction

The City of Clyde Hill is a suburb in the Seattle metropolitan area in King County, Washington, with approximately 3,100 residents. The city consists primarily of single-family homes, and the median home value is approximately \$3,743,000. The City levies property taxes annually in accordance with applicable state requirements and limitations. In recent years, however, rising operating costs have outpaced revenue growth from real property assessments. As a result, the City will need to draw on reserves to maintain essential services.

To address this gap, Clyde Hill is considering a levy lid lift designed to comply with Washington State requirements, preserve affordability for residents, and provide sufficient funding for essential municipal functions. This memorandum outlines several options for City Council to consider as it evaluates how best to address the City's needs in the coming years.

1.2. Legislative Context

Under Washington State law (RCW 84.55), annual property tax levy increases for cities are generally limited to 1% plus the value of any add-ons, such as new construction or annexations. However, municipalities have multiple pathways to exceed this limit when necessary. First, if a jurisdiction uses less than the statutory 1% increase, it may preserve the unused amount for future use; this is referred to as “banked capacity.” Second, a jurisdiction may seek voter approval to increase its levy for a specified period through a levy lid lift. When evaluating a levy lid lift, it is important to note that two statutory maximum limits apply:

1. RCW 84.52.043 (2): Statutory maximum aggregate rate of \$5.90 per \$1,000 of assessed value for counties, cities, fire districts, and library districts.¹
2. RCW 84.52.043 (1) (c): The levy by any city or town may not exceed \$3.375 per \$1,000 of assessed value.²

1.2.1. Levy Lid Lifts

Municipalities may temporarily or permanently lift their levy lid with voter approval. As of July 2026, the following options are available:

- Voters may approve a new levy rate or a new levy limit factor (the percentage increase over the prior year's levy) for one or two years (a “Single-Year Levy Lid Lift”), or

¹ Washington State Legislature, Revised Code of Washington 84.54.043(2), available at <https://app.leg.wa.gov/rcw/default.aspx?cite=84.52.043>

² Washington State Legislature, *Revised Code of Washington* 84.52.043(1)(c), available at <https://app.leg.wa.gov/rcw/default.aspx?cite=84.52.043>

- Voters may approve a levy lid lift for up to ten years (a “Multi-Year Levy Lid Lift”), in which any years beyond the first are assigned a new levy limit factor rather than a specific levy rate.

Under a temporary approach, the levy limit reverts to what it would have been had the lift never occurred, based on the levy the jurisdiction would have had if it had increased by 1% each year in the interim. By contrast, a permanent lift resets the base levy for future years. After a levy lid lift concludes, both temporary and permanent single-year lid lifts are again subject to the 101% limitation—albeit from different levy levels—unless a new ballot measure is approved.

1.3. Clyde Hill Levy Lid Lift Proposal

Clyde Hill currently has no banked capacity available. Accordingly, this memorandum focuses on several levy lid lift scenarios available to the City. These alternatives reflect short-, mid-, and long-term approaches to improving the City’s financial position.

2. Current Financial Position

2.1. Property Tax Context

Property tax is one of the City of Clyde Hill’s largest revenue sources, accounting for approximately one-quarter of General Fund revenue. However, the City receives only about 4.5% of the total property tax paid by Clyde Hill residents. The remainder is distributed to King County, the State of Washington, the Bellevue School District, and other taxing authorities. As a result, the City’s share of property tax revenue remains modest relative to residents’ overall tax burden, even as the City’s costs continue to increase faster than its limited revenue growth.

2.2. Current Tax Rates and Assessed Value

The City of Clyde Hill has one of the lowest property tax levy rates among the 39 municipalities in King County (see Table 1). The City’s total levy has increased each year over the past six years in accordance with the 101% limitation. Because of the interaction between assessed values and permitted levy increases, the City’s regular levy rate has declined slightly in recent years, from \$0.31936 per \$1,000 of assessed value in 2024 to \$0.29548 per \$1,000 of assessed value in 2026. When assessed values rise faster than the permitted levy increase, the levy rate declines even as the total levy amount grows.

Table 1. Neighboring Communities 2026 City Levy Rates³

City	City & Towns Levy Rates
Bellevue	\$0.96050
Kirkland	\$0.86380
Redmond	\$0.80483
Mercer Island	\$0.67235
Beaux Arts	\$0.65717
Medina	\$0.58700
Clyde Hill	\$0.29548
Yarrow Point	\$0.28302
Hunts Point	\$0.14654

Assessed values across the city have generally trended upward over the most recent four-year period, with the exception of a notable decline in 2024.

Table 2. City of Clyde Hill Real Property Assessed Values over Time

Year	Assessed Value
2023	\$4,681,452,479
2024	\$4,197,810,551
2025	\$4,556,460,487
2026	\$4,752,105,378

For sample properties with 2026 assessed values of \$2 million, \$4 million, \$6 million, and \$10 million, the City portion of the tax bill over this same period would have been as follows. These estimates reflect changes in valuation over time. Section 4 also includes these 2026 City-only tax amounts as a reference point for future scenarios.

Table 3. Sample Properties City Only Tax Bill over Time

Year	2023	2024	2025	2026
Tax for Sample Home with 2026 AV of \$2M	\$496.66	\$589.57	\$578.30	\$590.96
Tax for Sample Home with 2026 AV of \$4M	\$993.31	\$1,179.13	\$1,156.61	\$1,181.92
Tax for Sample Home with 2026 AV of \$6M	\$1,489.97	\$1,768.70	\$1,734.91	\$1,772.88
Tax for Sample Home with 2026 AV of \$10M	\$2,483.28	\$2,947.83	\$2,891.52	\$2,954.80

³ King County Assessor John Wilson, *2026 Codes and Levies: King County Taxing Districts*, available at [ratebook26.pdf](#)

2.3. Projected Levy Revenues Without Lid Lift

As discussed above, under RCW 84.55, regular levy growth is generally limited to 101% of the prior year's levy, plus add-ons. Projecting future revenues necessarily requires assumptions regarding growth. This analysis assumes that assessed values will increase by 4.0% annually beginning in 2027, based on recently observed actual growth. New construction assessed value is also assumed to grow by 4.0% annually, and new construction is assumed to represent approximately 1% of total assessed value in a given year. Under these assumptions and a baseline scenario with no levy lid lift, projected real and personal property tax revenues, inclusive of a collection rate assumption, are as follows:

Table 4. Projected Levy Revenues without Levy Lid Lift

Year	Projected Levy Revenue
2025	\$1,374,130 (actual)
2026	\$1,402,127 (budget)
2027	\$1,432,333
2028	\$1,465,400
2029	\$1,499,231
2030	\$1,533,843
2031	\$1,569,255

Even after accounting for new construction, annual revenue growth under the current 101% cap averages approximately 2.3% per year through 2031. As discussed in the following section, this rate is insufficient to keep pace with the City's rising operating costs.

3. Fund Structure, Revenue and Expenditure Projections

3.1. Fund Structure

The City has two major funds that comprise the bulk of its fiscal structure: (1) the General Fund, which includes several project sub-funds and a reserve fund; and (2) a Capital Projects Fund. In addition, the City maintains a retainage fund that temporarily holds deposits related to construction and performance obligations.

The City primarily operates through its General Fund and related sub-funds. Current policy requires the City to maintain reserves equal to 25% of operating needs (expenses), although those funds are otherwise available to support general city operations as needed. Capital fund resources are reserved for Council-approved capital projects, and city staff have not identified a significant

backlog of capital needs. City policy also requires the Capital Projects Fund to maintain at least \$1,000,000 in available funds each year.

3.2. Current General Fund Balances

The consolidated General Fund balance, including all sub-funds, has declined in recent years and is projected to continue declining in 2026. The consolidated General Fund's beginning and ending balances over recent years are summarized below:

Table 5. General Fund Balance History

	2022	2023	2024	2025	2026
Beginning Balance	\$6,845,464	\$6,864,646	\$6,480,670	\$6,057,486	\$6,106,243
Ending Balance	\$6,864,646	\$6,480,670	\$6,057,486	\$6,106,243	\$5,179,368*
Change in Fund Balance	\$19,182	\$(383,976)	\$(423,184)	\$48,757	\$(926,875)

*Projected for the end of 2026

As discussed in Section 4, absent a levy lid lift, the City anticipates increasing reliance on its reserve fund to support necessary expenditures, as well as the near-term depletion of reserve balances.

3.3. Profile of Revenues

In the 2026 budget, real and personal property taxes account for nearly one-quarter of General Fund revenue. The figure below illustrates the distribution of revenues between property taxes and other sources.

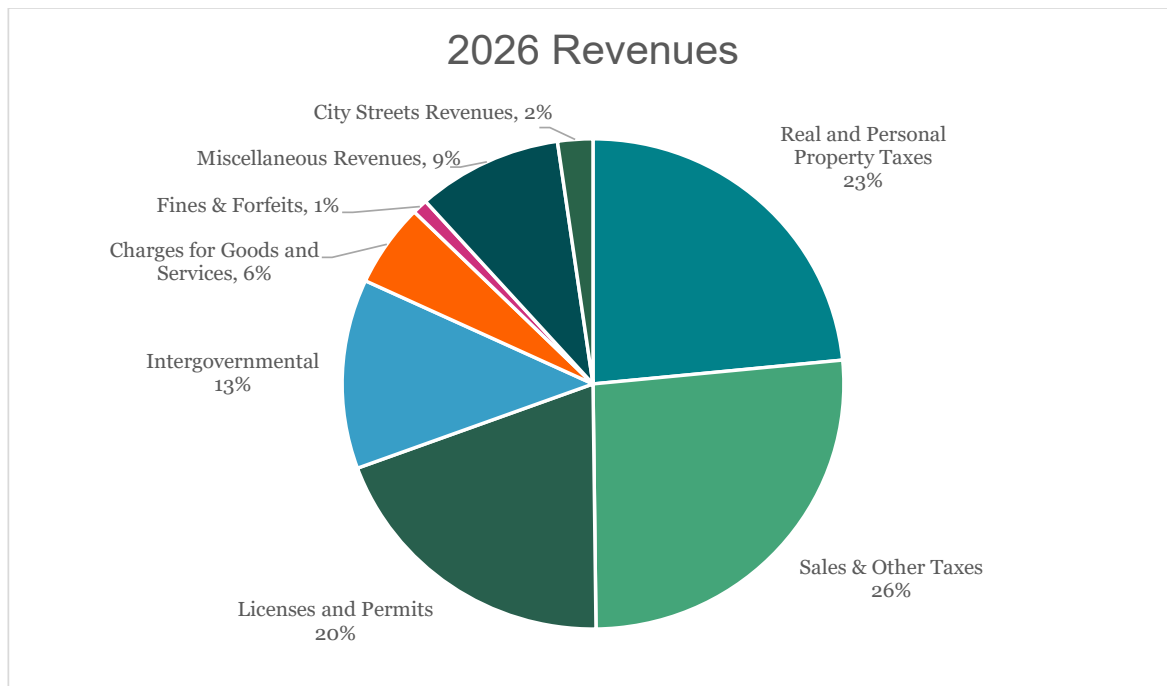


Figure 1. 2026 General Fund Revenues Sources

Aside from property tax revenues, which are modeled under the scenarios presented in Section 4, other revenue sources are projected independently. Most are assumed to remain at 2026 levels or decline slightly over time. Notable assumptions include the following:

- Local retail sales tax is expected to grow modestly, at approximately 1% year over year. Affordable and supportive housing sales and use taxes are capped by state law, and revenue from these sources is therefore expected to remain relatively flat. Most utility tax revenues are also expected to remain stable because these sources have largely been maximized. However, utility taxes related to cable television and phone services are expected to continue declining over time.
- Revenue from solid waste, water, and cable franchise fees is expected to remain relatively flat over the coming years. However, cable television franchise fee revenue is expected to decline steadily due to the loss of contracts with cable providers. In addition, franchise fees collected from sewer systems are expected to increase moderately as stormwater improvements proceed.
- The City does not expect significant changes in revenue from business licenses, building and structure permits, or other non-business permits, given the limited availability of property for new development. Redevelopment of existing properties is expected to continue at a moderate and relatively stable pace during this decade.
- Revenue from intergovernmental grants (i.e., state and federal grants) is expected to remain relatively flat over the next five to twenty years. The City consistently receives a biennial state grant, and because this funding has historically been reliable, it is incorporated into the projections. Revenue from state-levied taxes, such as cannabis excise tax and liquor excise tax, is expected to increase only slightly and remain relatively flat overall; however, these sources are less predictable and should not be relied upon as stable long-term funding.
- The City receives payment from the Town of Yarrow Point, categorized as intergovernmental revenue, under a negotiated agreement for police services. That agreement is scheduled for renegotiation next year. Because the current contract expires next year, the financial impact on Clyde Hill's revenues supporting law enforcement services is uncertain at this time.
- Revenue from charges for goods and services is expected to remain largely consistent over the next five to twenty years.

Table 6. General Fund Projected Revenues, Excl. Property Taxes

	2026	2027	2028	2029	2030	2031
Sales & Other Taxes	\$1,423,020	\$1,429,329	\$1,435,857	\$1,442,595	\$1,449,538	\$1,456,678
Licenses and Permits	\$1,172,440	\$1,192,956	\$1,214,317	\$1,236,559	\$1,259,715	\$1,283,822
Intergovernmental	\$747,391	\$815,899	\$914,731	\$885,956	\$891,418	\$857,274
Charges for Goods and Services	\$327,100	\$327,100	\$327,100	\$327,100	\$327,100	\$327,100
Fines & Forfeits	\$59,000	\$62,990	\$67,259	\$71,827	\$76,715	\$81,945
Miscellaneous Revenues	\$559,883	\$522,469	\$450,548	\$439,631	\$312,310	\$293,341
Criminal Justice Revenues (Sales Tax)	\$153,371	\$154,904	\$156,453	\$158,018	\$159,598	\$161,194
City Streets Revenues	\$135,600	\$61,129	\$61,663	\$62,204	\$62,751	\$63,304
Total: Revenues	\$4,577,805	\$4,566,777	\$4,627,930	\$4,623,892	\$4,539,146	\$4,524,659

3.4. Projected Expenditures

General Fund expenditures fall into three primary categories: General Government Services, Public Safety, and Public Works. Nearly all expenditures are expected to grow at slight (1%) or modest (4%) rates, with the exception of information technology line items, which appear across all categories and are projected to grow at a moderate rate (7%) reflecting recent trends.

Table 7. General Fund Projected Expenditures

	2026	2027	2028	2029	2030	2031
General Government Services	\$1,627,198	\$1,591,718	\$1,606,634	\$1,703,501	\$1,637,704	\$1,653,883
Public Safety	\$3,897,755	\$4,041,012	\$4,193,035	\$4,354,423	\$4,525,817	\$4,707,903
Public Works	\$1,381,854	\$1,413,431	\$1,446,592	\$1,481,439	\$1,518,085	\$1,556,646
Total: Expenditures	\$6,906,807	\$7,046,162	\$7,246,261	\$7,539,363	\$7,681,605	\$7,918,433

3.5. The Revenue-Expenditure Gap

The City of Clyde Hill's financial position reflects a widening gap between operating costs and available revenue capacity. Over the past five years, operating expenditures have consistently grown faster than revenues, resulting in reliance on General Fund balance. Projections indicate that this trajectory will accelerate. Importantly, these deficits are not driven by discretionary spending. The City's resident-led Financial Sustainability Task Force found that rising salaries and benefits, increasing insurance costs, and additional planning mandates are key contributors to current deficits. "Clyde Hill staffing is lean compared to similarly sized cities. To balance the budget with

staffing cuts would threaten basic services and violate legal compliance.”⁴ The findings in this analysis are consistent with those observations.

To restore fiscal sustainability without further depleting reserves, the City is pursuing a levy lid lift for voter consideration.

3.6. Confidence Considerations

Future actual revenues and expenditures are uncertain. To account for this in the analysis, each revenue and expenditure line was assigned a confidence rating reflecting historical stability, contractual certainty, and sensitivity to external conditions. Accounting for the degree of confidence creates a “sensitivity band” around the projections, representing a range of possible outcomes based on this uncertainty. High-confidence items (e.g., capped utility taxes) change very little across the sensitivity band. Medium-confidence items (e.g., sales tax) move modestly in each direction. Low-confidence items (e.g., future contracts) have the widest swing. The shaded bands on fund balance charts throughout Section 4 represent the combined effect of adjusting all variable-confidence items simultaneously.

4. Levy Lid Lift Alternatives

4.1. Scenarios and Impacts Overview

Each scenario described below represents a levy lid lift approach the City could pursue. The scenarios vary in duration, immediate taxpayer impact, and long-term revenue generation. For each scenario, sample taxpayer impacts are presented for homes with 2026 assessed values of \$2 million, \$4 million, \$6 million, and \$10 million. Assessed values are assumed to increase over time in accordance with the previously discussed 4% growth projection, and the projected levy rate for each future year is applied to the adjusted assessed values. Historical City-only taxes for these same sample properties are shown in Table 3.

Future levy rates that depend on levy lid lift factors are estimates and will ultimately be finalized based on assessed value and other applicable conditions in each year. The tax impacts shown here reflect projected changes to the City levy only. The remainder of each resident’s overall levy burden would not be affected by these adjustments, although it could be affected by separate actions taken by other taxing jurisdictions.

4.2. Scenario 1: Baseline

The baseline scenario is presented as a point of comparison and assumes no levy lid lift, but continued use of the allowable 1% annual levy increase.

⁴ City of Clyde Hill Financial Sustainability Task Force, *FSTF Update Presentation*, October 14, 2025, available at [10.14.25 FSTF Update Presentation.pdf](#)

4.2.1. Levies and Rates

Under this scenario, levy rates, levies, and revenues are as follows:

Table 8. Baseline Scenario Projected Levy Rates, Levies, and Revenues

	2027	2028	2029	2030	2031
Assessed Value (Thousands; Projected)	\$4,942,190	\$5,139,877	\$5,345,472	\$5,559,291	\$5,781,663
Add Ons (New Construction) (Thousands; Projected)	\$62,230	\$64,720	\$67,309	\$70,001	\$72,801
Levy Increase	1%	1%	1%	1%	1%
City Levy Rates	\$0.29024	\$0.28552	\$0.28087	\$0.27630	\$0.27181
City Levy Revenues	\$1,432,333	\$1,465,400	\$1,499,231	\$1,533,843	\$1,569,255

	2032	2033	2034	2035	2036
Assessed Value (Thousands; Projected)	\$6,012,929	\$6,253,446	\$6,503,584	\$6,763,728	\$7,034,277
Add Ons (New Construction) (Thousands; Projected)	\$75,713	\$78,741	\$81,891	\$85,167	\$88,573
Levy Increase	1%	1%	1%	1%	1%
City Levy Rates	\$0.26739	\$0.26304	\$0.25877	\$0.25456	\$0.25042
City Levy Revenues	\$1,605,485	\$1,642,551	\$1,680,473	\$1,719,271	\$1,758,965

4.2.2. Taxpayer Impacts

Taxpayer impacts are most limited under the baseline scenario. Actual impacts will vary by property based on assessed value. The following table presents sample City-only taxes for homes with representative 2026 assessed values. These amounts represent only a portion of each sample property's total tax bill.

Table 9. Baseline Scenario Taxpayer Impacts

	2026 (current)	2027	2028	2029	2030	2031
Tax for Sample Home with 2026 AV of \$2M	\$590.96	\$603.69	\$617.63	\$631.89	\$646.48	\$661.40
Tax for Sample Home with 2026 AV of \$4M	\$1,181.92	\$1,207.38	\$1,235.26	\$1,263.77	\$1,292.95	\$1,322.80
Tax for Sample Home with 2026 AV of \$6M	\$1,772.88	\$1,811.07	\$1,852.88	\$1,895.66	\$1,939.43	\$1,984.20
Tax for Sample Home with 2026 AV of \$10M	\$2,954.80	\$3,018.46	\$3,088.14	\$3,159.43	\$3,232.38	\$3,307.00

	2032	2033	2034	2035	2036
Tax for Sample Home with 2026 AV of \$2M	\$676.67	\$692.29	\$708.28	\$724.63	\$741.36
Tax for Sample Home with 2026 AV of \$4M	\$1,353.34	\$1,384.58	\$1,416.55	\$1,449.26	\$1,482.72
Tax for Sample Home with 2026 AV of \$6M	\$2,030.01	\$2,076.88	\$2,124.83	\$2,173.88	\$2,224.07
Tax for Sample Home with 2026 AV of \$10M	\$3,383.35	\$3,461.46	\$3,541.38	\$3,623.14	\$3,706.79

4.2.3. City Financial Outcomes

Under the baseline scenario, General Fund resources, including all sub-funds and reserves, are exhausted before the end of 2030, as expenditures substantially outpace revenues in every year. When potential uncertainty in revenues and costs is incorporated through the sensitivity band shown below, those resources are exhausted no later than 2032.

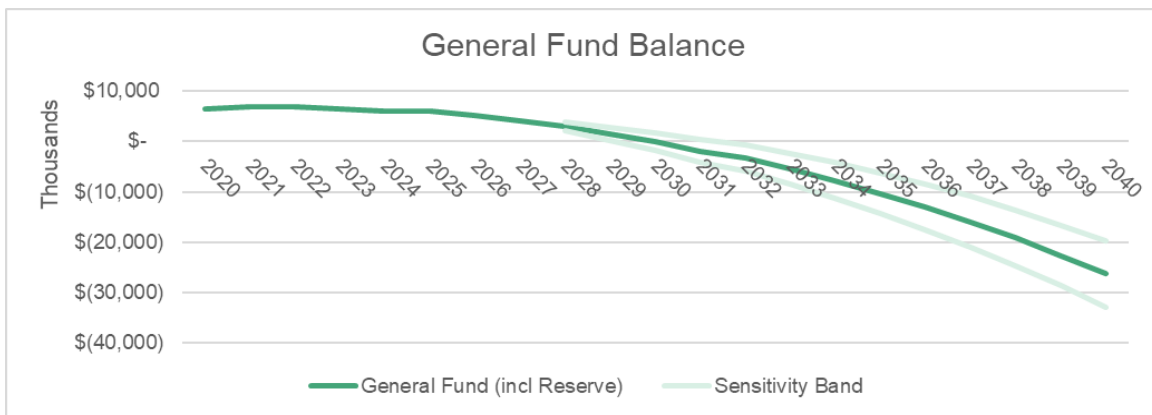


Figure 2. Baseline Scenario Fund Balance Projections

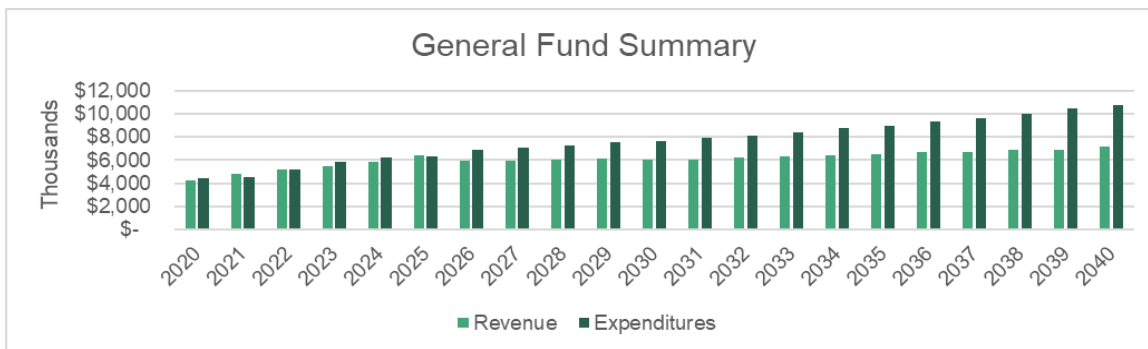


Figure 3. Baseline Scenario General Fund Projections

4.3. Scenario 2: Short-Term Option

Scenario 2 represents a permanent multi-year lid lift with a defined rate of \$0.50000 in the first year (2027), followed by 3% levy limit factors in years 2 through 6 (2028 through 2032). Thereafter, 1% levy limit factors are assumed.

