



MEDINA CITY COUNCIL

Monday, September 14, 2026

5:00 PM – STUDY SESSION

6:00 PM - REGULAR MEETING

AGENDA

VISION STATEMENT

Medina is a family-friendly, diverse and inclusive community on the shores of Lake Washington. With parks and open spaces, Medina is a quiet and safe small city, with active and highly-engaged residents. Medina honors its heritage while preserving its natural environment and resources for current and future generations.

MISSION STATEMENT

Ensure efficient delivery of quality public services, act as responsible stewards of Medina's financial and natural resources, celebrate diversity, leverage local talent, and promote the safety, health, and quality of life of those who live, work, and play in Medina.



MEDINA, WASHINGTON
MEDINA CITY COUNCIL
SPECIAL AND REGULAR MEETING

Hybrid - Virtual/In-Person
Medina City Hall – Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Monday, September 14, 2026 – 5:00 PM

AGENDA

MAYOR | Jessica Rossman

DEPUTY MAYOR | Randy Reeves

COUNCIL MEMBERS | Laura Bustamante, Harini Gokul, Michael Luis, Heija Nunn, Jeff Price

CITY MANAGER | Jeff Swanson

CITY ATTORNEY | Jennifer S. Robertson

ACTING CITY CLERK | Dawn Nations

Hybrid Meeting Participation

The Medina City Council has moved to hybrid meetings, offering both in-person and online meeting participation. Medina City Council welcomes and encourages in-person public comments. To participate in person, please fill out a comment card upon arrival at City Hall and turn it in to the City Clerk. To participate online, please register your request with the City Clerk at 425.233.6410 or email dnations@medina-wa.gov and leave a message before 2PM on the day of the Council meeting; please reference Public Comments for the Council meeting on your correspondence. The City Clerk will call you by name or telephone number when it is your turn to speak. You will be allotted 3 minutes for your comment and will be asked to stop when you reach the 3-minute limit. The city will also accept written comments to Council@medina-wa.gov at any time.

Join Zoom Meeting

<https://medina-wa.zoom.us/j/89185428569?pwd=d9QwY6gFPBJ1bUzHN9GMbIhciGbbn3.1>

Meeting ID: 891 8542 8569

Passcode: 489905

Dial in

+1-253-215-8782

1. STUDY SESSION starts at 5:00 PM

The Study Session is an informal discussion for the City Council. This session is held in person only and is not recorded. The public is welcome to attend; however, Zoom access will not be available until the regular meeting begins at **6:00 PM**.

Time Estimate: 50 minutes

The regular meeting will start at 6:00 PM

1.1 Development Impacts Project Phase 1 Discussion

Recommendation: Discussion.

Staff Contacts: Steve Wilcox, Development Services Director, Kim Gunderson, Planning Consultant, Jennifer Robertson, City Attorney

2. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Bustamante, Gokul, Luis, Nunn, Price, Reeves, Rossman

3. APPROVAL OF MEETING AGENDA

4. PUBLIC COMMENT PERIOD

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5. PRESENTATIONS

5.1 Reports