4.3.1. Levies and Rates

Under this scenario, levy rates, levies, and revenues are as follows:

Table 10. Scenario 2 Projected Levy Rates, Levies, and Revenues

	2027	2028	2029	2030	2031
Assessed Value (Thousands; Projected)	\$4,942,190	\$5,139,877	\$5,345,472	\$5,559,291	\$5,781,663
Add Ons (New Construction) (Thousands; Projected)	\$62,230	\$64,720	\$67,309	\$70,001	\$72,801
Levy Increase	N/A	3%	3%	3%	3%
City Levy Rates	\$0.50000	\$0.50798	\$0.50948	\$0.51099	\$0.51250
City Levy Revenues	\$2,467,531	\$2,607,174	\$2,719,492	\$2,836,650	\$2,958,858

	2032	2033	2034	2035	2036
Assessed Value (Thousands; Projected)	\$6,012,929	\$6,253,446	\$6,503,584	\$6,763,728	\$7,034,277
Add Ons (New Construction) (Thousands; Projected)	\$75,713	\$78,741	\$81,891	\$85,167	\$88,573
Levy Increase	3%	1%	1%	1%	1%
City Levy Rates	\$0.51402	\$0.50567	\$0.49745	\$0.48936	\$0.48140
City Levy Revenues	\$3,086,331	\$3,157,598	\$3,230,511	\$3,305,108	\$3,381,428

4.3.2. Taxpayer Impacts

Impacts under this scenario will vary by property based on assessed value. The following table presents sample City-only taxes for homes with representative 2026 assessed values. These amounts represent only a portion of each sample property's total tax bill.

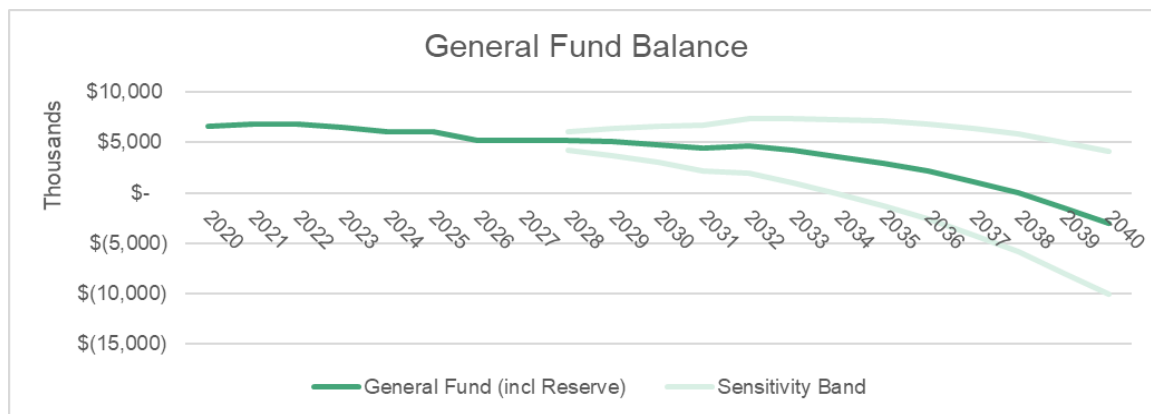
Table 11. Scenario 2 Taxpayer Impacts

	2026 (current)	2027	2028	2029	2030	2031
Tax for Sample Home with 2026 AV of \$2M	\$590.96	\$1,040.00	\$1,098.86	\$1,146.19	\$1,195.57	\$1,247.08
Tax for Sample Home with 2026 AV of \$4M	\$1,181.92	\$2,080.00	\$2,197.71	\$2,292.39	\$2,391.15	\$2,494.16
Tax for Sample Home with 2026 AV of \$6M	\$1,772.88	\$3,120.00	\$3,296.57	\$3,438.58	\$3,586.72	\$3,741.24
Tax for Sample Home with 2026 AV of \$10M	\$2,954.80	\$5,200.00	\$5,494.28	\$5,730.97	\$5,977.87	\$6,235.41

	2032	2033	2034	2035	2036
Tax for Sample Home with 2026 AV of \$2M	\$1,300.81	\$1,330.85	\$1,361.58	\$1,393.02	\$1,425.18
Tax for Sample Home with 2026 AV of \$4M	\$2,601.62	\$2,661.69	\$2,723.15	\$2,786.03	\$2,850.37
Tax for Sample Home with 2026 AV of \$6M	\$3,902.42	\$3,992.54	\$4,084.73	\$4,179.05	\$4,275.55
Tax for Sample Home with 2026 AV of \$10M	\$6,504.04	\$6,654.23	\$6,807.88	\$6,965.08	\$7,125.92

4.3.3. City Financial Outcomes

Under Scenario 2, General Fund resources, including all sub-funds and reserves, are exhausted before the end of 2038, as expenditures continue to outpace revenues each year, though by a smaller margin than under the baseline scenario. When potential uncertainty in revenues and costs is incorporated through the sensitivity band shown below, these resources are exhausted no later than 2042.

**Figure 4. Scenario 2 Fund Balance Projections**

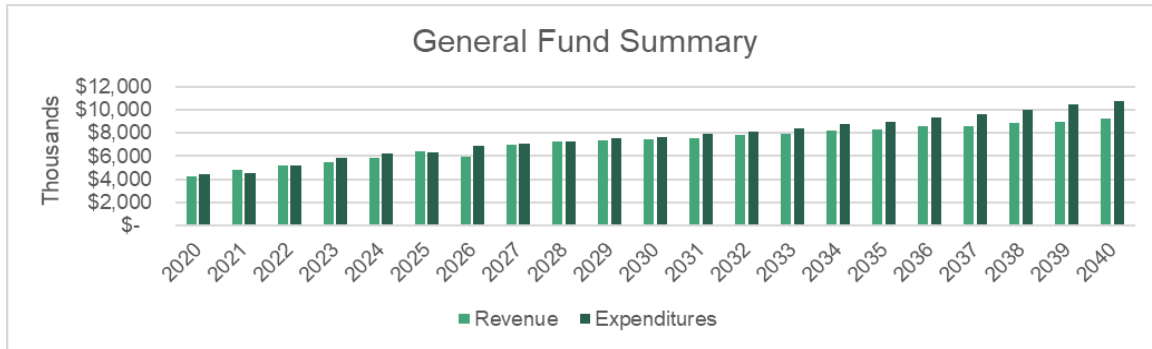


Figure 5. Scenario 2 General Fund Projections

4.4. Scenario 3: Mid-Term Option

Scenario 3 represents a permanent two-year lid lift with a defined rate of \$0.45000 in year 1 (2027) and \$0.60000 in year 2 (2028). Thereafter, 1% levy limit factors are assumed.

4.4.1. Levies and Rates

Under this scenario, levy rates, levies, and revenues are as follows:

Table 12. Scenario 3 Projected Levy Rates, Levies, and Revenues

	2027	2028	2029	2030	2031
Assessed Value (Thousands; Projected)	\$4,942,190	\$5,139,877	\$5,345,472	\$5,559,291	\$5,781,663
Add Ons (New Construction) (Thousands; Projected)	\$62,230	\$64,720	\$67,309	\$70,001	\$72,801
Levy Increase	N/A	N/A	1%	1%	1%
City Levy Rates	\$0.45000	\$0.60000	\$0.59783	\$0.58811	\$0.57855
City Levy Revenues	\$2,220,778	\$3,079,479	\$3,191,065	\$3,264,751	\$3,340,138

	2032	2033	2034	2035	2036
Assessed Value (Thousands; Projected)	\$6,012,929	\$6,253,446	\$6,503,584	\$6,763,728	\$7,034,277
Add Ons (New Construction) (Thousands; Projected)	\$75,713	\$78,741	\$81,891	\$85,167	\$88,573
Levy Increase	1%	1%	1%	1%	1%
City Levy Rates	\$0.56914	\$0.55989	\$0.55078	\$0.54183	\$0.53302
City Levy Revenues	\$3,417,267	\$3,496,177	\$3,576,909	\$3,659,506	\$3,744,011

4.4.2. Taxpayer Impacts

Impacts under this scenario will vary by property based on assessed value. The following table presents sample City-only taxes for homes with representative 2026 assessed values. These amounts represent only a portion of each sample property's total tax bill.

Table 13. Scenario 3 Taxpayer Impacts

	2026 (current)	2027	2028	2029	2030	2031
Tax for Sample Home with 2026 AV of \$2M	\$590.96	\$936.00	\$1,297.92	\$1,344.95	\$1,376.01	\$1,407.78
Tax for Sample Home with 2026 AV of \$4M	\$1,181.92	\$1,872.00	\$2,595.84	\$2,689.90	\$2,752.01	\$2,815.56
Tax for Sample Home with 2026 AV of \$6M	\$1,772.88	\$2,808.00	\$3,893.76	\$4,034.85	\$4,128.02	\$4,223.34
Tax for Sample Home with 2026 AV of \$10M	\$2,954.80	\$4,680.00	\$6,489.60	\$6,724.75	\$6,880.04	\$7,038.91

	2032	2033	2034	2035	2036
Tax for Sample Home with 2026 AV of \$2M	\$1,440.29	\$1,473.55	\$1,507.57	\$1,542.39	\$1,578.00
Tax for Sample Home with 2026 AV of \$4M	\$2,880.58	\$2,947.09	\$3,015.15	\$3,084.77	\$3,156.01
Tax for Sample Home with 2026 AV of \$6M	\$4,320.87	\$4,420.64	\$4,522.72	\$4,627.16	\$4,734.01
Tax for Sample Home with 2026 AV of \$10M	\$7,201.44	\$7,367.74	\$7,537.87	\$7,711.93	\$7,890.02

4.4.3. City Financial Outcomes

Under this scenario, General Fund resources, including all sub-funds and reserves, are not exhausted until 2042. Projected revenues fully support projected expenditures through 2032, after which revenues begin to fall modestly below expenditures and the City would again rely on fund balance. When potential uncertainty in revenues and costs is incorporated through the sensitivity band shown below, available funding could extend well beyond 2040 under more favorable conditions, and under less favorable conditions would remain available through 2036.

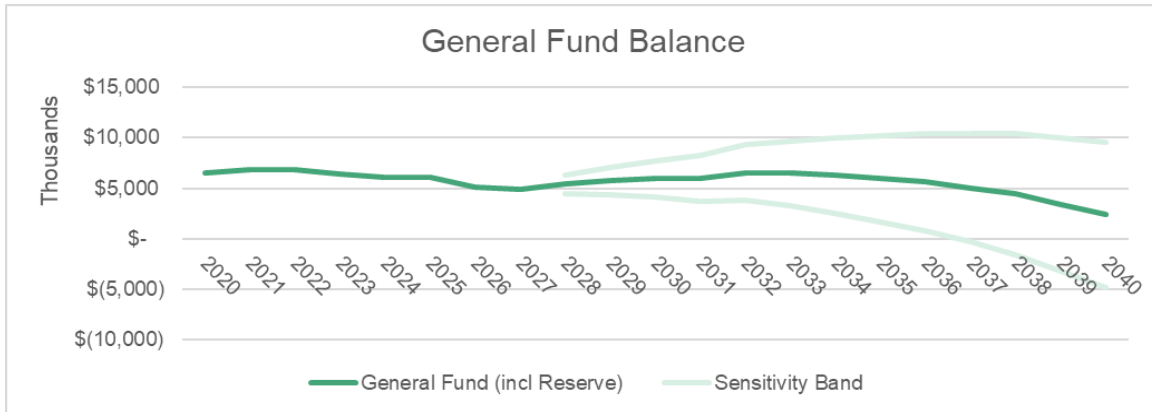


Figure 6. Scenario 3 Fund Balance Projections

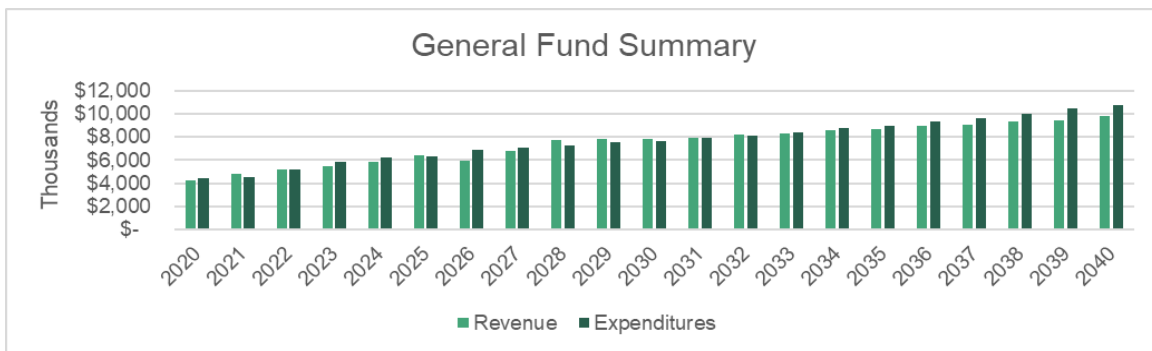


Figure 7. Scenario 3 General Fund Projections

4.5. Scenario 4: Long-Term Option

Scenario 4 represents a permanent multi-year lid lift with a defined rate of \$0.55000 in year 1 (2027), followed by 3% levy limit factors for the remainder of a 10-year period (2028 through 2036). Thereafter, the 1% limit would again apply.

4.5.1. Levies and Rates

Under this scenario, levy rates, levies, and revenues are as follows:

Table 14. Scenario 4 Projected Levy Rates, Levies, and Revenues

	2027	2028	2029	2030	2031
Assessed Value (Thousands; Projected)	\$4,942,190	\$5,139,877	\$5,345,472	\$5,559,291	\$5,781,663
Add Ons (New Construction) (Thousands; Projected)	\$62,230	\$64,720	\$67,309	\$70,001	\$72,801
Levy Increase	N/A	3%	3%	3%	3%
City Levy Rates	\$0.55000	\$0.55875	\$0.56041	\$0.56207	\$0.56373
City Levy Revenues	\$2,714,284	\$2,867,761	\$2,991,309	\$3,120,182	\$3,254,608

	2032	2033	2034	2035	2036
Assessed Value (Thousands; Projected)	\$6,012,929	\$6,253,446	\$6,503,584	\$6,763,728	\$7,034,277
Add Ons (New Construction) (Thousands; Projected)	\$75,713	\$78,741	\$81,891	\$85,167	\$88,573
Levy Increase	3%	3%	3%	3%	3%
City Levy Rates	\$0.56540	\$0.56708	\$0.56876	\$0.57045	\$0.57214
City Levy Revenues	\$3,394,827	\$3,541,089	\$3,693,655	\$3,852,795	\$4,018,794

4.5.2. Taxpayer Impacts

Impacts under this scenario will vary by property based on assessed value. The following table presents sample City-only taxes for homes with representative 2026 assessed values. These amounts represent only a portion of each sample property's total tax bill.

Table 15. Scenario 4 Taxpayer Impacts

	2026 (current)	2027	2028	2029	2030	2031
Tax for Sample Home with 2026 AV of \$2M	\$590.96	\$1,144.00	\$1,208.69	\$1,260.76	\$1,315.08	\$1,371.73
Tax for Sample Home with 2026 AV of \$4M	\$1,181.92	\$2,288.00	\$2,417.37	\$2,521.52	\$2,630.15	\$2,743.46
Tax for Sample Home with 2026 AV of \$6M	\$1,772.88	\$3,432.00	\$3,626.06	\$3,782.28	\$3,945.23	\$4,115.20
Tax for Sample Home with 2026 AV of \$10M	\$2,954.80	\$5,720.00	\$6,043.43	\$6,303.79	\$6,575.38	\$6,858.66

	2032	2033	2034	2035	2036
Tax for Sample Home with 2026 AV of \$2M	\$1,430.83	\$1,492.48	\$1,556.78	\$1,623.85	\$1,693.82
Tax for Sample Home with 2026 AV of \$4M	\$2,861.66	\$2,984.95	\$3,113.56	\$3,247.71	\$3,387.63
Tax for Sample Home with 2026 AV of \$6M	\$4,292.49	\$4,477.43	\$4,670.34	\$4,871.56	\$5,081.45
Tax for Sample Home with 2026 AV of \$10M	\$7,154.16	\$7,462.38	\$7,783.90	\$8,119.26	\$8,469.08

4.5.3. City Financial Outcomes

Under this scenario, City operations are fully funded through 2043. This option provides the greatest capacity to absorb uncertainty in cost or other revenue projections. Projected revenues fully support projected expenditures through 2032, after which they begin to fall slightly below expenditures, though by less than in the other scenarios. When potential uncertainty in revenues and costs is incorporated through the sensitivity band shown below, funding could extend well beyond 2045 under more favorable conditions and at least through 2038 under less favorable conditions.

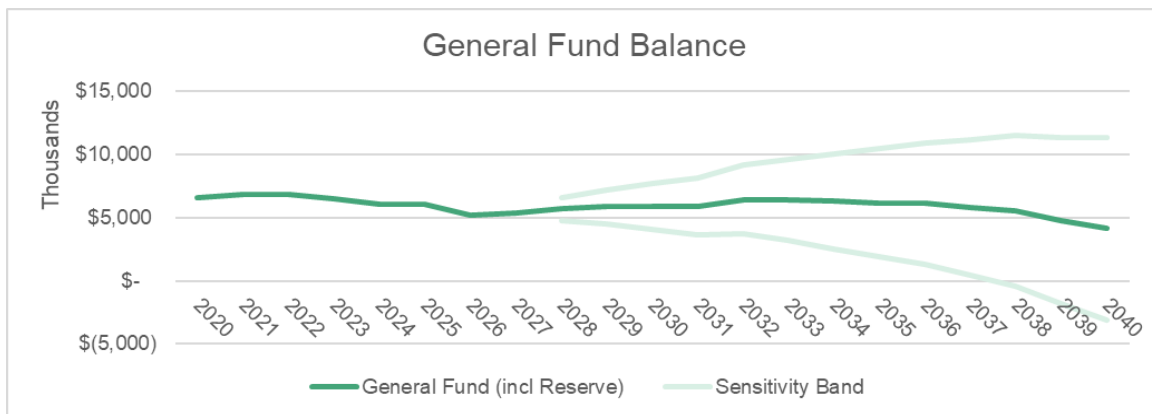


Figure 8. Scenario 4 Fund Balance Projections

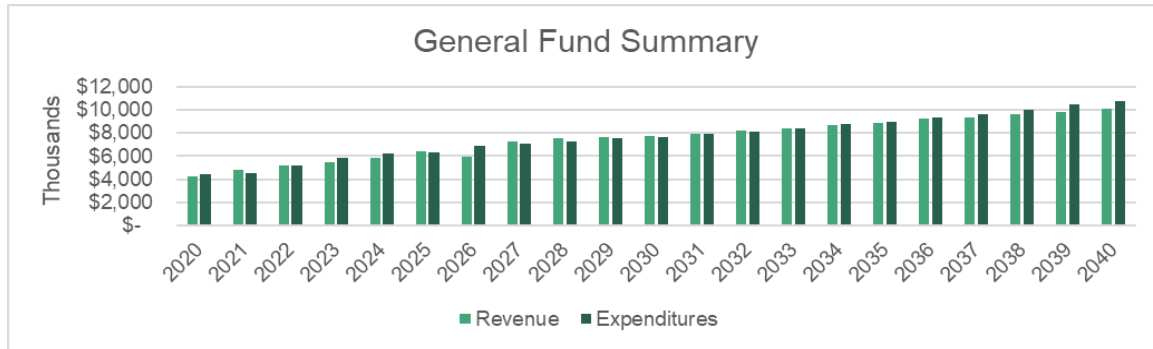


Figure 9. Scenario 4 General Fund Projections

5. Conclusion

The City of Clyde Hill faces a structural gap between its operating expenditures and the revenue capacity permitted under the current 1% levy limitation. Without action, General Fund reserves are projected to be exhausted by 2030. Each of the three levy lid lift scenarios presented in this memorandum offers a progressively stronger path toward fiscal sustainability. Scenario 2, a permanent multi-year lift beginning at \$0.50 per \$1,000 of assessed value in 2027 and followed by five additional years with a 3% levy limit factor, extends the City's financial runway to approximately 2038 but does not fully resolve the long-term imbalance. Scenario 3, a permanent two-year lift at \$0.45 in 2027 and \$0.60 in 2028, further improves near-term fund balances and delays the onset of recurring deficits. Scenario 4, a permanent multi-year lift at \$0.55 per \$1,000 followed by 3% annual levy limit factors over the remainder of a 10-year period, offers the most durable solution by providing the City with sustained revenue growth that more closely aligns with projected expenditure increases. In all scenarios, Clyde Hill's levy rate would remain well below the statutory maximum of \$3.375 per \$1,000 and would continue to compare favorably with peer communities. The following figure shows projected sample rates for peer communities over the next five years, assuming other communities' use of 1% levy limit factors and the same assumptions for assessed value growth.

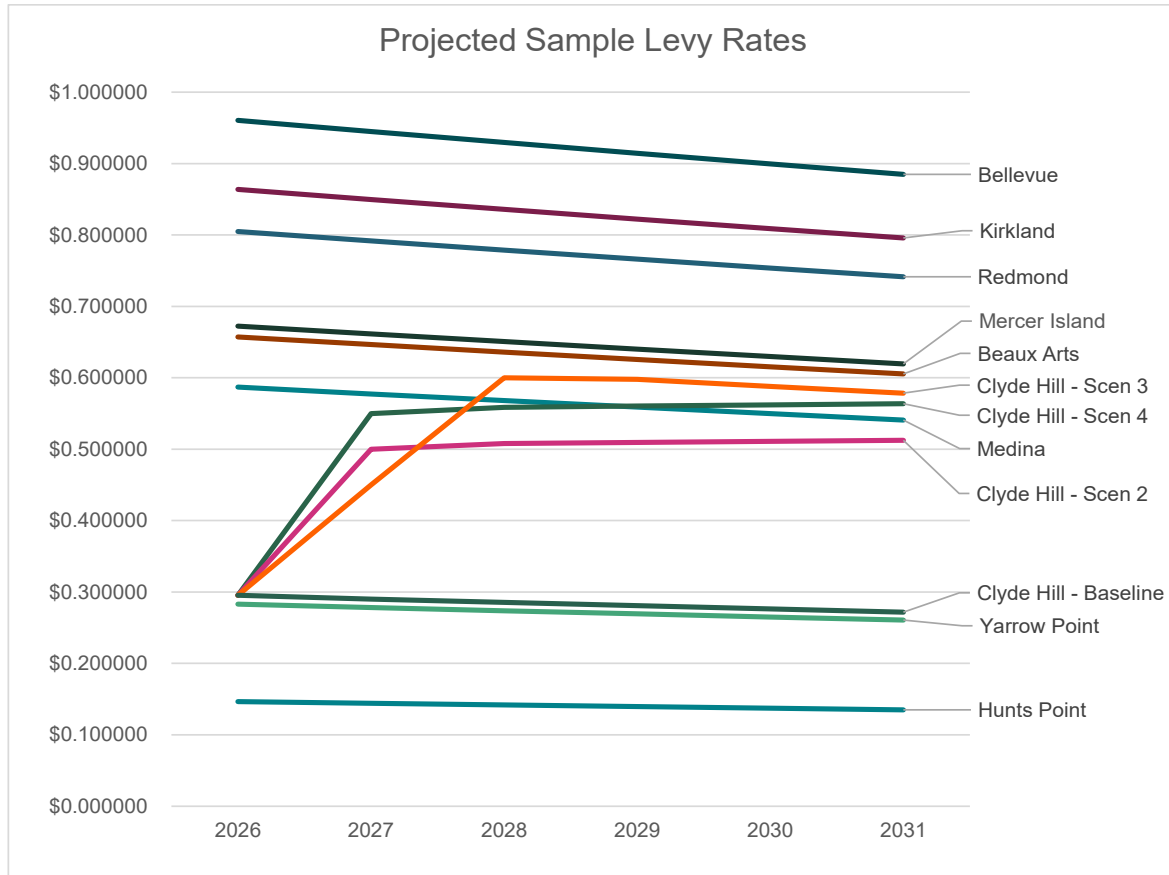


Figure 10. City Levy Comparisons Under Selected Scenario

Ultimately, the choice among these alternatives requires balancing the City's service delivery needs against the additional tax burden on property owners, a determination best informed by Council priorities and community input.



Levy Lid Lift Options

Council Update

Heather Thomas-Murphy, City Administrator
June 9, 2026



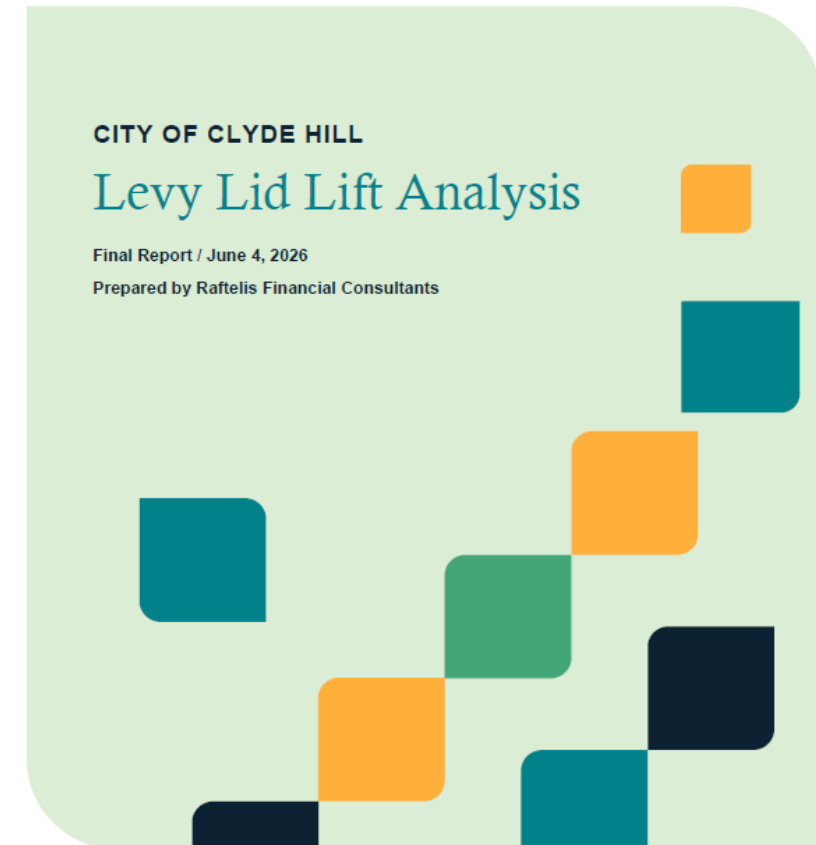
By the End of the Discussion...

- Consensus on Current Revenue & Expenditure Assumptions
- Re-Confirm Target of November 3 Ballot
- Discuss Council's Timeline of Meetings
- Provide Criteria or Feedback for Financial Sustainability Task Force



What Will Be Covered

- Council Questions Received
- Defining the Need
- Recap of FSTF Summary & Recommendations
- Financial Analysis & Modeling
 - Revenue & Expense Assumptions
 - Levy Lid Lift Scenarios
- Summary of Options to Consider
 - Criteria for FSTF
- Timeline



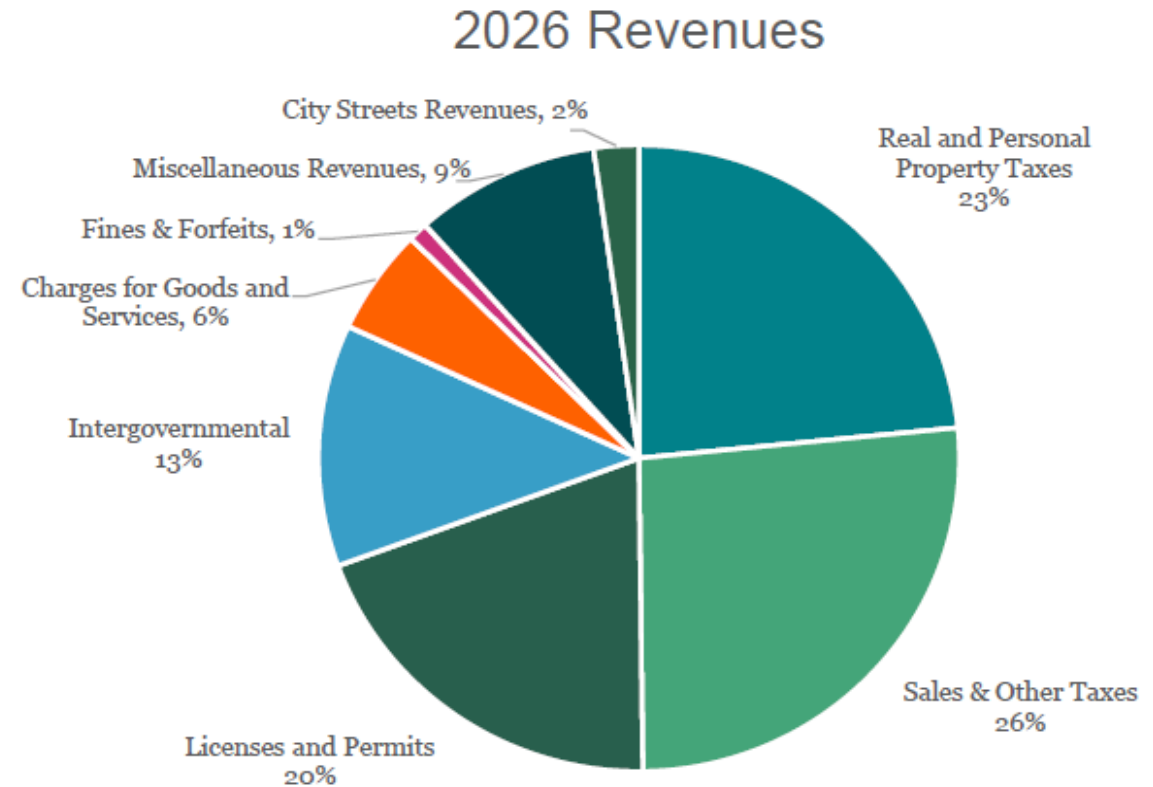
Revenues

Only 4.5% of a property owner's tax bill comes to Clyde Hill.

Current levy rate is \$0.29 per \$1,000 of assessed value (ex: \$1,182 for a home with \$4M AV).

Property taxes pay for \$0.25 of every dollar spent by the City.

Property taxes are the primary source for paying for Public Safety.



Public Safety

Clyde Hill Police Department

- People - \$2.25M
- Supplies & Equipment - \$275k

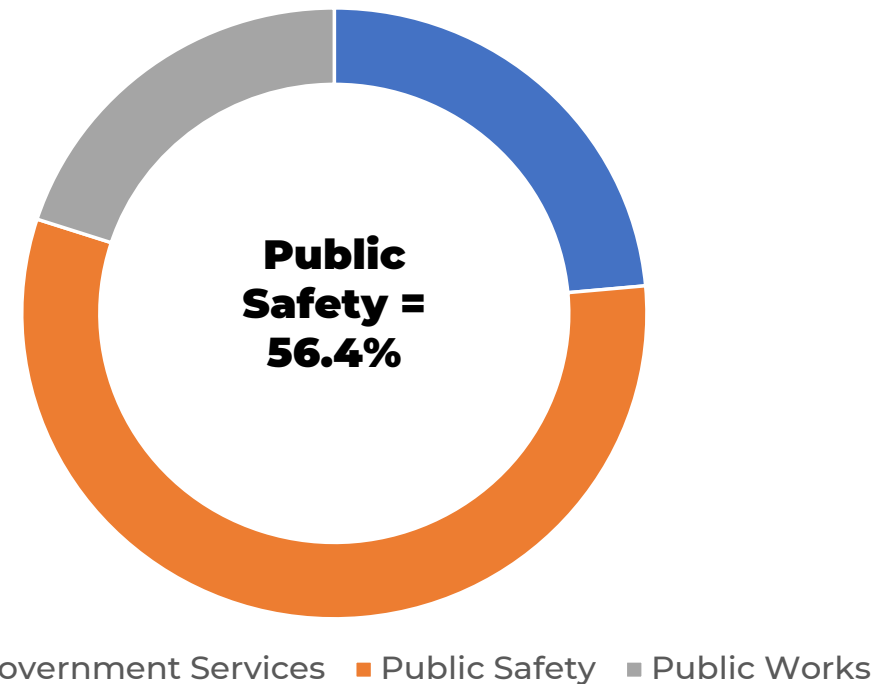
Contracted Services & Fees – \$385k

(NORCOM Dispatch, Jail, Prosecutor, etc.)

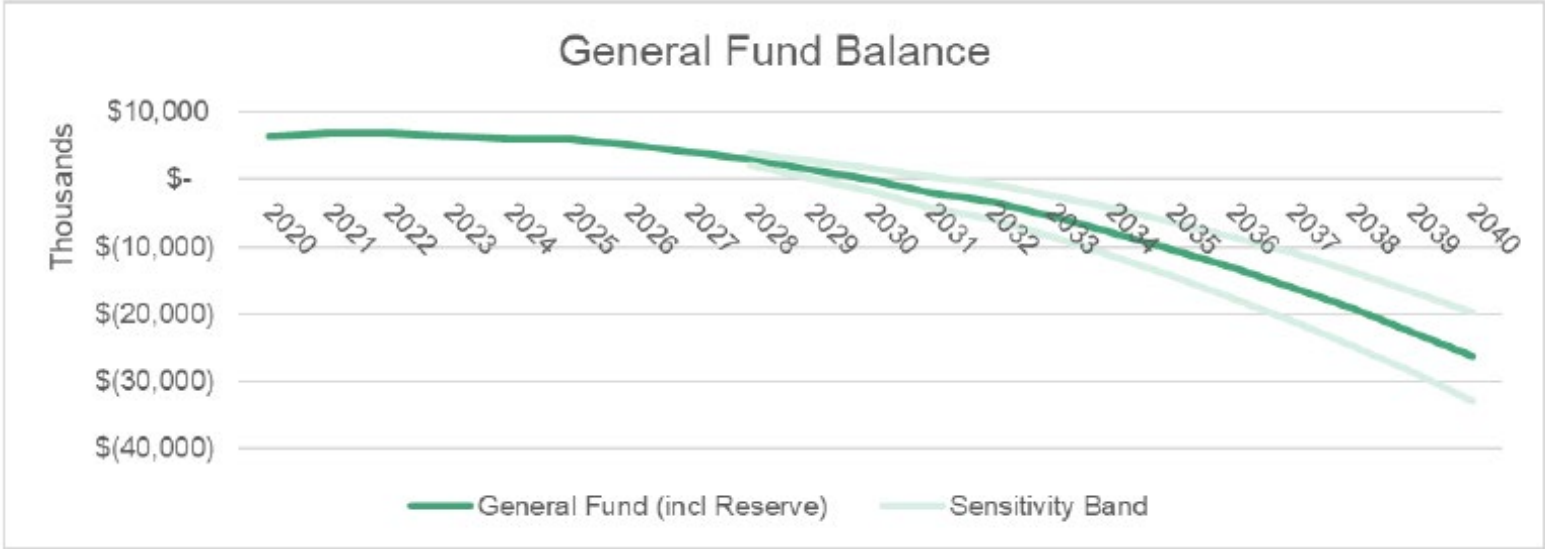
Bellevue Fire - \$895k

(Projected to increase 10% +/- in 2027)

2026 Budgeted Expenses



Current Forecast



Without additional revenues,
the City is expected to run out of funds by the end of 2030.

In order to remain an independent city with a police department and direct control over land use issues, the City needs to increase its share of property taxes.



FSTF Summary & Recommendations

- Clyde Hill is lean compared to similarly sized cities. Balancing the budget with staffing cuts would threaten basic services and violate legal compliance.
- The current structural imbalance cannot be solved without a Levy Lid Lift.
- A levy lid lift that should be less than \$1,000/year increase for a house assessed at \$4M.



Raftelis Analysis & Model

- Baseline revenue projections under the existing 1% levy limit over 10 years.
- Expenditure projections based on historical trends & known cost drivers.
- Structural gap between projected revenues and expenditures under status quo.
- Levy lid lift scenarios that evaluate different levy rate levels, durations, and structures (single-year vs. multi-year authorization).
- Estimated annual and cumulative revenue generated under each scenario, and fund balance trajectory over time.
- Tax impact analysis showing the effect on a representative Clyde Hill property owner under each scenario.

Model Assumptions

- Local retail sales tax is expected to grow modestly, at approximately 1% annually.
- Solid waste, water, and cable franchise fees is expected to remain relatively flat.
- Redevelopment of existing properties is expected to continue at a moderate and relatively stable pace during this decade.
- Intergovernmental grants (i.e., state and federal grants) are expected to remain relatively flat.
- Assessed values will increase by 4.0% annually, based on recently observed actual growth. New construction AV is also assumed to grow by 4.0% annually.
- Expenditures are expected to grow at slight (1%) or modest (4%) rates, except for information technology, which are projected to grow at a moderate rate (7%).

Key Council Question

Does Council feel comfortable with the current revenue and expenditure assumptions?

Objectives for Levy Options

- In line with Financial Sustainability Task Force’s recommendation (<\$1k/year increase for \$4M assessed value)
- Avoid Clyde Hill’s levy rate exceeding the majority of neighboring communities.
- Preserve the City’s fund balance for at least five years beyond current projections.
- Include a “phased-in” option to soften the increase in the first year.

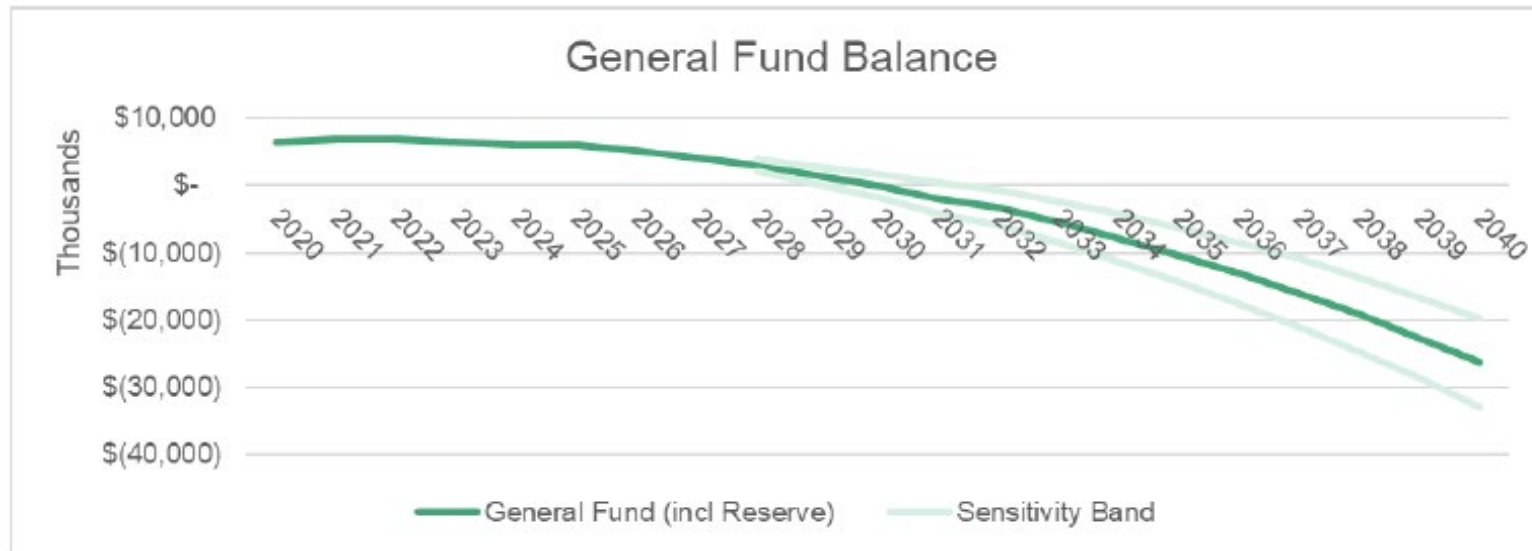
Table 1. Neighboring Communities 2026 City Levy Rates

City	City & Towns Levy Rates
Bellevue	\$0.96050
Kirkland	\$0.86380
Redmond	\$0.80483
Mercer Island	\$0.67235
Beaux Arts	\$0.65717
Medina	\$0.58700
Clyde Hill	\$0.29548
Yarrow Point	\$0.28302
Hunts Point	\$0.14654



**Like Roofs &
Water
Heaters...**

Scenario 1 - Baseline



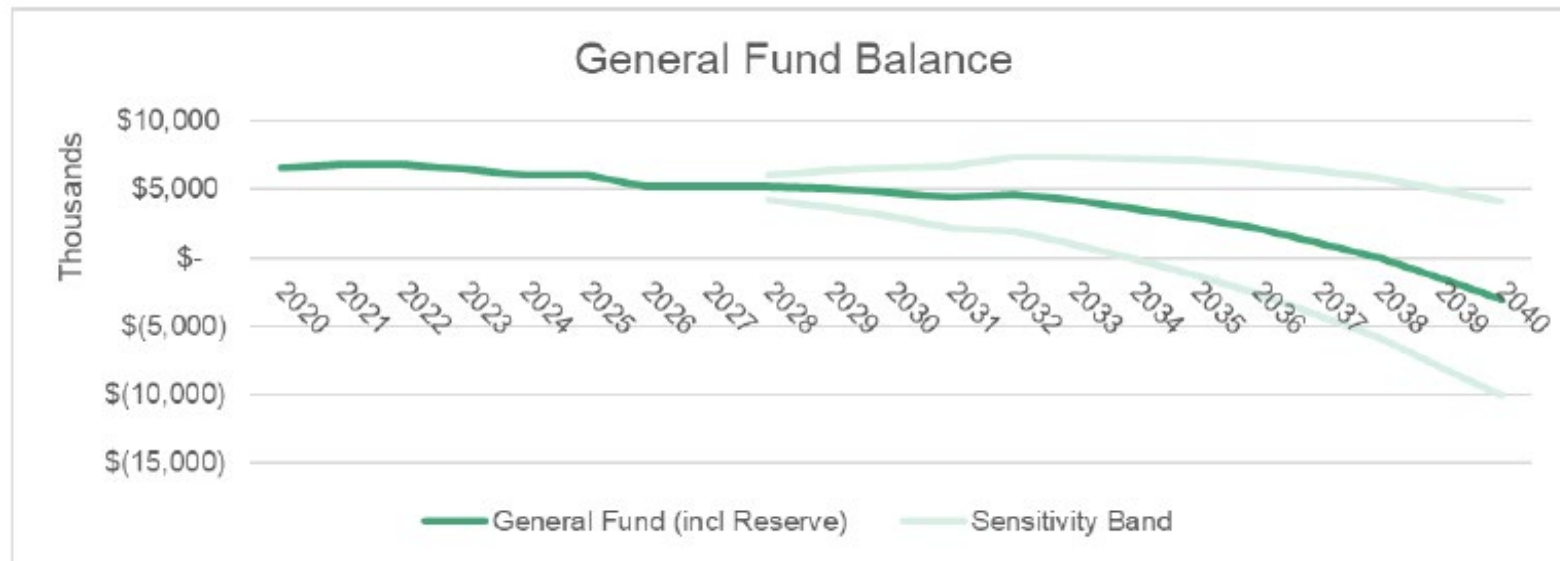
**Maintain the annual 1% increase of levy rate,
the City is expected to run out of funds by the end of 2030.**

Scenario 1 – Baseline

	2026 (current)	2027	2028	2029	2030	2031
Tax for Sample Home with 2026 AV of \$2M	\$590.96	\$603.69	\$617.63	\$631.89	\$646.48	\$661.40
Tax for Sample Home with 2026 AV of \$4M	\$1,181.92	\$1,207.38	\$1,235.26	\$1,263.77	\$1,292.95	\$1,322.80
Tax for Sample Home with 2026 AV of \$6M	\$1,772.88	\$1,811.07	\$1,852.88	\$1,895.66	\$1,939.43	\$1,984.20
Tax for Sample Home with 2026 AV of \$10M	\$2,954.80	\$3,018.46	\$3,088.14	\$3,159.43	\$3,232.38	\$3,307.00

Approximately \$25/year extra for property owner with \$4M home.

Scenario 2 – Short-Term



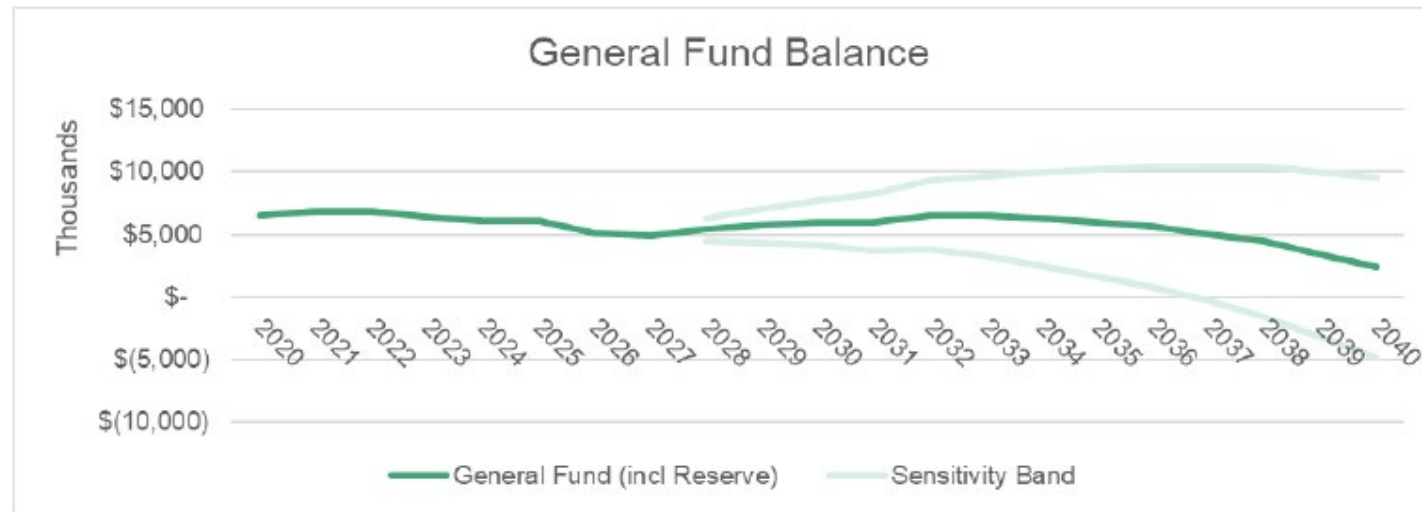
**Increasing City's levy to \$0.50/\$1,000 in 2027 with a 3% annual increase in 2028-2032,
the City have enough funds to operate through 2038.**

Scenario 2 – Tax Impact

	2026 (current)	2027	2028	2029	2030	2031
Tax for Sample Home with 2026 AV of \$2M	\$590.96	\$1,040.00	\$1,098.86	\$1,146.19	\$1,195.57	\$1,247.08
Tax for Sample Home with 2026 AV of \$4M	\$1,181.92	\$2,080.00	\$2,197.71	\$2,292.39	\$2,391.15	\$2,494.16
Tax for Sample Home with 2026 AV of \$6M	\$1,772.88	\$3,120.00	\$3,296.57	\$3,438.58	\$3,586.72	\$3,741.24
Tax for Sample Home with 2026 AV of \$10M	\$2,954.80	\$5,200.00	\$5,494.28	\$5,730.97	\$5,977.87	\$6,235.41

Approximately \$898/year extra for property owner with \$4M home.

Scenario 3 – Mid-Term



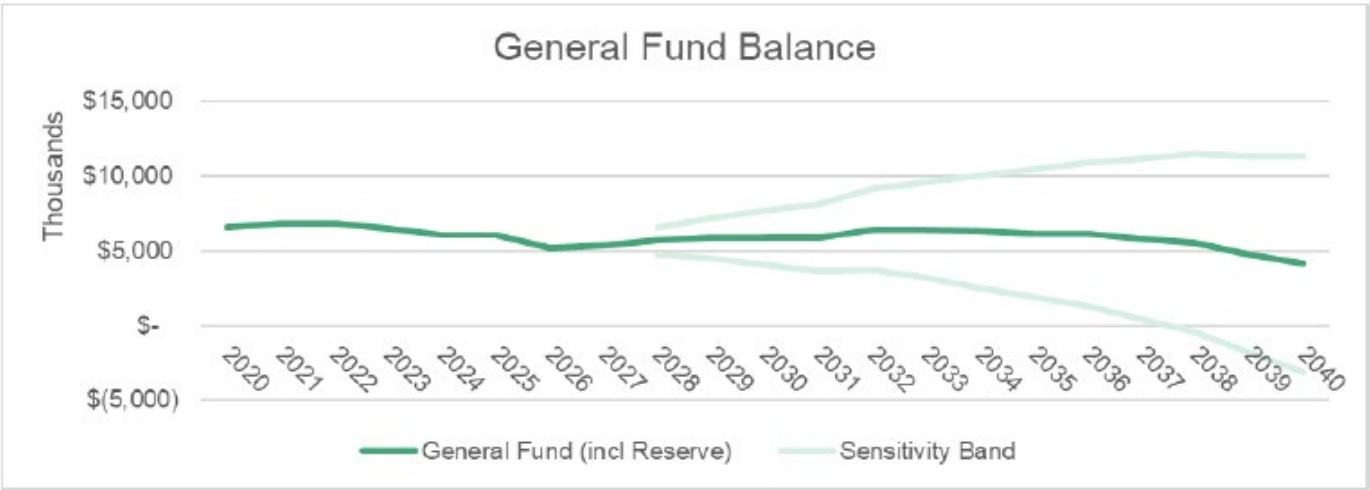
Increasing City's levy to \$0.45/\$1,000 in 2027, \$0.60/\$1,000 in 2028, then 1% annually,
the City have enough funds to operate through 2041.

Scenario 3 – Tax Impact

	2026 (current)	2027	2028	2029	2030	2031
Tax for Sample Home with 2026 AV of \$2M	\$590.96	\$936.00	\$1,297.92	\$1,344.95	\$1,376.01	\$1,407.78
Tax for Sample Home with 2026 AV of \$4M	\$1,181.92	\$1,872.00	\$2,595.84	\$2,689.90	\$2,752.01	\$2,815.56
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Tax for Sample Home with 2026 AV of \$10M	\$2,954.80	\$4,680.00	\$6,489.60	\$6,724.75	\$6,880.04	\$7,038.91

**Approximately \$690/year extra in 2027 and \$1,413/year in 2028
for property owner with \$4M home.**

Scenario 4 – Long-Term



Increasing City’s levy to \$0.55/\$1,000 in 2027 with a 3% annual increase in 2028-2036, the City have enough funds to operate through 2043+.

Scenario 4 – Tax Impact

	2026 (current)	2027	2028	2029	2030	2031
Tax for Sample Home with 2026 AV of \$2M	\$590.96	\$1,144.00	\$1,208.69	\$1,260.76	\$1,315.08	\$1,371.73
Tax for Sample Home with 2026 AV of \$4M	\$1,181.92	\$2,288.00	\$2,417.37	\$2,521.52	\$2,630.15	\$2,743.46
Tax for Sample Home with 2026 AV of \$6M	\$1,772.88	\$3,432.00	\$3,626.06	\$3,782.28	\$3,945.23	\$4,115.20
Tax for Sample Home with 2026 AV of \$10M	\$2,954.80	\$5,720.00	\$6,043.43	\$6,303.79	\$6,575.38	\$6,858.66

Approximately \$1,106/year extra for property owner with \$4M home.

“Worse” Case

If a levy lid lift is not approved by the end of 2028, the City will need to begin steps to potentially de-annex.

This would mean residents would likely need to pay the levy rates of Bellevue (\$0.96) or Medina (\$0.58) compared to a levy lid lift of \$0.45-0.60 for Clyde Hill.

All law enforcement and land use issues would be according to Bellevue or Medina.

Table 1. Neighboring Communities 2026 City Levy Rates

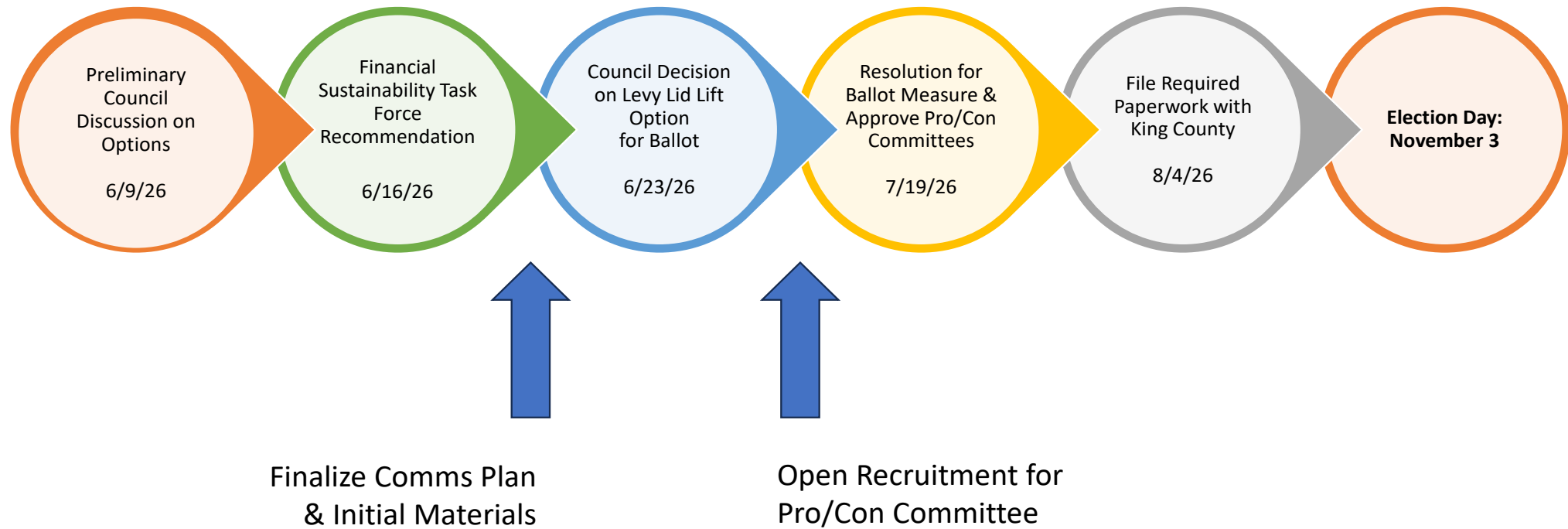
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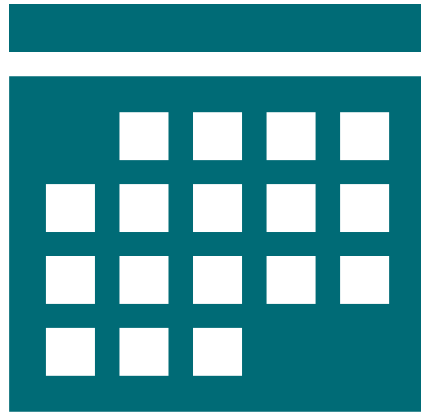
Communications Plan

- Full plan is in development; needs to be created with full City communications needs woven in.
- All content needs to meet PDC rules.
- Week of June 22 – webpage launched, letters to residents in mail, and open recruitment for Pro/Con Committees.
- Community Open House – September (TBD)
- Additional mailer in early-October.

Decision Points Ahead



Timing of Ballot



- November 2026
- February 2027*
- April 2027*
- August 2027
- November 2027

** Only available for a 1- or 2-year levy lid lift*

Key Council Question

Does Council agree with proceeding with a target of
November 3 ballot measure?

Key Council Question

Does Council feel there are enough meetings scheduled to be able to make a formal decision prior to the August 4 filing deadline?

Key Council Question

What criteria or information does Council want the Financial Sustainability Task Force to consider next week as they deliberate on a top recommendation?

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 30th Street and 96th 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 92nd AVE NE for a large house fire. The fire was investigated by Bellevue Fire Investigators. The determined source of fire was unknown.

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.

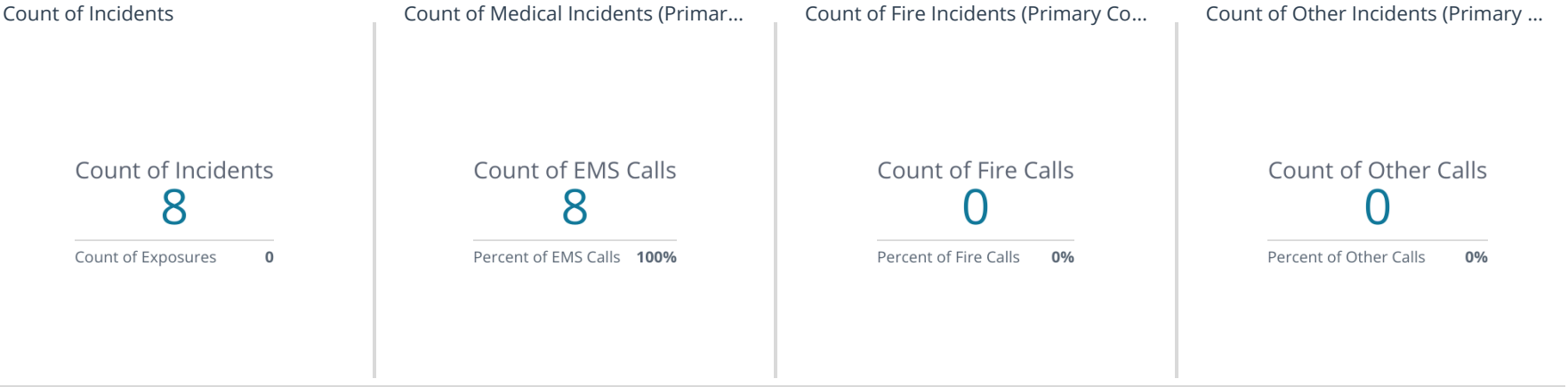
Officers are continuing to self-initiate activity and assist our local partners as needed.

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 Clyde Hill

Incident Types (NERIS)



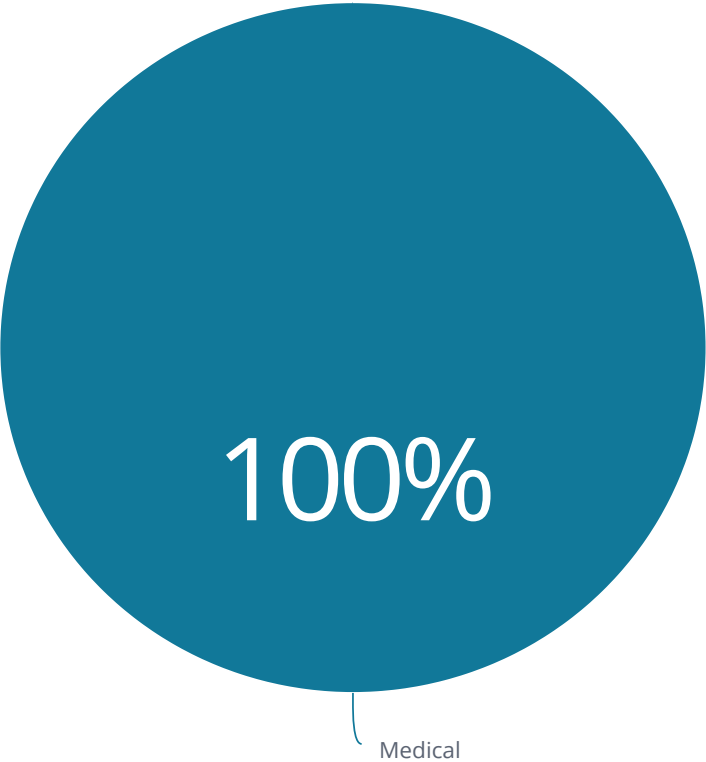
Incident Types (NERIS) - CC Clyde Hill

Jun 1, 2026 11:34:11 AM [Fire Incidents \(NERIS\)](#)

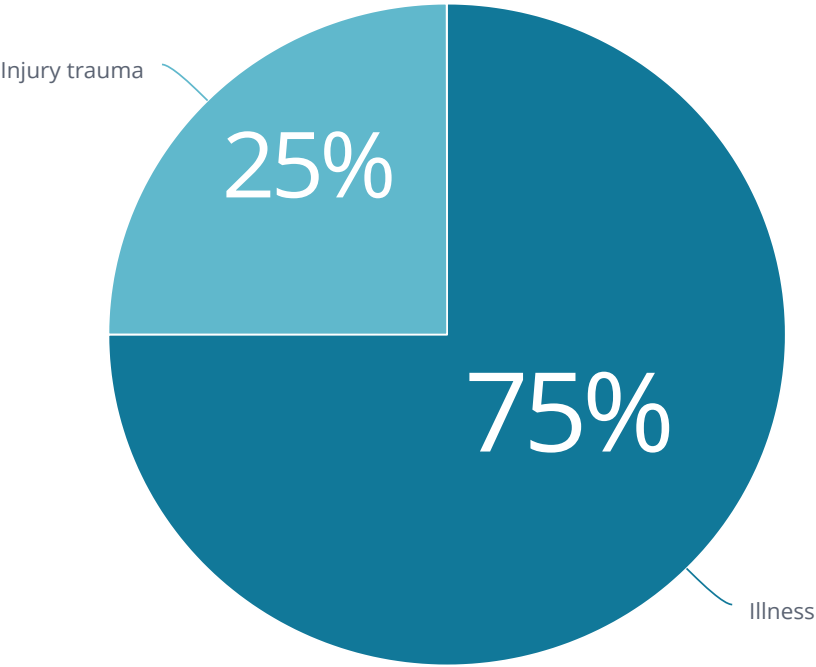
Filter statement

Filters **Incident onset** Last Month | **Incident status** Locked, Draft, InReview | **Location city** Clyde Hill

Primary Incident Type by Category



Primary Incident Types by Subcategory



Incident Types (NERIS) - CC Clyde Hill

Jun 1, 2026 11:34:11 AM [Fire Incidents \(NERIS\)](#)

Filter statement

Filters **Incident onset** Last Month | **Incident status** Locked, Draft, InReview | **Location city** Clyde Hill

Count of Fire Incidents

Incident Types (NERIS) - CC Clyde Hill

Jun 1, 2026 11:34:11 AM [Fire Incidents \(NERIS\)](#)

Filter statement

Filters **Incident onset** Last Month | **Incident status** Locked, Draft, InReview | **Location city** Clyde Hill

Primary Incident Types (by month)

Primary Incident Type	Incidents	
	05/2026	Grand Total
Abdominal pain / problems	1	1
Allergic reaction / stings	1	1
Fall	1	1
Heart problems	1	1
Motor vehicle collision	1	1
Sick case	2	2
Well person check	1	1
Grand Total	8	8

Additional Incident Types (by month)

Additional Incident Type	Incidents	
	05/2026	Grand Total
Law enforcement support	1	1
Grand Total	1	1



Date: June 9, 2026

From: Heather Thomas-Murphy, City Administrator

Subject: Civil Service Commission

Summary

The City Council will be asked to consider whether it wants to modify its code to allow for one representative appointed to the Civil Service Commission to be a resident of Yarrow Point.

Background & Analysis

The Clyde Hill Civil Service Commission consists of five members who have jurisdiction over full-time Police Department Officers in matters relating to qualifications and hiring, as well as complaints or appeals by police officers concerning grievances, disciplinary matters, and termination.

There is currently one vacancy on the Commission, and it was suggested that the City consider amending the code to include one representative of Yarrow Point as they contract with Clyde Hill for police services. While this may be permissible under state law, the Clyde Hill Municipal Code (CHMC) does not.

[CHMC 2.16.020](#) states “No person shall be appointed a member of the commission who is not a citizen of the United States, a resident of the city for at least one year immediately preceding such appointment, and an elector of the county wherein the member resides.” While this is generally consistent with [RCW 41.12.030](#), the state law requires that a commissioner reside within the jurisdiction for three years.

[RCW 41.12.010](#) indicates that local regulations can be adopted that “substantially accomplish the purpose of this chapter.” Should the City Council adopt an ordinance, the code could be amended to allow a commissioner appointment from other cities that contract for police services from Clyde Hill.

Staff Recommendation

Should Council want to proceed with the change, staff will prepare an Ordinance for adoption at a future meeting to amend the code. Staff also recommend language clean-up to align with RCW 41.12.030 specific to the years of residency required.

Fiscal Impact

None.

Requested Action

For Council to discuss and provide guidance on whether or not to amend the City code.



Date: June 9, 2026

From: Dawn Hanson, Acting Police Chief
Heather Thomas-Murphy, City Administrator

Subject: Policy Options for E-Bikes and E-Scooters

Summary

The City Council will be asked to discuss potential policy options around e-bikes, e-scooters, and e-motorcycles to determine what, if any, municipal code language should be drafted.

Background & Analysis

In May, staff were asked by Council to evaluate possible regulations for e-bikes and come back with options for further discussion. As staff researched the issue further, it was determined that evaluating e-scooters and e-motorcycles at the same time made sense.

The City does not currently have any municipal codes that apply. The closest topic is CHMC 10.36 – Skateboards, Roller Skates, Coasters and Toy Vehicles. The attached matrix provides an overview of current state law by topic area for each of e-scooters, e-bicycles, and e-motorcycles.

Recent Legislation

[ESSB 6110](#) was passed during the last legislative session, making some minor adjustments to the definition of e-bikes. It further states that:

“The legislature recognizes the recent proliferation of electric motorcycle use statewide, especially among teenagers and young adults. The legislature also recognizes that there is currently no state regulatory framework that has specifically been developed for such vehicles.”

ESSB 6110 called for the Department of Licensing to convene a work group to study and recommend a revised statutory framework for electric motorcycles. An interim report is due to the Office of the Governor and transportation committees by December 15, 2026, and a final report, including any recommendations or draft legislation by October 31, 2027.

Potential Local Regulations

- Option 1 – Do nothing and continue to follow state law.
- Option 2 – Adopt state law into Clyde Hill Municipal Code (CHMC) by reference, without modification.

- Option 3 - Adopt state law into CHMC by reference, with additional restrictions specific to Clyde Hill.

If the Council were to go with Option 3, there are a variety of regulations that other cities have adopted. Those are provided below.

All Motor-Assisted Vehicles

- Require all riders, regardless of age, to wear helmets.
- Every motorized foot scooter and bicycle when in use during the hours of darkness as defined in RCW 46.37.020 shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front and with a red reflector of a type approved by the Washington State Patrol on the rear which shall be visible from all distances up to 600 feet to the rear when directly in front of lawful lower beams of head lamps on a motor vehicle. A lamp emitting a red light visible from a distance of 500 feet to the rear may be used in addition to the red reflector.
- Provide for traffic citations, impoundment and penalties, at law enforcement's discretion, if a motorized recreational vehicle is operated in a manner that violates the provisions in code.
- Prohibit guardians from authorizing or knowingly permitting a minor in their care to operate a motorized recreational vehicle in violation of municipal code and subject violating guardians to fines.
 - Escalating fines for each additional violation.
 - The second (or third) violation by any parent or guardian shall be a misdemeanor.
- Prohibit motorized recreational vehicles from being operated in a negligent manner upon any city street or upon city property. For the purposes of this section, "to operate in a negligent manner" means to operate a motorized scooter in such a manner as to endanger or be likely to endanger any person or property, or to obstruct, hinder or impede the lawful course of travel of any motor vehicle or the lawful use by any pedestrian of public streets, sidewalks, alleys, parking areas, trails or public parks within the City.

E-Scooters & E-Bicycles

- Change the lawful age to operate a motorized scooter from 16 years to 12 years, except Class 3 e-bikes.
- Reduce the lawful speed to 15 miles per hour.
- Allow the use of motorized foot scooters on sidewalks and public trails within the City.
- Make it unlawful to operate while carrying a passenger, except for an adult bicycle rider with a child in an appropriate child carrier.

E-Motorcycles

- Some cities like North Bend and Issaquah have differentiated an electric motorcycle from an electric bicycle as follows:
 - Does not have fully operative pedals and may have foot pegs; or
 - Has a motor with a power output that exceeds 750 watts; or
 - Has a motor that continues to power the vehicle above speeds of 28 mph.
- North Bend also:
 - Requires electric motorcycles to register with the Washington State Department of Licensing subject to the provisions of RCW 46.61.705 (Off-road Motorcycle). They must display a valid license plate and may only be operated by individuals with a valid driver's license and motorcycle endorsement.
- The City could also wait until recommendations from the state work group are made and potential legislative action is taken in 2028 or beyond.

Education and Outreach

While options for enforcement are important, a critical component of the issue is increasing education and outreach efforts. Most of the riders have never taken a drivers education program, so they are not familiar with the “roads of the road.” Staff indeed to work on coordinated materials across the Points communities, and in collaboration with the schools, to help get information out to households and young riders.

The Medina Police Department is also exploring the feasibility of offering a safety class. Clyde Hill PD has reached out for details and will offer to support and extend the program if possible.

Staff Recommendation

This is a growing concern and staff believe some regulations should be included within the CHMC. Of all the options, staff recommend that Council determine what is and is not permitted regarding:

- Helmets
- Age
- Allowable Travelways

Staff also request some provisions for citations, impoundment, and fines, to be used at law enforcement's discretion.

Requested Action

For the Council to discuss the options and provide guidance to staff on what regulations, if any, it would like to see drafted for further consideration.

Additional Resources

[E-Bike Information & Guidance - Bellevue School District](#)

	E-scooter	E-bicycle	E-motorcycle
Topic Area	State Law	State Law	State Law
Definition	Motorized foot scooter with 2-3 wheels, handlebars and a floorboard, powered by an electric motor or internal combustion engine, with a max speed of 20 mph (RCW 46.04.336)	Bicycle with two or three wheels, a saddle, fully operative pedals for human propulsion, and an electric motor. Motor must have a power output of no more than 750 watts. (RCW 46.04.169) <u>Class 1:</u> motor-assisted up to 20 miles per hour. <u>Class 2:</u> fully motored (no pedaling) but motor stops when the bicycle reaches 20 mph. <u>Class 3:</u> motor-assisted while pedaling up to 28 mph. <i>An e-bike is not a vehicle designed, manufactured, or intended by the manufacturer or seller to be easily configured in order not to meet the requirements of an electric-assisted bicycle, whether by a mechanical switch or button, by changing a setting in software controlling the drive system, by use of an online application, or through other means intended by the manufacturer or seller.</i>	Currently limited to RCW 46.04.330, RCW 46.61.705, and RCW 46.04.332, with additional legislation anticipated per ESSB 6110. "Motor-driven cycle" means every motorcycle, including every motor scooter, with a motor that produces not to exceed five brake horsepower (developed by a prime mover, as measured by a brake applied to the driving shaft). A motor-driven cycle does not include a moped, a power wheelchair, a motorized foot scooter, or an electric personal assistive mobility device.
Allowed Travelways	Roadway or bicycle lanes; prohibited from being used on trails designated as non-motorized or that have a natural surface. May use sidewalks if there is no other safe alternative to travel or local code allows it.	Roadway or bicycle lanes; prohibited from being used on trails designated as non-motorized or that have a natural surface. Class 3 may use sidewalks if there is no other safe alternative to travel or local code allows it.	Roadway or bicycle lanes; prohibited from being used on trails designated as non-motorized or that have a natural surface
Age Restrictions	Persons under 16 may not operate an e-scooter unless provided otherwise by a local jurisdiction.	Persons under 16 may not operate a Class 3 e-bicycle.	
Driver's License Requirements	None.	None.	Required.
Speed Restrictions	Up to 15 mph on a roadway or bicycle lane. May be operated on a sidewalk or on pedestrian or bicycle trails if authorized by a local jurisdiction, which shall specify the maximum speed of such sidewalk operation.		Based on local or state speed limits, or as marked.
Helmet Requirements	None.	None.	Required.
Reflector Requirements	None.	None.	Required.
License Plate Requirements	None.	None.	Required.

Does Your Code Take E-Bikes and E-Scooters Into Account?

June 24, 2025 by [Leah LaCivita](#)

Category: [Cycling and Walking](#)



Ah, summer in Washington State: wildflower hikes, cold lake swims, and, more recently, gliding around on an electric-powered bike or scooter (e-bike; e-scooter). Whether it is due to environmental considerations, a desire for exercise, or to simply get somewhere faster, many people turn to e-bikes and e-scooters.

Public access to e-bikes/e-scooters has been enabled by shared micromobility companies like Lime or Bird, which began offering rentable options as early as 2017. The National Association of City Transportation Officials (NACTO) reported people [took 133 million trips](#) on shared micromobility devices in the U.S. in 2023, a 20% increase from 2022.

Even if your local government not does contract with a company to offer an e-bike/e-scooter share program, odds are that individuals in your community have purchased their own devices (after all, [over 1 million e-bikes were sold in 2023 in the U.S](#)) and will be using them on your streets.

Despite their growing popularity, e-bikes/e-scooters do generate criticism, typically around haphazardly parked devices clogging sidewalks and the risks associated with devices that are heavier and faster than their traditional counterparts, making them more hazardous in the event of a collision. This blog looks at state laws regarding electric-assisted bikes and scooters, and how local governments have crafted their own policies to suit local needs.

Regulatory Background

Washington State law addresses e-scooters and e-bikes separately, regulating where these may be ridden, whether riders are required to wear helmets, and what authority localities have in regulating these devices locally.

E-scooters (referred to as 'motorized foot scooters') are addressed in [RCW 46.04.336](#), [RCW 46.20.500](#), and [RCW 46.61.715](#).

- [RCW 46.04.336](#) defines a motorized foot scooter as a device with handlebars and a floorboard, powered by an electric motor or internal combustion engine, with a maximum speed of 20 miles per hour (mph).

- [RCW 46.20.500](#) allows them to be used on a “roadway or bicycle lane.”
- [RCW 46.61.715](#) authorizes local government to regulate the use of e-scooters, including those in shared programs, and to adopt/assess penalties for moving/parking violations involving them. The statute also authorizes local governments to levy “reasonable taxes and fees” on e-scooter share companies, and it requires these companies carry commercial general liability and automobile liability insurance.

[RCW 46.04.071](#) defines ‘bicycle’ to include human-powered bicycles and e-bikes identified in [RCW 46.04.169](#). The latter statute outlines three classes of e-bikes based on the highest speed a rider can achieve:

- Class 1: motor-assisted up to 20 miles per hour.
- Class 2: fully motored (no pedaling) but motor stops when the bicycle reaches 20 mph.
- Class 3: motor-assisted while pedaling up to 28 mph. Riders on class 3 e-bikes or e-scooters must be at least 16 years old ([RCW 46.20.500](#)).

[RCW 46.61.710](#) covers operation of both e-bikes and e-scooters, including where they can be ridden, as broadly outlined in the table below.

Device	Where it can be operated
Class 1 e-bike	Formal bike lanes, shared-use trails
Class 2 e-bike	Formal bike lanes, shared-use trails
	• Formal bike lanes
Class 3 e-bike	• May use sidewalks if there is no other safe alternative to travel or local code allows it
E-scooter	• Formal bike lanes

- May use sidewalks if there is no other safe alternative to travel or local code allows it

This statute also prohibits all classes of e-bikes and e-scooters from being used on trails designated as non-motorized or that have a natural surface.

Notably, the state restrictions listed above do not preempt local preference. Localities are authorized to regulate the use of e-scooters — [RCW 46.61.715](#)  (1) — and all classes of e-bikes — [RCW 46.61.710](#)  (7) and (8) — including setting age restrictions, access to trails/sidewalks/parking, or use of helmets.

What to Consider

Many cities, towns, and counties throughout the state have adopted local codes that address the use of e-bikes/e-scooters. Some have adopted state restrictions, while others have implemented customized regulations. The most common areas of concern include parking, sidewalk and/or trail riding, and use of helmets.

Where can e-bikes/e-scooters be parked?

E-bikes/e-scooters are heavy and hard to maneuver. If one is left in the wrong area, for example, blocking access to critical infrastructure, it can be difficult for community members to remedy a problem. Instead, several local governments have opted for dedicated parking zones for electric-assisted devices, which is especially helpful in areas where many are often left, such as transit plazas, stadiums, convention centers, or other major attractions.

In Seattle, bikes, e-bikes, and e-scooters can be parked in the [‘furniture zone’](#)  (curb/landscape strip next to a sidewalk) or at any city bike rack. Additionally, the city’s [Free-Floating Shared Micromobility Permit Requirements](#)  (2025) specifies that the city may designate no parking zones for shared e-bikes/e-scooters, which the vendor (Lime) is required to implement using [geofencing technology](#) . Several of these zones (as well as zones specifically marked for parking shared e-bikes/e-scooters) have been implemented along the popular Alki waterfront trail.

Most policies addressing rentable micromobility devices will also include how they must be parked (i.e., upright, not obstructing flow) and specify that vendors must relocate non-compliant devices within a set time period. In Seattle, e-bikes/e-scooters (as well as traditional bicycles) [cannot block](#) driveways, crosswalks, loading zones, accessible parking spaces, bus stops, or street corners. The city also encourages community members to report e-bike/e-scooter parking problems using the [Find It, Fix It mobile app](#).)

Localities should also consider adopting procedures for removing vehicles locked to public property that have been deemed to be abandoned or an obstruction. Here are examples:

- [Bellingham Municipal Code Sec. 11.48.150](#) — Allows for impoundment of bicycles constituting an obstruction.
- [Lake Stevens Municipal Code Sec. 7.36.120](#) — Allows for impoundment of bicycles, scooters, or “wheeled recreational device” left unclaimed for 60 days.

Where can e-bikes/e-scooters be used?

The rapid growth of micromobility companies, which sometimes deployed their fleets on city streets without first consulting with the local regulatory body, had many policymakers scrambling to update local codes.

While state law specifically prohibits class 3 e-bikes and e-scooters from using sidewalks ([RCW 46.61.710](#)), it does not address sidewalk use by class 1 and 2 e-bikes. Some local jurisdictions may have an ordinance banning bicycles from using sidewalks, which would extend to electric-assist bikes. If a local government does not have such a policy but would like to keep all classes of e-bikes off sidewalks, existing policies used should be reviewed and updated.

Some local governments mirror regulations adopted in [RCW 46.61.710](#):

- [Tacoma Municipal Code Ch 11.06](#) — Prohibits class 3 e-bikes from sidewalks and/or multipurpose trails.

- [Seattle Municipal Code Sec 11.44.120](#) — Prohibits class 3 e-bikes and e-scooters from operating on sidewalks (unless no alternative is available).
- [Wenatchee Ch. 7.32](#) — Restricts e-scooters from all sidewalks (and bicycles from using sidewalks in the downtown business area).

Other local governments group e-bikes/e-scooters with similar devices and develop regulations targeting the group:

- [Bremerton Municipal Code Ch. 10.13](#) — *Motorized Wheeled Transportation Devices*. Prohibits their use in parks, public places, multipurpose trails, and streets with a posted speed limit of 25 mph. E-bikes/e-scooters are allowed on sidewalks only if operated under manual power.
- [Spokane Valley Municipal Code Ch 9.20](#) — *Motorized Personal Transportation Devices*. Prohibits their use in parks, sidewalks, multipurpose trails, and streets with posted speed limit of 25 mph (except in the designated bike lane).
- [Vancouver Municipal Code Sec. 8.06](#) — *Skateboards, Roller Skates, Coasters, In-Line Skates, Motorized Foot Scooters, and Similar Devices*. No device may be ridden in a public plaza or city/county-owned or leased parking structure, and specifically prohibits e-scooter use on sidewalks, bike lanes, or city-owned multipurpose trails.

Electric-assisted devices are frequently prohibited from local public parks (and the trails available in them), including in [Everett](#) and [Pierce County](#) parks. Others have allowed their use but with restrictions. For example, Bellingham updated its codes in 2021, allowing e-bike/e-scooter use in public parks and on city-owned multipurpose trails — see [Bellingham Municipal Code \(BMC\) Sec. 8.040.060](#) — and setting a 15-mph speed limit on park roads for all non-motorized *and* motorized vehicles (see [BMC Sec. 8.04.050](#)).

Geofencing and shared micromobility programs

Other than outright restrictions, local governments can also work with shared micromobility companies to restrict or manage e-bikes/e-scooters in certain areas using geofencing. Geofencing uses the Global

Positioning System (GPS) to create a virtual geographic boundary to, for example, restrict e-bike or e-scooter access, set a reduced speed limit within the boundary, or designate it as a parking area.

Under Spokane's [WheelShare](#) program, shared e-bikes/e-scooters may access multipurpose trails in the city, such as those through Riverfront Park or the Centennial Trail, but only at reduced speed limits. The GPS recognizes when a device is being operated in an area with a designated speed limit and automatically adjusts the speed. Seattle employs this technology to both [identify low-speed zones and approved parking areas](#).

Note: Privately owned e-bikes and e-scooters will not respond to this technology.

Should riders wear helmets?

Washington State law does not require it, but many local governments have laws requiring riders to wear helmets, including [Aberdeen](#), [Washougal](#), [Lakewood](#), [Port Orchard](#), [Lynnwood](#), and [Snoqualmie](#), to name a few. Some may encourage such usage, but do not require it; for example, see [Tacoma Municipal Code Sec. 11.30.010](#).

Shared micromobility companies recommend use of helmets, and occasionally offer free ones through local partners (for example, [Seattle](#)), but they do not supply them as part of the rental experience.

Conclusion

While state-based regulations regarding electric-assist bicycles and scooters are available for local agencies to consider, there may be good reasons to develop more tailored local codes, especially for those communities in which shared micromobility companies operate.

For information on regulating shared micromobility programs, see the following:

- [NACTO: Shared Micromobility Permitting, Process, and Participation](#) (2022)
- [New Urban Mobility Alliance: Micromobility Policy Atlas](#) — A digital database of policies and regulatory frameworks from around the world.

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About Leah LaCivita

Leah joined MRSC as a Communications Coordinator in the fall of 2016. She serves as the editor and manager for MRSC's blog and biannual print newsletter, writes on a variety of topics, and develops website content.

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ANATOMY OF CHAPTER 17.38

Analyzing procedural and technical layers within tree and landscape disputes



1. PROCEDURAL LADDER

Mandates a strict, highly sequential three-step legal progression (Direct Resolution → Mediation → Hearing Examiner).



2. Nine -FACTOR BALANCING

Examiners must weigh subjective aesthetics (historic context, view baselines, property enjoyment) against objective criteria (tree health, soil stability, canopy benefits).



3. PRUNING HIERARCHY

Enforces strict professional standards (Crown Cleaning, Vista Pruning, Topping) requiring arborist expertise to identify the least intrusive path forward.



4. FINANCIAL

Creates dual-deposit liabilities. Complainants must pay non-refundable processing fees and secure deposits for both the City and the defendant's expert costs. (see next slides)



Strategic View: Rather than behaving like a typical zoning code, Chapter 17.38 functions as a micro-engineered, specialized civil litigation framework with some financial barriers to entry.

During our informal ad hoc discussions with a selection of residents, there was some appetite to re-examine the financial aspects (cost allocation / fairness) of Chapter 17.38. In addition, there was an absence of calls for a “re-engineering” of Chapter 17.38

WHO PAYS FOR TREE REMOVAL?

Cost-shifting mechanics when the complainant's view or sunlight claim is successfully granted



THE GENERAL RULE

The baseline rule holds the benefiting neighbor entirely responsible for funding the change.

- **100% Complainant Paid:** Prevailing complainant must pay for all tree felling, cleanup, and mandatory city-approved restoration work.
- **View-as-a-Benefit:** Appears to rely on the logic that the party gaining (regaining) real estate value/sunlight should bear the associated cost.

Default rule: The winning party pays for the tree work they initiated.



THE 50/50 SPLIT

The code splits the liability down the middle if the tree sprouted or was planted after the city's original view laws.

- **Post-1991 Planting:** Costs are divided evenly if the tree was planted (or naturally sprouted) after November 1991.
- **Shared Growth Risk:** Joint liability encourages both parties to keep hedges under control before they require massive corrective work.

Applies strictly based on when the tree was established.



PENALTY COST -SHIFT

Shifts 100% of removal and replanting costs to the tree owner as a punitive or safety measure.

- **Mediation Refusal:** Triggered if the tree owner fails to participate in direct resolution or formal mediation.
- **Safety Hazard:** Shifts entirely to the owner if the tree poses an active structural danger that they chose to ignore.
- **Ignored Warning:** If tree was originally planted despite the complainant's documented written objection.

Designed to heavily penalize uncooperative or negligent behavior.

See Exhibit I and Exhibit II for Additional Information

COST BURDENS

Analyzing the asymmetric economic structure of Chapter 17.38 tree disputes



THE COMPLAINANT'S FINANCIAL RISK

- **Upfront Capital Required:** Complainant must pay all application filing fees, dynamic administrative city deposits, and 100% of the city arborist's report costs.
- **Defensive Expert Deposits:** Uniquely obligates the complainant to post deposits safeguarding the opposing tree owner against arborist or geological consulting fees.
- **Severe Entry Barrier:** High procedural overhead acts as a steep economic hurdle, potentially boxing out lower-income residents from asserting view or sunlight access.



TREE OWNER SAFEGUARDS

- **Protection Against Frivolity:** Ensuring the complaining neighbor shoulders default expenses prevents malicious or low-value attempts to dismantle established trees.
- **Equitable Cost-Shifting:** The code shifts 100% of liability to tree owners *only* for bad-faith acts—such as dodging mediation or knowingly ignoring a hazard.
- **The Maintenance Trap:** While initial work is paid by complainants, tree owners remain permanently saddled with ongoing pruning costs to preserve a view they don't benefit from.

Exhibit I – Cost Outcome Scenarios

According to CHMC § 17.38.070(A), when the Hearing Examiner rules that a view or sunlight obstruction must be corrected, the examiner is legally required to apportion the costs of the restorative actions and replacement plantings between the neighbors using three strict situational baselines:

1. The 50/50 Percentage Split Situation

The Hearing Examiner will allocate an exact 50 percent cost to the complainant and 50 percent to the tree owner if the tree in question satisfies the historical timeline rule:

- The tree was either deliberately planted or allowed to sprout via natural regeneration after November 1991 (the effective date of the city's original view ordinance).

2. The 100% Tree Owner Situation (Cost-Shifting Penalties)

The Hearing Examiner will allocate 100 percent of the costs to the tree owner (meaning the complainant pays 0 percent) if the complainant wins the case and the examiner finds that the tree owner engaged in specific uncooperative behaviors or maintains a safety risk:

- Refusal to Cooperate: The tree owner refused to participate in good faith in the initial neighbor resolution or voluntary mediation processes.
- Disregarded Objections: The tree owner originally planted the tree against the expressed, written objection of the complainant.
- Repeat Offenses: The dispute is a subsequent conflict between the same two parties to restore a view blocked by the same tree or its replacement.
- Safety Hazards: The tree is an active physical hazard to the safety of the complainant or their property, and the tree owner maintained it in disregard for the safety of others.

3. The 100% Complainant Situation

In all other standard cases such as mature trees that predated November 1991 where the tree owner cooperated in good faith throughout the neighbor and mediation phase, the Hearing Examiner will allocate 100 percent of the cost to the complainant (meaning the tree owner pays 0 percent).

Important Code Limitation (§ 17.38.070(D)): The Hearing Examiner *only* calculates and issues these cost-allocation percentages as part of a final, formal complaint decision. The code explicitly states that these percentage frameworks are not intended to be used as mandatory guidelines during the neighbors' initial, informal neighbor resolution or mediation discussions.

Exhibit 2 – Application of Cost Determination to Complainant

Step-by-Step Breakdown

1. The Bids are Gathered: Once the Hearing Examiner dictates what tree work must be done, the tree owner must go out and get at least two competitive bids from licensed tree service companies and show them to the complainant.
2. The Complainant's Capped Payment: The complainant does *not* pay based on whatever company the tree owner chooses. Instead, the complainant's financial obligation is tied exclusively to the lowest bid. They must deposit their allocated percentage of that lowest bid within 15 days (**see below reference to the Code**)
3. The Tree Owner Picks the Company: The tree owner retains absolute discretion to hire whichever company they want. If they prefer the more expensive company (perhaps due to a better reputation or timing), they are free to hire them.
4. The Tree Owner Pays the Premium: To make this fair, the code states that the tree owner must personally pay the entire price gap between the lowest bid and the higher company's invoice. The complainant only ever pays their share of the lowest bid.

Supporting Language from the Code

Per CHMC § 17.38.070(B) under "*Deposits and Work of Correction.*" The text from the code states:

"...the tree owner will obtain at least two bids from licensed tree service companies to have the prescribed work done, and shall present all bids to the complainant. Within 15 days after presentation of the bids, the complainant will deposit with the city or tree owner an amount equal to the lowest bid or percentage thereof allocated by the hearing examiner.

The tree owner will, at her/his sole discretion, choose the company by which she/he wishes the work done and shall order the work done within 30 days...

The tree owner shall pay the difference between the deposit amount and the bid amount of the company she/he has chosen. ... The complainant shall pay only the entire lowest bid amount of the ordered work."

	North Bend	Black Diamond	Tukwila
Population	9,000	8,000	22,000
Website Link	North Bend Website	Black Diamond	Tukwila
Council Rules Link	NB Guidelines	See PDF	Tukwila CC Guidelines
Gov't Form	Mayor-Council	Mayor-Council	Mayor-Council
# of Council	7, includes a "Pro Tem"	7, includes a "Pro-Tem"	7, include "President"
Meeting Frequency	3 times a month (voting meetings on 1 st and 3 rd Tuesdays; Workshops on 4 th Tuesdays)	3 times a month (voting meetings on 1 st and 3 rd Tuesdays; Workshops on 2nd Tuesdays)	4 times a month (voting on 1 st and 3 rd Mondays; Committee of the Whole on 2 nd and 4 th Mondays)
Agenda	Pro – description of items was superior v Clyde Hill, Mayor and Mayor Pro Tem jointly agree on agenda	Liked the section of "Unfinished Biz" and "New Business"	There is a section I liked called "Unfinished Business" ;
Agenda Packet	Self-contained, completed / posted one week in advance of the meeting	Self-contained, completed / posted one week in advance of the meeting	Self-contained , seems like materials posted well in advance of actual meeting
Agenda Bill Format	I like it	Super concise	Did not prefer
Public Comments	Too formal of a structure	Process was fine	Process was fine
Meeting Flow	Workshop oriented approach (small city feel); balanced and with good participation from most; Mayor and staff were neutral in their speaking; no attempt to convince / persuade to a direction from the Mayor or City Administrator	Lumpy, sometimes feels like a workshop approach; sometimes feels like a formal parliamentary approach. Some embedded tension.	Quasi Corp Board feel, highly structured and hyper efficient; Mayor (Presiding Officer) performed as a facilitator and did not engage in persuasion or debate. Last 10-15 minutes an open forum for Council; Clear separation between discussion and action
Communication to residents about Council meetings	Overall extensive use of social media (e.g., X); use includes noting key action taken by Council and noting where to find videos of council meetings, and reminders of upcoming meetings. The website is great.	While there are frequent social media posts (Facebook & Instagram), they don't cover the "results" of meetings, only notices that a meeting is scheduled with info about the agenda.	Low to modest use of social media. The website is easy/good; super easy to find video recordings of all meetings.

		The new website is above average.	
	North Bend	Black Diamond	Tukwila
Council Guidebook	Dated, would not use	Well written	Very well written
Other comments	There is an extensive use of standing “council committees” which each have three members (not a quorum as they have 7 on Council)– key ones include the 1) Finance Committee and 2) Biz Development Committee. Committees meet each month, but these meetings are not open to the public. They brief the entire Council each month; report outs were super concise	Extensive use/reliance of standing Council Committees, especially the “Budget, Finance, & Admin” committee; however these committee meetings are not open to the public and materials are not available	There is an extensive use of standing council committees, especially the “Finance & Governance Committee” (3 members, not a quorum) - THESE MEETINGS ARE OPEN TO THE PUBLIC ALONG WITH ALL THE MATERIALS
Financial Reporting	The finance committee does the heavy lifting, but as mentioned these meetings are not public. Not much detail shared with full council monthly in terms of “schedules”. The year-end financial report is basic and unremarkable.	Finance Committee does the heavy lifting; monthly reporting is not especially meaningful. The annual budget document is super long and not easy to consume, although there is good narrative about the nature of revenue and expense – but overall, long on numbers/charts, short on messages.	Done in the Finance Committee; each month results reviewed, Q1 was super deep dive (80 pages report), they start with a useful three-page upfront narrative. Light on fund balances, heavy on revenue and expense analysis, YTD v YTD v Budget.
Financial Numbers	They run a slight operating deficit, (Rev of about \$14M; the CapEx fund money seems thin, and lastly, they run some utilities (e.g., sewer) which drive some big numbers elsewhere	They run a slight operating deficit (Rev of \$12.7M, Exp of \$13.1M) but have \$8M of reserve money ; the CapEx fund is about \$7M, and they also have a water/sewer utility using other funds	Large city, annual revenues of \$79M, expenses of \$78M, total balance sheet is \$100M with a yield of 3.3%. The Mall yields massive tax revenue.

2027-2032
TIP

Public Hearing

June 9, 2026 City Council



Summary of TIP Process



Annually updated and due by July 1st



Must be consistent with
Comprehensive Plan

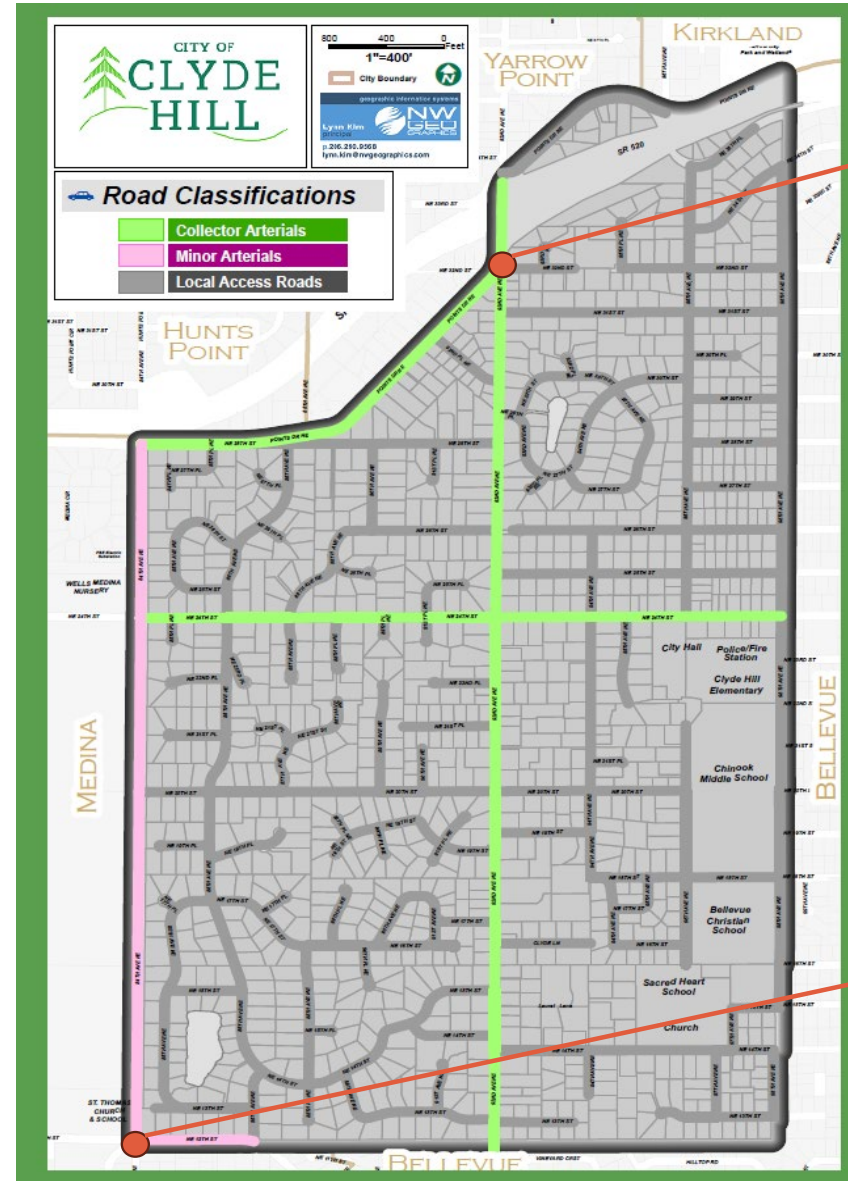
Address deficiencies in Level of
Service (LOS)



Includes motorized and non-motorized facilities

Vehicular Level of Service

- Level of Service is based on an acceptable intersection delay time.
 - Minor arterial to minor arterial: LOS D
 - Minor arterial to collector: LOS C
 - Arterial/local access: LOS C
- Only two intersections had existing or future LOS below standard

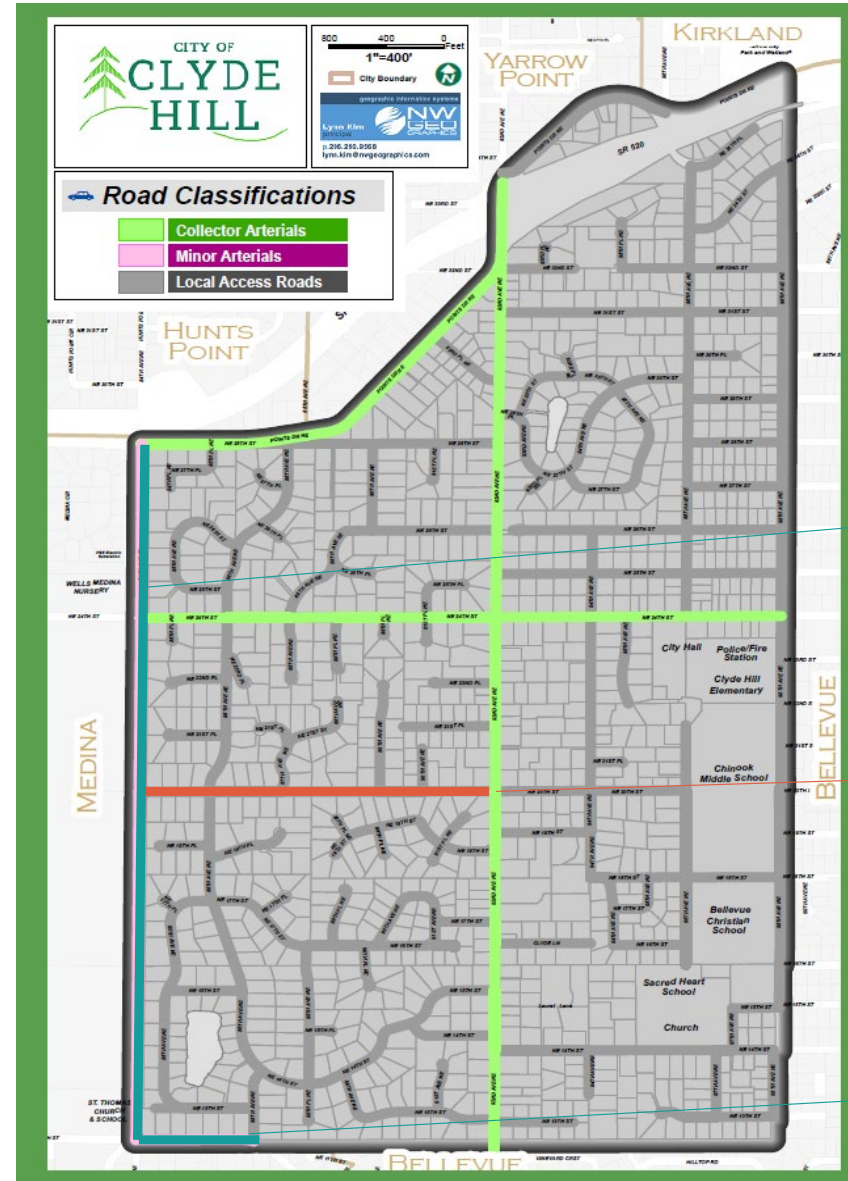


New Traffic Signal (SI-4)
LOS F
AM Delay: 82s (minor approach)
Existing Condition (2023)

Intersection Improvement (SI-3)
LOS E
AM Delay: 47s (average)
Future Condition (2044)

Pedestrian Facilities

- Level of Service Standard for sidewalks:
 - Minor Arterials: Sidewalk with physical buffer on at least one side of the street
 - Collectors: Sidewalk present on at least one side of the street
 - Local Access: Widened shoulders
- All Minor Arterials and Collectors have sidewalk on at least one side of the street
- Other projects are considered “elective”



84th Ave NE Sidewalk - widen

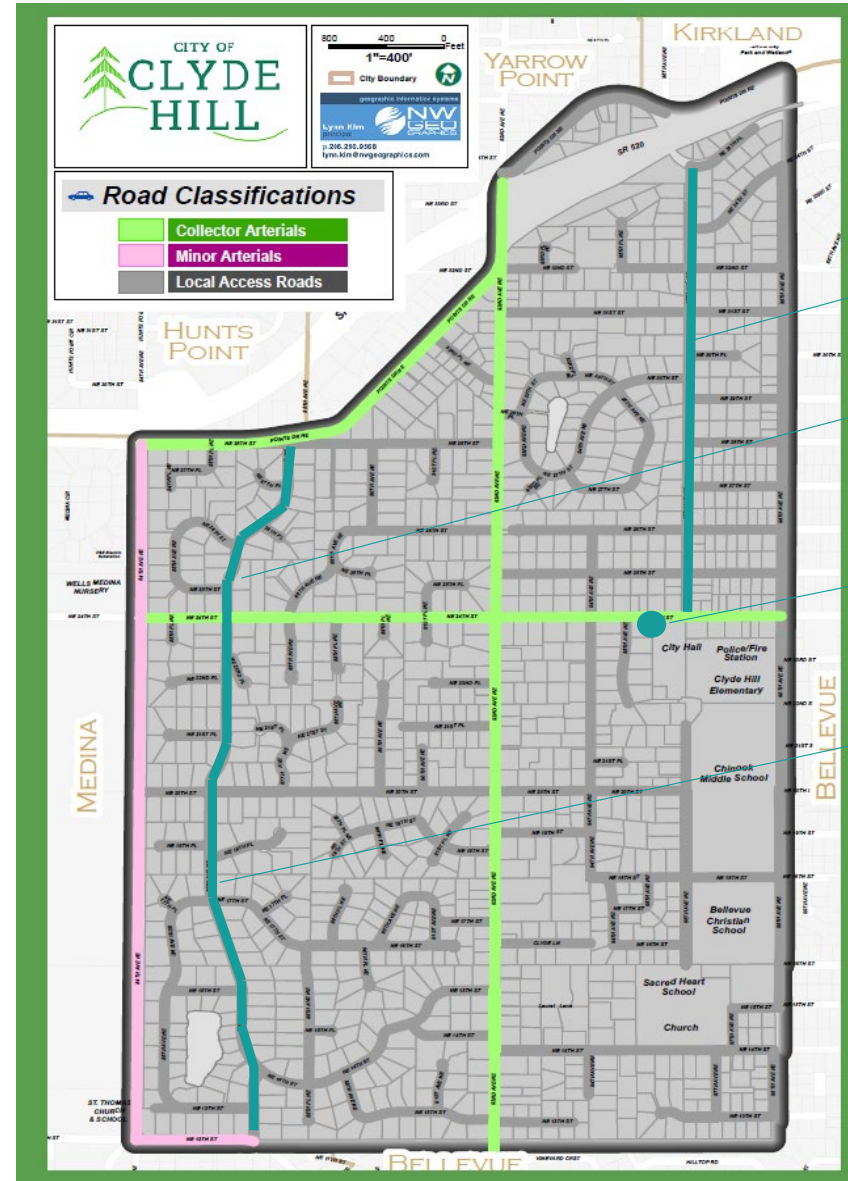
NE 20th St Sidewalk (NM-1)

NE 12th St Sidewalk - widen

Other Improvements

- Three elective improvements are in the current draft TIP, carried over from past list:

- 96th Ave Streetscape Enhancement
- 86th Ave Streetscape Enhancement Ph1 (20th to 28th)
- 86th Ave Streetscape Enhancement Ph2 (12th to 20th)



96th Ave Streetscape Enhancement (NM-5)

86th Ave Streetscape Enhancement – Ph 1 (NM-3)

Intersection Improvement at NE 24th St at Clyde Hill Elem. (SI-5)

86th Ave Streetscape Enhancement – Ph 2 (NM-4)

2027-2032 TIP

- Complies with City Comprehensive Plan
- Addresses vehicular level of service issues
- Includes one elective sidewalk improvement (NE 20th)
- Optional streetscape enhancement projects
- Includes preservation (overlays) and maintenance activities



2027 - 2032 Transportation Improvement Program Summary

Date: 6/9/2026

By: Kevin Anderson, Public Works Director

Project ID	Project Name	Location	2024 Comprehensive Plan - Transportation Element: Goal / Policy	6-Year TIP						Comment / Background
				2027	2028	2029	2030	2031	2032	
NM-1	20th Street Sidewalk	NE 20th Street (84th to 92nd)	1.3, 1.4, 1.5, 1.6, 2.1						\$810,000	Project can be deferred & reprioritized as necessary
NM-2	Bicycle Lane Expansion / Improvement	Varies	1.3, 1.4, 1.5, 1.6, 2.1	\$10,000		\$10,000		\$10,000		Opportunity based channelization improvements, small scale
NM-3	86th Ave Streetscape Enhancement - Phase 1	86th Ave NE (20th to 28th)	1.3, 1.4, 1.5, 1.6, 2.1				\$50,000			Connected with Preservation project P-6
*NM-4	86th Ave Streetscape Enhancement - Phase 2	86th Ave NE (12th to 20th)	1.3, 1.4, 1.5, 1.6, 2.1						\$50,000	Could be connected with Preservation project - unscheduled
*NM-5	96th Ave Streetscape Enhancement	96th Ave (24th to 35th)	1.3, 1.4, 1.5, 1.6, 2.2			\$50,000				Connected with Preservation project P-7
*SI-1	NE 84th Street Sidewalk & Drainage Improvements	NE 84th Street (12th to 24th)	1.3, 1.4, 1.5, 1.6, 2.1			\$2,800,000				Based on 2018 Engineer's Estimate plus 40%; asphalt overlay estimated separately (see P-13). Assumes significant grant funding for construction implementation.
SI-2	Intersection Improvement	TBD	1.3, 1.4, 1.5, 1.6, 2.1		\$50,000					Placeholder for project of opportunity
SI-3	Intersection Improvement	NE 12th & 84th Ave	1.2						\$300,000	Improvements to complex intersection. Could be incorporated into SI-1; coordination & planning with Medina required
SI-4	Intersection Improvement	Points Drive and NE 92nd Ave	1.2					\$1,900,000		Improvements to complex intersection to address LOS deficiency. Coordination with Yarrow Point required
P-#	Annual Overlay & Repair Program (see complete Project List)	Varies	1.4	\$445,700	\$200,600	\$647,000	\$208,300	\$70,000	\$78,200	Estimates included in PCR Data worksheet
P-1	Cracksealing Program	Varies	1.4		\$20,000		\$20,000		\$20,000	Activity to prevent deterioration of roadway and subgrade
M-1	Maintenance & Operations	Citywide	1.4, 1.5, 2.1	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	Capital Asset Maintenance

Planning Level Cost Estimates only

Annual Totals

\$485,700

\$300,600

\$3,537,000

\$308,300

\$2,010,000

\$1,288,200

* Year of implementation is included for planning purposes only. Actual implementation, if it occurs, will be contingent on available funding, grant awards, and priorities of the City as adopted through Comprehensive Plan goals and/or Annual Budgets

TOTAL Estimated Costs of All Projects
Annual Average Funding Required for TIP (of above total)

\$7,929,800
\$1,321,633



Date: June 9, 2026

From: Kevin Anderson

Subject: 2027-2032 Transportation Improvement Plan

Summary

This item is the adoption of the City's 2027-2032 Transportation Improvement Plan as required by State law.

Background & Analysis

RCW 35.77.010 requires that cities annually prepare and adopt a transportation program (TIP) for the ensuing six years, after one or more public hearings. It also requires that the TIP be consistent with the City's Comprehensive Plan. Cities are required to adopt the TIP before July 1st of each year and file it with the state Secretary of Transportation no more than 30 days after its adoption.

At the Council's May 26, 2026, Study Session, we reviewed the Draft TIP with particular attention to:

- Vehicular capacity projects and non-motorized projects proposed by the Comprehensive Plan and related planning documents
- Preservation/maintenance projects prioritized by pavement condition
- Other "elective" projects in the draft TIP not specifically recommended by the Comprehensive Plan

After our discussion, we removed a project from the draft TIP (SI-5 "NE 24th at Clyde Hill Elementary, Channelization and Access Improvement") as it was deemed unnecessary.

Staff Recommendation

Following the Public Hearing on June 9, 2026 and including revisions necessary as a result of that public hearing if any, staff recommends the adoption of the 2027-2032 Transportation Improvement Plan.

Requested Action

Motion to PASS Resolution #724 Adopting the Six Year Transportation Improvement Program.

References & Additional Resources

[2024 Comprehensive Plan](#)

[2011 Pedestrian Transportation Plan](#)



2027 - 2032 Transportation Improvement Program Summary2027 - 2032 Transportation Improvement Program Summary

Date: 06/09/20266/9/2026
By: Kevin Anderson, Public Works DirectorKevin Anderson, Public Works Director

				6-Year TIP6-Year TIP							
Project ID	Project Name	Location	2024 2024 Comprehensive Plan - Transportation Element; Goal / Policy	2027	2028	2029	2030	2031	2032	Comment / Background	
NM-1	20th Street Sidewalk	NE 20th Street (84th to 92nd)	1.3, 1.4, 1.5, 1.6, 2.1						\$810,000	Project can be deferred & reprioritized as necessary	
NM-2	Bicycle Lane Expansion / Improvement	Varies	1.3, 1.4, 1.5, 1.6, 2.1	\$10,000		\$10,000		\$10,000		Opportunity based channelization improvements, small scale	
NM-3	86th Ave Streetscape Enhancement - Phase 11	86th Ave NE (20th to 28th)	1.3, 1.4, 1.5, 1.6, 2.1				\$50,000			Connected with Preservation project P-6	
*NM-4	86th Ave Streetscape Enhancement - Phase 22	86th Ave NE (12th to 20th)	1.3, 1.4, 1.5, 1.6, 2.1						\$50,000	Could be connected with Preservation project - unscheduled	
*NM-5	96th Ave Streetscape Enhancement	96th Ave (24th to 35th)	1.3, 1.4, 1.5, 1.6, 2.2			\$50,000				Connected with Preservation project P-7	
*SI-1	NE 84th Street Sidewalk & Drainage Improvements	NE 84th Street (12th to 24th)	1.3, 1.4, 1.5, 1.6, 2.1			\$2,800,000				Based on 2018 Engineer's Estimate plus 40%; asphalt overlay estimated separately (see P-13). Assumes significant grant funding for construction implementation.	
SI-2	Intersection Improvement	TBD	1.3, 1.4, 1.5, 1.6, 2.1		\$50,000					Placeholder for project of opportunity	
SI-3	Intersection Improvement	NE 12th & 84th Ave	1.2						\$300,000	Improvements to complex intersection. Could be incorporated into SI-1; coordination & planning with Medina required	
SI-4	Intersection Improvement	Points Drive and NE 92nd Ave	1.2					\$1,900,000		Improvements to complex intersection to address LOS deficiency. Coordination with Yarrow Point required	
P-#	Annual Overlay & Repair Program (see full complete Project List)	Varies	1.4	\$445,700	\$200,600	\$647,000	\$208,300	\$70,000	\$78,200	Estimates included in PCR Data worksheet	
P-1	Cracksealing Program	Varies	1.4		\$20,000		\$20,000		\$20,000	Activity to prevent deterioration of roadway and subgrade	
M-1	Maintenance & Operations	Citywide	1.4, 1.5, 2.1	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	Capital Asset Maintenance	
Planning Level Cost Estimates only				Annual Totals	\$485,700	\$300,600	\$3,537,000	\$308,300	\$2,010,000	\$1,288,200	

** Year of implementation is included for planning purposes only. Actual implementation, if it occurs, will be contingent on available funding, grant awards, and priorities of the City as adopted through Comprehensive Plan goals and/or Annual Budgets. **TOTAL Estimated Costs of All Projects** \$7,929,800
Annual Average Funding Required for the 6-Year Period \$1,321,633

NMNM Non-Motorized Vehicle Safety: Sidewalk, bike lane, channelization, and similar projects with primary benefits to pedestrians and bicyclists
SISI Street & Intersection Improvements: Capital construction or expansion of new or upgraded facilities; targeted improvements to primary routes & intersections
PP Preservation: Asphalt overlay, cracksealing, and similar pavement preservation activities
MM Maintenance: Maintenance activity including miscellaneous pavement repair

2027-2032 Transportation Improvement Program - Project List						updated : 6/9/2026
Project Category	Project ID	Name and Location	Description	TIP Estimate	6-year TIP Timing	Comments
Non-Motorized	NM-1	20th Street Sidewalk (84th to 92nd)	Apx 2,400 linear feet of curb, gutter, sidewalk, and related improvements along NE 20th Street	\$ 810,000	2032	Last sidewalk project from Clyde Hill's 2011 "Pedestrian Transportation Plan. Unfunded grant request in 2022-2023
Non-Motorized	NM-2	Bicycle Lane Expansion / Improvement; Citywide Program	Channelization and striping enhancements to improve / expand bicycle lanes	\$ 30,000	Continuous	Opportunity based projects, plan for odd years
Non-Motorized	NM-3	86th Ave Streetscape Enhancement - Phase 1 (20th to 28th)	Utilize channelization & curbing to reconfigure 86th, defining travel lanes, parking, and walk/bike path	\$ 50,000	2030	Should be paired with overlay project (P-7)
Non-Motorized	NM-4	86th Ave Streetscape Enhancement - Phase 2 (14th to 20th)	Utilize channelization & curbing to reconfigure 86th, defining travel lanes, parking, and walk/bike paths	\$ 50,000	2032	Could be paired with overlay, currently unscheduled
Non-Motorized	NM-5	96th Ave Streetscape Enhancement - 24th to 35th	Utilize channelization & curbing to reconfigure 96th, defining travel lanes, parking, and walk/bike paths	\$ 50,000	2029	Should be paired with overlay project (P-8)
Street & Intersection Improvement	SI-1	NE 84th Street Sidewalk & Drainage Improvements	Roadway, sidewalk, intersection, & drainage improvements along nearly 4,000 linear feet of NE 84th; also see project P-13	\$ 2,800,000	2028	Cost based on 2018 Engineer's Estimate plus 40% adjustment; asphalt overlay is estimated separately (see project P-13)
Street & Intersection Improvement	SI-2	Intersection Improvements	Targeted activity to improve traffic flow and safety	\$ 50,000	TBD	Cost is a placeholder, assumes minor improvement in control devices, lighting, ADA ramps, etc.
Street & Intersection Improvement	SI-3	Intersection Improvements at NE 12th Street and 84th Ave	Targeted activity to improve traffic flow and safety. Possible reconfiguration of intersection and crossing points.	\$ 300,000	2031	Improvements to complex intersection. Could be incorporated into SI-1; coordination with Medina required
Street & Intersection Improvement	SI-4	Intersection Improvements at Points Drive and NE 92nd	Project addresses identified Level of Service (LOS) deficiency from Comprehensive Plan. Intersection fails to meet adopted LOS and requires conversion to a signalized intersection or roundabout.	\$ 1,900,000	2029	Improvements to complex intersection. Coordination with Yarrow Point required
Preservation	P-1	Citywide Cracksealing Program	Routine cracksealing of city streets to extend pavement life	\$ 60,000	Continuous	Plan rotation for even years, unless grant funded
Preservation	P-6	86TH AVE NE; NE 21ST PLACE to NE 24TH ST	Grind & overlay of existing asphalt roadway and associated activities	\$ 200,600	2028	Cost estimate based on 22-24 Overlay Program average bid
Preservation	P-7	96TH AVE; 24TH ST to 32ND ST	Grind & overlay of existing asphalt roadway and associated activities	\$ 445,700	2027	Cost estimate based on 22-24 Overlay Program average bid
Preservation	P-9	NE 30TH PLACE; 96TH AVE NE to W EOR	Grind & overlay of existing asphalt roadway and associated activities	\$ 70,000	2031	Cost estimate based on 22-24 Overlay Program average bid
Preservation	P-10	NE 31ST ST; 92ND AVE NE to E EOR	Grind & overlay of existing asphalt roadway and associated activities	\$ 78,200	2032	Cost estimate based on 22-24 Overlay Program average bid
Preservation	P-12	84TH AVE NE; NE 12TH ST to NE 24TH ST	Grind & overlay of existing asphalt roadway and associated activities	\$ 647,000	2029	Cost estimate based on 22-24 Overlay Program average bid
Preservation	P-13	NE 13TH ST; W EOR, E to 98TH AVE N	Grind & overlay of existing asphalt roadway and associated activities	\$ 129,000	2030	Cost estimate based on 22-24 Overlay Program average bid
Preservation	P-14	98TH AVE NE; 13TH to 14TH	Grind & overlay of existing asphalt roadway and associated activities	\$ 79,300	2030	Cost estimate based on 22-24 Overlay Program average bid
Maintenance	M-1	Citywide Program	General Operations & Maintenance including minor pavement repairs, signage, retro-reflectivity upgrades, channelization, and similar activities	\$ 180,000	Continuous	
TOTAL of All TIP Projects:				\$ 7,929,800		

RESOLUTION NO. 724

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLYDE HILL,
WASHINGTON, ADOPTING A SIX-YEAR TRANSPORTATION
IMPROVEMENT PROGRAM AND DIRECTING THE SAME TO BE
FILED WITH THE STATE SECRETARY OF TRANSPORTATION AND
THE TRANSPORTATION IMPROVEMENT BOARD.

WHEREAS, pursuant to the requirements of Chapters 35.77 and 47.26 RCW, the City Council of the City of Clyde Hill previously adopted a Comprehensive Street Program, including an arterial street construction program and thereafter periodically modified said Comprehensive Street Program by resolution, and

WHEREAS, the City Council has reviewed the work accomplished under the said Program, determined current and future city street and arterial needs and based upon these findings prepared a Six-Year Transportation Improvement Program for the ensuing six (6) calendar years, and

WHEREAS, the City Council held a public hearing on the Six-Year Transportation Improvement Program and finds that there will be no significant adverse environmental impacts as a result of adoption or implementation of the revised Six-Year Transportation Improvement Program.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLYDE HILL,
WASHINGTON, HEREBY RESOLVES AS FOLLOWS:**

Section 1. Program Adopted. The Six-Year Transportation Improvement Program for the City of Clyde Hill, as revised and extended for the ensuing six calendar years (2027 - 2032, inclusive), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth, which Program sets forth the project location, type of

improvement and the estimated cost thereof, is hereby adopted and approved.

Section 2. Filing of Program. Pursuant to Chapter 35.77 RCW, the City Clerk is hereby authorized and directed to file a copy of this resolution forthwith, together with the Exhibit attached hereto, with the Secretary of Transportation and a copy with the Transportation Improvement Board for the State of Washington.

RESOLVED this 9th day of June 2026.

APPROVED:

MAYOR, DEAN HACHAMOVITCH

ATTEST/AUTHENTICATED:

DEPUTY CITY CLERK, COURTNEY BENJAMIN

FILED WITH THE CITY CLERK: 6/9/2026
THE CITY COUNCIL: RESOLUTION NO. 724



2027 - 2032 Transportation Improvement Program Summary2027 - 2032 Transportation Improvement Program Summary

Date: 06/09/20266/9/2026
By: Kevin Anderson, Public Works DirectorKevin Anderson, Public Works Director

				6-Year TIP6-Year TIP							
Project ID	Project Name	Location	2024 2024 Comprehensive Plan - Transportation Element; Goal / Policy	2027	2028	2029	2030	2031	2032	Comment / Background	
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NM-3	86th Ave Streetscape Enhancement - Phase 11	86th Ave NE (20th to 28th)	1.3, 1.4, 1.5, 1.6, 2.1				\$50,000			Connected with Preservation project P-6	
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*NM-5	96th Ave Streetscape Enhancement	96th Ave (24th to 35th)	1.3, 1.4, 1.5, 1.6, 2.2			\$50,000				Connected with Preservation project P-7	
*SI-1	NE 84th Street Sidewalk & Drainage Improvements	NE 84th Street (12th to 24th)	1.3, 1.4, 1.5, 1.6, 2.1			\$2,800,000				Based on 2018 Engineer's Estimate plus 40%; asphalt overlay estimated separately (see P-13). Assumes significant grant funding for construction implementation.	
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P-1	Cracksealing Program	Varies	1.4		\$20,000		\$20,000		\$20,000	Activity to prevent deterioration of roadway and subgrade	
M-1	Maintenance & Operations	Citywide	1.4, 1.5, 2.1	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	Capital Asset Maintenance	
Planning Level Cost Estimates only				Annual Totals	\$485,700	\$300,600	\$3,537,000	\$308,300	\$2,010,000	\$1,288,200	

** Year of implementation is included for planning purposes only. Actual implementation, if it occurs, will be contingent on available funding, grant awards, and priorities of the City as adopted through Comprehensive Plan goals and/or Annual Budgets. Year of implementation is included for planning purposes only. Actual implementation, if it occurs, will be contingent on available funding, grant awards, and priorities of the City as adopted through Comprehensive Plan goals and/or Annual Budgets.

TOTAL Estimated Costs of All Projects
Annual Average Funding Required for the 6-Year Period

\$7,929,800
\$1,321,633

NMNM Non-Motorized Transportation: Sidewalk, bike lane, channelization, and similar projects with primary benefits to pedestrians and bicyclists
SISI Street & Intersection Improvements: Capital construction or expansion of new or upgraded facilities; targeted improvements to primary routes & intersections
PP Preservation: Asphalt overlay, cracksealing, and similar pavement preservation activities
MM Maintenance: Maintenance activity including miscellaneous pavement repair

City of Clyde Hill Building Permit Report - May 2026					
	May	May	YTD	YTD	2026
	2026	2025	2026	2025	vs.2025
Construction Value					
Residential	\$ 3,685,275.00	\$ 920,500.00	\$ 25,345,000.00	\$ 6,740,140.00	\$ 18,604,860.00
School	\$ 150,000.00	\$ 50,500.00	\$ 150,000.00	\$ 50,500.00	\$ 99,500.00
Business					\$ -
Government					\$ -
TOTAL VALUE	\$ 3,835,275.00	\$ 971,000.00	\$ 25,495,000.00	\$ 6,790,640.00	\$ 18,704,360.00
Permits Issued					
Residential	10	12	66	63	3
School	2		3		3
Business					0
Government					0
Wireless Comm Facility					0
TOTAL PERMITS	12	12	69	63	6
Inspections					
Building	37	31	185	164	21
Mechanical	4	5	26	37	-11
Stormwater	13	5	41	17	24
TOTAL INSPECTIONS	54	41	252	218	34

New Homes Issued in 2026	Value	Date Issued
BLD2025-0113	\$ 2,702,395.00	2/23/2026
BLD2025-0163	\$ 1,025,700.00	3/23/2026
BLD2025-0164	\$ 2,397,605.00	3/24/2026
BLD2025-0130	\$ 3,268,650.00	3/25/2026
BLD2025-0126	\$ 1,422,150.00	4/1/2026
BLD2025-0125	\$ 2,591,550.00	4/9/2026
BLD2026-0018	\$ 3,094,650.00	4/20/2026
BLD2025-0152	\$ 2,646,900.00	4/22/2026
BLD2025-0161	\$ 3,685,275.00	5/6/2026
New Homes Issued, Total Value =	\$ 22,834,875.00	

New Homes not issued	Value	Date Applied
BLD2024-0031	\$ 1,992,275.00	3/5/2024
BLD2026-0044	\$ 3,000,000.00	4/13/2026
BLD2025-0175	\$ 1,200,000.00	12/19/2025
New Homes NOT Issued, Total Value =	\$ 6,192,275.00	

Ready to Issue
Applied
Value not yet determined by Building Official

May 26'

Permit Number	Date Issued	Contractor	Address	Sub Type	Building Permit Fee	Permit Value
Residential New Single Family:						
BLD2025-0161	05/06/2026	ENFORT HOMES LLC	8411 NE 20TH ST, CLYDE HILL	RESIDENTIAL-NEW SINGLE FAMILY RESIDENCE	\$ 59,978.39	\$ 3,685,275.00
Total New Single Family:					\$ 59,978.39	\$ 3,685,275.00
Alteration:						
BLD2026-0029	05/12/2026	TCI INC	1701 98TH AVE NE, CLYDE HILL	SCHOOL-ALTERATION	\$ 2,917.35	\$ 150,000.00
BLD2026-0047	05/08/2026	MERCER BUILDERS, LLC	2011 89TH AVE NE, CLYDE HILL	RESIDENTIAL-ALTERATION	\$ 458.85	\$ 10,000.00
BLD2026-0052	05/18/2026	BOB'S HEATING AND AIR CONDITIONING	2626 86TH AVE NE, CLYDE HILL	RESIDENTIAL-SOLAR	\$ 772.35	\$ 19,700.00
BLD2026-0053	05/22/2026	CITY CONSTRUCTION SOLUTION LLC	2845 93RD AVE NE, CLYDE HILL	RESIDENTIAL-ALTERATION	\$ 1,387.80	\$ 46,610.00
Total Alteration:					\$ 5,536.35	\$ 226,310.00
					Permit Value Total:	\$ 3,911,585.00
Other:						
BLD2025-0132	05/04/2026	ENFORT HOMES	8411 NE 20TH ST, CLYDE HILL	RESIDENTIAL-DEMOLITION > \$50,000	\$ 525.00	
BLD2026-0055	05/28/2026	CORNERSTONE ROOFING, INC.	9120 NE 22ND PL, CLYDE HILL	RESIDENTIAL-RE-ROOF	\$ 217.50	
Total Other:					\$ 742.50	
Mechanical:						
BLD2026-0049	05/04/2026	ALL STAR HEATING AND AIR CONDITIONING	1701 98TH AVE NE, CLYDE HILL	SCHOOL-MECHANICAL - OTC	\$ 358.00	
BLD2026-0027	05/06/2026	ENFORT HOMES	8411 NE 20TH ST, CLYDE HILL	RESIDENTIAL-MECHANICAL - OTC	\$ 1,140.00	
BLD2026-0048	05/05/2026	FAST WATER HEATER	8840 NE 15TH PL, CLYDE HILL	RESIDENTIAL-MECHANICAL - OTC	\$ 174.00	
Total Mechanical:					\$ 1,672.00	
Public Works:						
PWD2026-0013	05/14/2026	PUGET SOUND ENERGY/POTELCO	2806 93RD AVE NE, CLYDE HILL	RESIDENTIAL-STREET OPENING	\$ 30,391.00	
PWD2026-0025	05/04/2026	DK DESIGN & BUILD	9228 NE 26TH ST, CLYDE HILL	RESIDENTIAL-STREET OPENING	\$ 7,991.00	
PWD2026-0030	05/08/2026	MERCER BUILDERS	2011 89TH AVE NE, CLYDE HILL	RESIDENTIAL-SPECIAL USE TYPE E	\$ 3,188.00	
PWD2026-0031	05/11/2026	R & J GENERAL CONSTRUCTION LLC	3011 92ND AVE NE, CLYDE HILL	RESIDENTIAL-SPECIAL USE TYPE B	\$ 292.00	
PWD2026-0032	05/15/2026	TRAXX EQUIPMENT CO LLC	2305 88TH AVE NE, CLYDE HILL	RESIDENTIAL-SPECIAL VEHICLE LENGTH	\$ 78.00	
PWD2026-0035	05/27/2026	LANZINGER CONSTRUCTION	3023 92ND PL NE, CLYDE HILL	RESIDENTIAL-SPECIAL USE TYPE C: DRIVEWAY	\$ 175.00	
Total Land Use:					\$ 42,115.00	
Land Use:						
LUA2026-0005	05/01/2026	JIAHUI+WEITAO CHEN	9530 NE 30TH ST, CLYDE HILL	Original Grade	\$ 275.00	
Total Land Use:					\$ 275.00	
					Permit Fee Total:	\$ 110,319.24

Permits Issued This Month	
Building	10
Public Works	6
Land Use	1
Total:	17



TO: Mayor and Council

FROM: Kevin Anderson

DATE: June 4, 2026

RE: Public Works Report

Critical Areas Ordinance Revisions

On May 28, at their regularly scheduled meeting, the Planning Commission and our planning consultant, BHC Consultants, went through the proposed revisions to the Critical Areas Ordinance. BHC is in the process of reviewing the meeting notes and recording and making the revisions to address those comments that impact their scope (simplifying and restructuring, adding clarifying language, revising implementation tools).

Some of the discussion went beyond the BHC scope and addressed certain policy implications (e.g. how the CAO impacts Tree/View code decisions). We anticipate that these issues may be raised at a future Council meeting.

Complaint and Enforcement List 2026 YTD

Complaint Monthly Totals	
January	0
February	0
March	1
April	1
May	0
June	
July	
August	
September	
October	
November	
December	
Total to Date	2

Status	Description
ALERT	Lack of response/ Significantly behind schedule
OPEN	Complaint received / Action Pending
CLOSED	Complaint Resolved

Date	Type	Source	Status	Code	Resolution
8/13/2025	View Tree Obstruction	In Person /Email	Closed	17.38 Trees - View and Sunlight Obstruction	Official complaint application turned in with exhibits on 8/13/2025. Provided tree owners with applicaiton and exhibits for them to prepare their response. Provided via drop box link. Update 10/1: Tree owner 1 has turned in response/exhibits - tree owner 2 response is due by 10/3. Once that is in, Hearing date will be set. Tracking # is: LUA2025-0015; UPDATE 10/6: Hearing date set with Examiner: 10/31/25 at 1PM UPDATE: 10/31/2025: Had pre conference hearing with hearing examiner on 10/31 with all parties - Hearing examiner is to make ruling on whether an actual hearing will be needed - no timeline provided. UPDATE: 11/16/25: Ruling came in from Hearing Examiner - New hearing is set for 2/20/2026 at 9am. UPDATE 3/31/2026: Hearing has been pushed to March 27, 2026 at 9am. UPDATE 3/31/2026: Hearing took place on 3/27/26 - Hearing Examiner to make a site visit to all properties involved on May 8, 2026 - will make decision/determination after site visit. UPDATE: 5/22/2026: Hearing Examiner Decision: DENIED
3/1/2026	View Tree Obstruction	In Person /Email	Closed	17.38 Trees - View and Sunlight Obstruction 8.21.020 (B) Street Trees	Complaint about a Japenese Maple tree that has grown into neighbor view Corridor. ROW tree - Courtesy letter was sent to property owner of abutting ROW tree - Owner responded with call/emails to city staff - stated that they would have landscapers trim tree to previous level to restore view. Will follow up to make sure view is restored. CLOSED: As of 4/4/2026 the tree has been topped to restore view
4/20/2026	Flat Bed Trailer Parked in ROW	In Person	Closed	8.30.60 Junk Vehicle	Received in person complaint regarding a flat bed trailer parked more than 48 hours in ROW. Letter sent on 4/20/206. CLOSED: 4/30/2026 - Trailer has been removed



TO: Mayor & Council
FROM: Cori Baker, Public Records Manager
DATE: June 9, 2026
RE: PUBLIC RECORDS PROGRAM: MONTHLY REPORT

Activity Overview

The following is an overview of public records program activity during the month of May 2026.

May Summary

Summary of work accomplished in May. All requests closed in May are counted, regardless of when the requests were received.

DEPT	TOTAL # REQUESTS RECEIVED	TOTAL # REQUESTS CLOSED
Police	14	14
City Hall	6	9
Total	20	23

Total Number of Open Requests

Total number of open requests from 2022, 2023, 2024, 2025 & 2026.

DEPT	2022	2023	2024	2025	2026
Police	0	0	0	0	10
City Hall	2	1	0	1	2
Total	2	1	0	1	12

Costs

Costs associated with Public Records during May 2026

Does not include costs associated with staff.

IT	\$ 0.00
Legal	\$1641.30
Total	\$1641.30

City Monthly Requests Received

May 2026

Reference No	Create Date	Estimated time to closure or next installment	Completed/Closed	Requestor	Public Record Desired
R000037-052726	5/27/2026	6/12/2026	No	JustinDWard@protonmail.com	A copy of the report that was submitted to the City Council by Public Safety Testing concerning the investigation into former Police Chief Kyle Kolling
R000036-052226	5/22/2026	6/17/2026	Yes	kyoon29one@gmail.com	Building Permit Records Request – 2915 98th Avenue NE, Clyde Hill, WA 98004 I am requesting all public records related to building permits associated with the property located at 2915 98th Avenue NE, Clyde Hill, WA 98004 (Parcel/APN: 808540-0300). Specifically, I am requesting: 1. All building permit applications submitted for this property 2. Current status of any permits (active, expired, or finaled) 3. Type of work permitted (structural, electrical, plumbing, mechanical, full remodel, etc.) 4. Inspection records and outstanding inspection items 5. Any open code violations associated with this property 6. Any stop-work orders issued for this property Please provide all available records in digital format. Thank you.
R000032-050126	5/1/2026	5/8/2026	Yes	thtresale@yahoo.com	Issue with 3023 92nd PL NE Clyde Hill new construction property line/adverse possession. 1. Adverse possession has been open and notorious for over 23 years. Since 2003. The fence was never replaced since 1990. 2. Contractor removed the original retaining wall from original location to nearly on the top of survey mark causing: - potentially damaging roots of 2 valuabe trees (Pine and Rhododendron that has been on our property forever. I have a pic of partially cut roots). - mess on my property (drying gravel all around on the top of roots). - material misuse. The contractor's worker without any notifying me came to our property and removed concrete blocks from our own wall and left as is. I believe, one half block was removed to be installed at the retaining wall. It was noticed a few days later. If it was not noticed, it would be left as is. When required to put it back, became defensive and aggressive like nothing seriously happened and insulted me (calling me f off karen). Same person said "you think too much" when I pointed out that he cannot cut my trees roots and remove retaining wall from its original location , but was told about property line ---->>>> the installed wall has a risk of falling to my property, because of misplaced concrete blocks. It has a hole with sand. Serious issue of collapsing. QUESTIONS: * Was a permit issued for the retaining wall? * Does it include setback requirements? * Are inspections required? * Can the city can force correction to put wall at original location? Next to retaining wall the space where used to be my bushes on rockery wall (died over the years) they installed a retaining wall, too. Finally, due aggressive pruning from their side (potentially, root damage?), our healthy evergreen tree is dying. Facts: * A contractor pushing boundaries (literally). * A neighbor avoiding accountability - Ignores my immediate request to provide a survey assestment. Stopped responding. * Disrespect from both of neighoor and her contractors. No sorry for insulting me. * Willingness to proceed without agreement. The contractor was notified to pause work near the boundary next day after they started building the wall due dispute the boundary location. He refused, saying he will have another service after the work complete causing me to be subject to their takeover of our property without property document. Ideal case to have a future good neighborhood - re-install retain wall back to its original location. Otherwise, It will be a legal battle. I have all pics from 2003, some docs, too. Please help with this case. Thank you.
R000033-050626	5/6/2026	5/13/2026	Yes	data@constructionmonitor.com	Hello, I am requesting copies of or a report of ALL issued building permits for Residential & Commercial properties from 4/1/2026 - 4/30/2026. Report to include (if available): Permit #, Issued and Applicated Dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information. Thanks!
R000034-050726	5/7/2026	5/14/2026	Yes	1717zkz@gmail.com	Hi, My name is Yui, and I'm part of an organization called Massage Parlor Organizing Project (MPOP). One of the research items we are working on is to understand the filings in various municipalities in King County for unlicensed massage (which is initially a misdemeanor) and also for prostitution. Would it be possible to share the aggregated data for unlicensed massage and prostitution case charges? More specifically, that would be the total number of charges filed by year for 2020 - 2025 for violations of each of the following laws: ??RCW 18.108 ??RCW 18.108.035 ??RCW 18.130.045 ??RCW 18.130.190 RCW 18.108.195 ??RCW 9A.88.030 ??RCW 9A.88.070 ??RCW 9A.88.080 ??RCW 9A.88.090

R000035-051326	5/13/2026	5/20/2026	Yes	kmauren.wa@gmail.com	looking for records related to retaining walls associated with BLD2024-0037 & BLD2025-0160
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City Monthly Requests Closed

May 2026

Reference No	Create Date	Close Date	Requestor	Public Record Desired	Request Status
R000005-011426	1/14/2026	5/18/2026	MikeNash@MikeNash.com	I would like to have copies and information related to residents of Clyde Hill requesting permission to cut down historic trees in the City of Clyde Hill. This includes permit applications and the outcomes of those applications as well as any correspondence related to the removal of historic trees. If there is any information related to the overall volume of such requests and the outcomes (e.g. 303 requests of which Y% were approved and Z% were rejected). In addition if there is any documentation (beyond the official Clyde Hill ordinance which I have) that talks about the permitting process, that would also be appreciated.	Abandoned
R000021-033026	3/30/2026	5/8/2026	info@5ft2studio.com	Requesting for the below records of Parcel Number 165180-0160. Building permits Land Use permits Electrical, Mechanical, Plumbing permits Grading, demolition permits Utility Records	Abandoned
R000030-042226	4/22/2026	5/26/2026	TAJSUKHIJA@HOTMAIL.COM	2915 98th Ave SE Clyde hill . can i pleas get imfo on permits pulled for this house	Abandoned
R000031-043026	4/30/2026	5/6/2026	di.ai@live.cn	Dear sir or madam, I would like to request a record to show the cesspool location and the previous swimming pool building please. We would like to confirm the pipes and the power lines underground before conducting further work. Thanks and regards, Di	Full Release
R000032-050126	5/1/2026	5/1/2026	thtresale@yahoo.com	Issue with 3023 92nd PL NE Clyde Hill new construction property line/adverse possession. 1. Adverse possession has been open and notorious for over 23 years. Since 2003. The fence was never replaced since 1990. 2. Contractor removed the original retaining wall from original location to nearly on the top of survey mark causing: - potentially damaging roots of 2 valuabe trees (Pine and Rhododendron that has been on our property forever. I have a pic of partially cut roots). - mess on my property (drying gravel all around on the top of roots). - material misuse. The contractor's worker without any notifying me came to our property and removed concrete blocks from our own wall and left as is. I believe, one half block was removed to be installed at the retaining wall. It was noticed a few days later. If it was not noticed, it would be left as is. When required to put it back, became defensive and aggressive like nothing seriously happened and insulted me (calling me f off karen). Same person said "you think too much" when I pointed out that he cannot cut my trees roots and remove retaining wall from its original location , but was told about property line ---->>>> the installed wall has a risk of falling to my propery, because of misplaced concrete blocks. It has a hole with sand. Serious issue of collapsing. QUESTIONS: * Was a permit issued for the retaining wall? * Does it include setback requirements? * Are inspections required? * Can the city can force correction to put wall at original location? Next to retaining wall the space where used to be my bushes on rockery wall (died over the years) they installed a retaining wall, too. Finally, due aggressive pruning from their side (potentially, root damage?), our healthy evergreen tree is dying. Facts: * A contractor pushing boundaries (literally). * A neighbor avoiding accountability - Ignores my immediate request to provide a survey assestment. Stopped responding. * Disrespect from both of neighoor and her contractors. No sorry for insulting me. * Willingness to proceed without agreement. The contractor was notified to pause work near the boundary next day after they started building the wall due dispute the boundary location. He refused, saying he will have another service after the work complete causing me to be subject to their takeover of our property without property document. Ideal case to have a future good neighborhood - re-install retain wall back to its original location. Otherwise, It will be a legal battle. I have all pics from 2003, some docs, too. Please help with this case. Thank you.	Not Public Records Request
R000033-050626	5/6/2026	5/6/2026	data@constructionmonitor.com	Hello, I am requesting copies of or a report of ALL issued building permits for Residential & Commercial properties from 4/1/2026 - 4/30/2026. Report to include (if available): Permit #, Issued and Applied Dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information. Thanks!	Full Release
R000034-050726	5/7/2026	5/7/2026	1717zkz@gmail.com	Hi, My name is Yui, and I'm part of an organization called Massage Parlor Organizing Project (MPOP). One of the research items we are working on is to understand the filings in various municipalities in King County for unlicensed massage (which is initially a misdemeanor) and also for prostitution. Would it be possible to share the aggregated data for unlicensed massage and prostitution case charges? More specifically, that would be the total number of charges filed by year for 2020 - 2025 for violations of each of the following laws: ??RCW 18.108 ??RCW 18.108.035 ??RCW 18.130.045 ??RCW 18.130.190 RCW 18.108.195 ??RCW 9A.88.030 ??RCW 9A.88.070 ??RCW 9A.88.080 ??RCW 9A.88.090	No Responsive Records
R000035-051326	5/13/2026	5/18/2026	kmauren.wa@gmail.com	looking for records related to retaining walls associated with BLD2024-0037 & BLD2025-0160	Full Release

R000036-052226	5/22/2026	5/29/2026	kyoon29one@gmail.com	Building Permit Records Request – 2915 98th Avenue NE, Clyde Hill, WA 98004 I am requesting all public records related to building permits associated with the property located at 2915 98th Avenue NE, Clyde Hill, WA 98004 (Parcel/APN: 808540-0300). Specifically, I am requesting: 1. All building permit applications submitted for this property 2. Current status of any permits (active, expired, or finaled) 3. Type of work permitted (structural, electrical, plumbing, mechanical, full remodel, etc.) 4. Inspection records and outstanding inspection items 5. Any open code violations associated with this property 6. Any stop-work orders issued for this property Please provide all available records in digital format. Thank you.	Full Release
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City Monthly Requests Open

May 2026

Reference No	Create Date	Requestor	Public Record Desired	Request Status
R000022-091124	10/18/2022	michele@alliedlawgroup.com	See attached letter for full specifics All records regarding the following referenced in the billing entries quoted below from invoice 20584 (for services in August 2022) to the City for legal services from Lighthouse Law Group (emphasis added): All records regarding the following referenced in the billing entries quoted below from invoice 20578 (for services in June 2022) to the City for legal services from Lighthouse Law Group (emphasis added): All records regarding the following referenced in the billing entries quoted below from invoice 20581 (for services in July 2022) to the City for legal services from Lighthouse Law Group (emphasis added): Any and all records related to any whistleblower actions or complaints, workplace complaints, harassment complaints, or Public Disclosure Commissioner complaints made against any agents of the City from 2019 to the present, including but not limited to communications, notes, and other documents related to the matter(s) addressed therein. Please produce the most recent records, from 2022, first.	In Progress
R000032-100224	5/6/2023	info@clydehillcoalition.org	Please provide all responsive documents for PRR 2022-126 as well as communications by city staff, mayor, councilmembers, and legal counsel related to PRR 2022-126 submitted on 10/18/2022.	Partial Release
R000038-100324	9/8/2022	michele@alliedlawgroup.com	Please provide the following records: 1. All text messages, emails, and other communications from April 13, 2022 to the present between Dean Hachamovitch and any agent/official/employee/Council Member of Clyde Hill. 2. All text messages, emails, and other communications from April 13, 2022 to the present to, from or between City Attorney Brubaker and any agent/official/employee/Council Member of Clyde Hill.	Partial Denial
R000052-073125	7/31/2025	michele@alliedlawgroup.com	See attached	Partial Denial
R000037-052726	5/27/2026	JustinDWard@protonmail.com	A copy of the report that was submitted to the City Council by Public Safety Testing concerning the investigation into former Police Chief Kyle Kolling	In Progress
R000038-060226	6/2/2026	foia@thedatabranch.com	Dear Records Custodian, The Data Branch is submitting a public records request for records pertaining to vendor procurement and purchasing activity. Scope of Request: All products from: MomentumIoT, Troon Golf LLC, Royal Truck, and Brandon Industries We hope to obtain records from 2022 to now reflecting how these engagements are priced – for example, licensing or subscription structures, per-unit rates, and any associated implementation or setup fees. Specifically, we are seeking: Contracts, service agreements, and order forms Purchase orders associated with the above vendors RFP or solicitation documents Task orders issued under cooperative purchasing agreements We are glad to accept records in whatever format your office finds easiest to produce, including: Spreadsheet exports (preferred) PDF or Word documents Standard ERP or finance system reports Any summary-level purchasing records your office already maintains If portions of the requested records are exempt from disclosure, please provide all segregable non-exempt portions. For full transparency, this request is for commercial purposes. We will gladly adhere to any policies or procedures in place for public records requests, and are open to narrowing, clarifying, or modifying the request to make fulfillment easier on your end. Contact Information My name is Woo Park Email - foia@thedatabranch.com Phone - (302) 585-3132 Address - 1111B S Governors Ave STE 21033, Dover, DE We appreciate your attention to this matter and look forward to your prompt response. Please confirm receipt of this request and provide an estimated date for the delivery of the requested records. Thank you for your cooperation. Sincerely, The Data Branch Research Team	In Progress

Police Monthly Requests Received

May 2026

Reference No	Create Date	Estimated time to closure or next installment	Completed/Closed	Requestor	PS-Public Record Desired
P000071-052726	5/27/2026	6/26/2026	No	JustinDWard@protonmail.com	All interview transcripts and the investigator's notes associated with the third-party investigation into former Chief Kyle Kolling.
P000058-050126	5/1/2026	5/8/2026	Yes	reports@realbodycams.com	To Whom It May Concern: Under Washington's Public Records Act, ch. 42.56 RCW, we request an opportunity to inspect or obtain copies of the records identified below. We are requesting all Arrest/Incident Narratives for arrests occurring from April 1st, 2026, through April 30th, 2026, for the charges listed as follows: DUI (Driving Under the Influence) - RCW 46.61.502. Resisting Arrest - RCW 9A.76.040 Disorderly Conduct - RCW 9A.84.030 Harassment - RCW 9A.46.020 Obstructing a Law Enforcement Officer - RCW 9A.76.020 Please ensure each Arrest/Incident Narrative includes the arrestee's full name, the incident date and time, and the corresponding case/incident number. Scope and Breadth of the Request: Please interpret this request broadly. The department should construe the scope in the most liberal manner that reasonably describes the records sought. If any portion of the requested records is exempt or confidential, please cite the specific statutory basis for each exemption, redact only the exempt information, and release all reasonably segregable non-exempt portions. If the records are maintained electronically, please produce them in a searchable electronic format when feasible. Fees: If the estimated charges to fulfill this request will exceed \$50, please provide a written cost estimate and await confirmation before proceeding. Any special service charge should reflect only the actual, reasonable costs attributable to extensive use of personnel or information-technology resources. If there are options to reduce costs, such as providing records in an alternate format or narrowing the scope, please advise. Thank you in advance for your anticipated cooperation in this matter. I look forward to receiving your response to this request.
P000063-051526	5/15/2026	5/22/2026	Yes	arthurcodayjrmd@yahoo.com	I do not know the name of the officers involved and do not think a case number was given to me. I was questioned by Clyde Hill Police Officers while at the home belonging to the Margaret Gold Coday Trust. I was there on scheduled business to pick up two items that belonged to me. The visit had been arranged with Margaret Helene Youch, the Trustee of the Margaret Gold Coday Trust. I was told by one of the police officers that Margaret Helene Youch called the police to investigate the fact that someone was on the property. The police officer searched my vehicle. Please provide all available information on this incident. Thank you very much.
P000064-051526	5/15/2026	6/22/2026	No	arthurcodayjrmd@yahoo.com	A Clyde Hill Polic Officer served me with documents. Please provide all available information. Thank you very much.

P000068-052126	5/21/2026	6/26/2026	No	team@duiheroes.com	Dear Public Disclosure Clerk: Pursuant to RCW Chapter 42.56, I am requesting your agency make available for inspection and digital copying any item that it has possession or control over and that is a public record as defined in RCW 42.56, as follows: All records: typed, printed, written or electronically held, retained, copied, possessed or within the control of this department, its agencies, sub-agencies, agents, employees or assigns. These requests relate to information related to the following: Incident # 2026-00001617 Individual: Bo Li DOB: 1/26/1971 Date of Incident: 5/20/2026 Time of Incident: Unknown Specifically, we request: All information and reports concerning the investigation by Clyde Hill PD of Bo Li, DOB 1/26/1971 including but not limited to, police reports, witness statements, physical evidence, audio or video recordings of any and all reports, or statements. Any and all audio, visual, or other recordings of this incident and the above named individual. This request includes all in-car and officer-worn audio/visual recordings for this incident and all security or other audio/visual recordings made within or on law enforcement property (such as breath test room recordings). This includes recordings made by non-law enforcement individuals within the possession or control of this agency. All information, documents, files, logs, notes, transcripts and reports documenting or in any way memorializing radio or electronic transmissions originating from, or in communication with, any of the law enforcement vehicles or officers, including from PMDC Messaging, associated with the individual designated in (1) above, as well as any documents, files, logs, notes, transcripts, or reports, documenting or in any way memorializing any repairs, equipment failures, complaints of failures, or other maintenance issues or procedures concerning any and all video and audio recording equipment associated with said law enforcement vehicles or any other physical equipment used by any of the law enforcement officers associated with said arrest. The time period covered by this request includes any and all such information meeting the request from 5/20/2026 through the present date. A copy of the CAD log related to the above referenced incident, as well as copies of the audio and video recordings made by Clyde Hill PD or any other officer who may have been present, along with any pictures taken. Please notify me when the digital records are ready. If you have any questions at all regarding this request, I can be reached at team@duiheroes.com or (425) 424-9401.
P000072-052826	5/28/2026	6/4/2026	No	david@valleydefenders.com	I am looking for the records pertaining to the recent incident involving Chief Kolling and a patrol officer that included allegations of unprofessional conduct and forced retirement of Chif Kolling as was reported in the local news media.
P000067-051926	5/19/2026	5/27/2026	Yes	raphaella@knausslawfirm.com	Any and all police records, photos, videos, body cam for incident date on or about 11/21/2012 for our client Kristen Maria Wells DOB 06/22/1987
P000069-052126	5/21/2026	5/29/2026	Yes	kevinhansen452@gmail.com	Dear Records Custodian, Pursuant to the Washington Public Records Act (RCW 42.56), I respectfully request copies of all incident reports, including full narratives, for incidents involving any arrestees who were charged with any of the following offenses between February 1, 2026, and May 18, 2026: - RCW 9A.36.011, 9A.36.021, 9A.36.031 - Assault in the First, Second, and Third Degree - RCW 9A.76.020 - Obstructing a Law Enforcement Officer - RCW 9A.76.040 - Resisting Arrest - RCW 9A.36.041 - Assault in the Fourth Degree, with Domestic Violence designation under RCW 10.99.020 If possible, I prefer to receive the records electronically. Please notify me in advance of any costs associated with fulfilling this request. If any part of this request is denied, kindly provide the specific exemption(s) cited. Thank you for your time and assistance.
P000066-051826	5/11/2026	6/26/2026	No	STONKEYKONG1@GMAIL.COM	Good afternoon, Pursuant to the Washington Public Records Act, I am requesting copies of the following records held by the City of Clyde Hill or its contracted prosecution service, covering January 1, 2011 through the date of production: 1. Written policies, guidelines, training materials, or charging guidance addressing immigration consequences in misdemeanor prosecution, including consideration of defendant immigration status or victim immigration status in charging, plea negotiations, or sentencing. 2. Written policies and procedures on U-Visa and T-Visa certification practices. 3. Correspondence between the City and the contracted prosecution service addressing immigration-consequence considerations or U-Visa/T-Visa practices. 4. Internal correspondence among contracted prosecution service attorneys (specifically Lynn Moberly, Sarah Roberts, Alexa McBarron and Blakeley Warbinton) addressing immigration-consequence considerations or charging practices regarding non-citizen defendants or victims. Electronic production preferred, OCR-searchable PDFs where reasonably available. If responsive records are withheld, please cite the exemption and briefly describe the records withheld. Thank you, Stanley

P000070-052626	5/26/2026	6/2/2026	Yes	records@fais.com	I am a licensed investigator working on behalf of several sports organizations. I am requesting information on police/sheriff-related records for the individual(s) listed below. The scope of this request includes all of the following: Records related to criminal justice matters, including but not limited to reports, arrests, incidents, offenses, contacts, booking sheets, etc. Please include records in which the individual(s) listed below were involved as an arrestee, suspect, involved other, complainant, witness, victim, person of interest, informant, or in any other relevant capacity. Police/sheriff-dispatched calls-for-service, "police runs," or computer-automated dispatch "CADs" that may have involved the individual(s) listed below in your jurisdiction. The associated narratives and all supplemental information that pertain to the individual(s) of involvement. Traffic-related offenses or contacts involving the individual(s), including moving violations, non-moving violations, and incidents where the individual(s) are listed as a passenger, witness, involved other, etc. The subject(s) of inquiry - (Last name, First name Middle name): Scott, Gaylane Todd (AKA: Gee) - DOB: 12/28/2000 Please also search CAD from 2016 - present Please provide the responsive records directly to Records@fais.com. Alternatively, please fax the results to our secure line at 888-370-4214. Thank you, ahead of time, for processing this request.
P000065-051826	5/14/2026	5/21/2026	Yes	EMILYLEMARC@GMAIL.COM	Hello, Pursuant to the Washington Public Records Act (PRA), I am writing to submit a formal request for access to your department's Arrest and Booking Log data. Scope of Request: All arrest and booking entries recorded between April 1, 2026 and April 30, 2026. Preferred Format: I am requesting the records be provided as a digital spreadsheet in .xlsx or .csv format. Departments utilizing Records Management Systems from providers such as Axon, Tyler Technologies, or Motorola should have the capability to generate this type of export directly. Fields Requested: - Arrestee's full name - Date and time of arrest - Incident or case identification number - All associated charges with descriptions (e.g., Battery, Resisting Arrest) - Arrest location (street address or block number) If any records responsive to this request are withheld, I ask that your office specify the statutory exemption upon which the denial is based and provide guidance on the formal appeals process, as required under applicable law. Should you need any additional information or wish to discuss the scope of this request, please do not hesitate to contact me at your convenience. Thank you for your prompt attention to this matter. Emily LeMarc 2080 FM 1102, New Braunfels, TX 78132 (260) 417-9834
P000062-051526	5/15/2026	6/12/2026	No	jamie@valleydefenders.com	Hello - I am requesting the investigation file for Officer F. Fernandez, #3236. I've attached the notice I received from the City regarding the same. Thank you.
P000061-051326	5/13/2026	5/20/2026	Yes	greg@communitylawpllc.com	Bodycam and/or dashcam of the stop. The incident was on February 12, 2026, at 8:30 AM. The defendant is Bo Yang with DOB 05/08/1985. The officer is Noah Hansen, #C14. The report number is 2026-00000409.
P000059-050126	5/1/2026	5/11/2026	Yes	rar.incoming@risk.lexisnexis.com	Transaction/Reference #: 4129502262High Monitored:ALLSTATE INSURANCE Report Type:Auto Theft Report/Case Number:2026-1332 Date of Occurrence:04/26/202615:0:0 Location of Loss:\$830 POINTS DR Cross Street: City:YARROW POINTCounty:KINGState:WA Insurance Company:ALLSTATE INSURANCE Insured Driver:Chidem H Cherrier Driver 2: Driver 3: Last Note: No Association Performed. Sent To Print By Iserv (iserv) 4/29/2026 5:35:09AM More Info:TOTAL THEFT NOT RECOVERED TAG #: VIN #: 5UXWX7C52F0K31690MAKE: BMWVMODEL: X3YEAR:2015

Police Monthly Requests Closed

May 2026

Reference No	Create Date	Close Date	Requestor	PS-Public Record Desired	Request Status
P000030-031226	3/12/2026	5/21/2026	records@fais.com	I am a licensed investigator working on behalf of several professional sports organizations. I am requesting information on police/sheriff-related records for the individual(s) listed below. The scope of this request includes all of the following: •Records related to criminal justice matters, including but not limited to reports, arrests, incidents, offenses, contacts, booking sheets, etc. oPlease include records in which the individual(s) listed below were involved as an arrestee, suspect, involved other, complainant, witness, victim, person of interest, informant, or in any other relevant capacity. •Police/sheriff-dispatched calls-for-service, "police runs," or computer-automated dispatch "CADs" that may have involved the individual(s) listed below in your jurisdiction. •The associated narratives and all supplemental information that pertain to the individual(s) of involvement. •Traffic-related offenses or contacts involving the individual(s), including moving violations, non-moving violations, and incidents where the individual(s) are listed as a passenger, witness, involved other, etc. The subject(s) of inquiry - (Last name, First name Middle name): •Rogers, D'Andre "DJ" Hakeem - 11/10/2001 Please provide the responsive records directly to Records@fais.com. Alternatively, please fax the results to our secure line at 888-370-4214. Thank you, ahead of time, for processing this request.	Partial Denial
P000053-042326	4/23/2026	5/21/2026	tressa@hemmatlaw.com	Please accept this request for any and all police reports, incident reports, investigative materials, and related records pertaining to NEEMA R DESAI dob 07/05/1977 and/or the incident occurring on or about January 12, 2023, at or near St. Thomas School. This request includes, but is not limited to, narratives, witness statements, photographs, audio/video recordings, 911 call logs, and any supplemental reports. Additionally, any and all records pertaining to this individual from January 1, 2020 to date are requested	Partial Denial
P000055-042826	4/28/2026	5/6/2026	verma.vibhooti@gmail.com	Need the report for insurance liability purposes.	Partial Denial
P000056-043026	4/30/2026	5/6/2026	s.l.morrow@outlook.com	Stolen Airline miles	Partial Denial
P000057-043026	4/29/2026	5/1/2026	JOWITAMT@YAHOO.COM	Hello, Could I have this Police Report for this accident? Much appreciated, Jowita Tanase	Partial Denial
P000058-050126	5/1/2026	5/7/2026	reports@realbodycams.com	To Whom It May Concern: Under Washington's Public Records Act, ch. 42.56 RCW, we request an opportunity to inspect or obtain copies of the records identified below. We are requesting all Arrest/Incident Narratives for arrests occurring from April 1st, 2026, through April 30th, 2026, for the charges listed as follows: DUI (Driving Under the Influence) - RCW 46.61.502. Resisting Arrest - RCW 9A.76.040 Disorderly Conduct - RCW 9A.84.030 Harassment - RCW 9A.46.020 Obstructing a Law Enforcement Officer - RCW 9A.76.020 Please ensure each Arrest/Incident Narrative includes the arrestee's full name, the incident date and time, and the corresponding case/incident number. Scope and Breadth of the Request: Please interpret this request broadly. The department should construe the scope in the most liberal manner that reasonably describes the records sought. If any portion of the requested records is exempt or confidential, please cite the specific statutory basis for each exemption, redact only the exempt information, and release all reasonably segregable non-exempt portions. If the records are maintained electronically, please produce them in a searchable electronic format when feasible. Fees: If the estimated charges to fulfill this request will exceed \$50, please provide a written cost estimate and await confirmation before proceeding. Any special service charge should reflect only the actual, reasonable costs attributable to extensive use of personnel or information-technology resources. If there are options to reduce costs, such as providing records in an alternate format or narrowing the scope, please advise. Thank you in advance for your anticipated cooperation in this matter. I look forward to receiving your response to this request.	No Responsive Records
P000059-050126	5/1/2026	5/6/2026	rar.incoming@risk.lexisnexis.com	Transaction/Reference #: 4129502262High Monitored:ALLSTATE INSURANCE Report Type:Auto Theft Report/Case Number:2026-1332 Date of Occurrence:04/26/202615:0 Location of Loss:830 POINTS DR Cross Street: City:ARROW POINTCounty:KINGState:WA Insurance Company:ALLSTATE INSURANCE Insured Driver:Chidem H Cherrier Driver 2: Driver 3: Last Note: No Association Performed. Sent To Print By Iserv (iserv) 4/29/2026 5:35:09AM More Info:TOTAL THEFT NOT RECOVERED TAG #: VIN #: 5UXWX7C52F0K31690MAKE: BMWMODEL: X3YEAR:2015	Partial Denial
P000060-050426	4/27/2026	5/4/2026	theorangeicon2@gmail.com	Dear Clyde Hill Police Department, Thank you very much for your response. My name is Ethan de Guzman, and the case number is Case 2026-1329. I originally emailed the evidence to Sergeant Humphreys on April 26, 2026, at 2:19 AM. I would also like to kindly request a copy of the report, if possible, as my father would like to review it as well. Please let me know if there is any additional information or documentation I can provide. Thank you again for your time and assistance. Sincerely, Ethan de Guzman	Partial Denial

P000061-051326	5/13/2026	5/18/2026	greg@communitylawpllc.com	Bodycam and/or dashcam of the stop. The incident was on February 12, 2026, at 8:30 AM. The defendant is Bo Yang with DOB 05/08/1985. The officer is Noah Hansen, #C14. The report number is 2026-00000409.	Withdrawn
P000063-051526	5/15/2026	5/20/2026	arthurcodayjrmd@yahoo.com	I do not know the name of the officers involved and do not think a case number was given to me. I was questioned by Clyde Hill Police Officers while at the home belonging to the Margaret Gold Coday Trust. I was there on scheduled business to pick up two items that belonged to me. The visit had been arranged with Margaret Helene Youch, the Trustee of the Margaret Gold Coday Trust. I was told by one of the police officers that Margaret Helene Youch called the police to investigate the fact that someone was on the property. The police officer searched my vehicle. Please provide all available information on this incident. Thank you very much.	Partial Denial
P000065-051826	5/14/2026	5/19/2026	EMILYLEMARC@GMAIL.COM	Hello, Pursuant to the Washington Public Records Act (PRA), I am writing to submit a formal request for access to your department's Arrest and Booking Log data. Scope of Request: All arrest and booking entries recorded between April 1, 2026 and April 30, 2026. Preferred Format: I am requesting the records be provided as a digital spreadsheet in .xlsx or .csv format. Departments utilizing Records Management Systems from providers such as Axon, Tyler Technologies, or Motorola should have the capability to generate this type of export directly. Fields Requested: - Arrestee's full name - Date and time of arrest - Incident or case identification number - All associated charges with descriptions (e.g., Battery, Resisting Arrest) - Arrest location (street address or block number) If any records responsive to this request are withheld, I ask that your office specify the statutory exemption upon which the denial is based and provide guidance on the formal appeals process, as required under applicable law. Should you need any additional information or wish to discuss the scope of this request, please do not hesitate to contact me at your convenience. Thank you for your prompt attention to this matter. Emily LeMarc 2080 FM 1102, New Braunfels, TX 78132 (260) 417-9834	Full Release
P000067-051926	5/19/2026	5/26/2026	raphaella@knausslawfirm.com	Any and all police records, photos, videos, body cam for incident date on or about 11/21/2012 for our client Kristen Maria Wells DOB 06/22/1987	Partial Denial
P000069-052126	5/21/2026	5/26/2026	kevinhansen452@gmail.com	Dear Records Custodian, Pursuant to the Washington Public Records Act (RCW 42.56), I respectfully request copies of all incident reports, including full narratives, for incidents involving any arrestees who were charged with any of the following offenses between February 1, 2026, and May 18, 2026: - RCW 9A.36.011, 9A.36.021, 9A.36.031 - Assault in the First, Second, and Third Degree - RCW 9A.76.020 - Obstructing a Law Enforcement Officer - RCW 9A.76.040 - Resisting Arrest - RCW 9A.36.041 - Assault in the Fourth Degree, with Domestic Violence designation under RCW 10.99.020 If possible, I prefer to receive the records electronically. Please notify me in advance of any costs associated with fulfilling this request. If any part of this request is denied, kindly provide the specific exemption(s) cited. Thank you for your time and assistance.	Full Release
P000070-052626	5/26/2026	5/26/2026	records@fais.com	I am a licensed investigator working on behalf of several sports organizations. I am requesting information on police/sheriff-related records for the individual(s) listed below. The scope of this request includes all of the following: Records related to criminal justice matters, including but not limited to reports, arrests, incidents, offenses, contacts, booking sheets, etc. Please include records in which the individual(s) listed below were involved as an arrestee, suspect, involved other, complainant, witness, victim, person of interest, informant, or in any other relevant capacity. Police/sheriff-dispatched calls-for-service, "police runs," or computer-automated dispatch "CADs" that may have involved the individual(s) listed below in your jurisdiction. The associated narratives and all supplemental information that pertain to the individual(s) of involvement. Traffic-related offenses or contacts involving the individual(s), including moving violations, non-moving violations, and incidents where the individual(s) are listed as a passenger, witness, involved other, etc. The subject(s) of inquiry - (Last name, First name Middle name): Scott, Gaylane Todd (AKA: Gee) - DOB: 12/28/2000 Please also search CAD from 2016 - present Please provide the responsive records directly to Records@fais.com. Alternatively, please fax the results to our secure line at 888-370-4214. Thank you, ahead of time, for processing this request.	No Responsive Records

Police Monthly Requests Open

May 2026

Reference No	Create Date	Requestor	Request Status	PS-Public Record Desired
P000017-021926	2/19/2026		In Progress	see scanned request letter
P000047-041326	4/11/2026	waterboy2945@gmail.com	Partial Release	Hi, Under the Washington Public Records Act (PRA), I am requesting copies of the following records: • Arrest/incident report • 911 call audio • Body-worn camera footage from all responding officers • Squad/dash camera footage • Interrogation or interview room footage • Any other releasable video (e.g., CCTV, drone, surveillance) Arrestee Name: Towana Jones Date of Occurrence: 2026-03-15 Case Number: 2025-00004738 Charges: 9A.60.020[2501]; 9.35.020(2); 9A.56.030(1)[2399] Description: FORGERY: MAKE/COMPLETE/ALTER & POSS/UTTER/OFFER [FORGERY-BANK CHECKS]; IDENTITY THEFT OVER \$1500 1ST DEGREE; THEFT 1ST DEGREE OTHER THAN FIREARM OR MV [ALL OTHER] This request is not for commercial purposes and is not related to any legal proceedings. I prefer to receive responsive records electronically in whatever format is most convenient for your office (e.g., Google Drive, SharePoint, Evidence.com, or similar file-sharing platform). If estimated fees exceed \$20.00, please provide an itemized cost estimate before processing the request. Please feel free to contact me if any clarification is needed. Thank you for your time. Respectfully, Dylan Carter
P000049-042126	4/21/2026	cpramos@uw.edu	In Progress	Requesting access to the Clyde Hill Police Department's policy and procedures manual as well as any additional policies, procedures, memos, forms, or other documents that specifically relate to conducting eyewitness identification procedures or interviewing suspects, witnesses, and/or victims. Specifically, I am requesting the following items: * Policy and procedures manual * Witness statement forms * Lineup admonition forms * Field identification/showup instructions * Suspect statement forms * Protocols or standard operating procedures for constructing photo arrays and physical lineups * Protocols or standard operating procedures for the administration of identification procedures * Protocols or standard operating procedures for interviewing witnesses/victims * Protocols or standard operating procedures for interviewing suspects * Any other documents, memos, and internal guidance related to interviewing witnesses, victims, and suspects
P000050-042226	4/22/2026	clemsonpdr@gmail.com	In Progress	Pursuant to the Washington Public Records Act, Chapter 42.56 RCW, I request copies of all vehicular pursuit policies that were in effect at any time from January 1, 2018 through March 31, 2026. This request includes all versions, revisions, superseded versions, archived versions, and any policy manual sections governing vehicular pursuits, emergency vehicle pursuits, vehicle pursuits, or initiation/termination of pursuits. If these policies were part of a larger policy manual, please provide the relevant policy sections for each version in effect during the requested time period, along with any revision logs, approval records, transmittal memoranda, or other records sufficient to identify the dates each version became effective and ceased to be effective. If responsive records are available online, please provide the direct links or the records themselves. If any part of this request is unclear, please contact me so that I may clarify or narrow the request.
P000062-051526	5/15/2026	jamie@valleydefenders.com	Update From Requestor	Hello - I am requesting the investigation file for Officer F. Fernandez, #3236. I've attached the notice I received from the City regarding the same. Thank you.
P000064-051526	5/15/2026	arthurcodayjrmd@yahoo.com	In Progress	A Clyde Hill Polic Officer served me with documents. Please provide all available information. Thank you very much.
P000066-051826	5/11/2026	STONKEYKONG1@GMAIL.COM	Sent for Legal Review	Good afternoon, Pursuant to the Washington Public Records Act, I am requesting copies of the following records held by the City of Clyde Hill or its contracted prosecution service, covering January 1, 2011 through the date of production: 1. Written policies, guidelines, training materials, or charging guidance addressing immigration consequences in misdemeanor prosecution, including consideration of defendant immigration status or victim immigration status in charging, plea negotiations, or sentencing. 2. Written policies and procedures on U-Visa and T-Visa certification practices. 3. Correspondence between the City and the contracted prosecution service addressing immigration-consequence considerations or U-Visa/T-Visa practices. 4. Internal correspondence among contracted prosecution service attorneys (specifically Lynn Moberly, Sarah Roberts, Alexa McBarron and Blakeley Warbinton) addressing immigration-consequence considerations or charging practices regarding non-citizen defendants or victims. Electronic production preferred, OCR-searchable PDFs where reasonably available. If responsive records are withheld, please cite the exemption and briefly describe the records withheld. Thank you, Stanley

P000068-052126	5/21/2026	team@duiheroes.com	Partial Release	Dear Public Disclosure Clerk: Pursuant to RCW Chapter 42.56, I am requesting your agency make available for inspection and digital copying any item that it has possession or control over and that is a public record as defined in RCW 42.56, as follows: All records: typed, printed, written or electronically held, retained, copied, possessed or within the control of this department, its agencies, sub-agencies, agents, employees or assigns. These requests relate to information related to the following: Incident # 2026-00001617 Individual: Bo Li DOB: 1/26/1971 Date of Incident: 5/20/2026 Time of Incident: Unknown Specifically, we request: All information and reports concerning the investigation by Clyde Hill PD of Bo Li, DOB 1/26/1971 including but not limited to, police reports, witness statements, physical evidence, audio or video recordings of any and all reports, or statements. Any and all audio, visual, or other recordings of this incident and the above named individual. This request includes all in-car and officer-worn audio/visual recordings for this incident and all security or other audio/visual recordings made within or on law enforcement property (such as breath test room recordings). This includes recordings made by non-law enforcement individuals within the possession or control of this agency. All information, documents, files, logs, notes, transcripts and reports documenting or in any way memorializing radio or electronic transmissions originating from, or in communication with, any of the law enforcement vehicles or officers, including from PMDC Messaging, associated with the individual designated in (1) above, as well as any documents, files, logs, notes, transcripts, or reports, documenting or in any way memorializing any repairs, equipment failures, complaints of failures, or other maintenance issues or procedures concerning any and all video and audio recording equipment associated with said law enforcement vehicles or any other physical equipment used by any of the law enforcement officers associated with said arrest. The time period covered by this request includes any and all such information meeting the request from 5/20/2026 through the present date. A copy of the CAD log related to the above referenced incident, as well as copies of the audio and video recordings made by Clyde Hill PD or any other officer who may have been present, along with any pictures taken. Please notify me when the digital records are ready. If you have any questions at all regarding this request, I can be reached at team@duiheroes.com or (425) 424-9401.
P000071-052726	5/27/2026	JustinDWard@protonmail.com	In Progress	All interview transcripts and the investigator's notes associated with the third-party investigation into former Chief Kyle Kolling.
P000072-052826	5/28/2026	david@valleydefenders.com	New Request	I am looking for the records pertaining to the recent incident involving Chief Kolling and a patrol officer that included allegations of unprofessional conduct and forced retirement of Chif Kolling as was reported in the local news media.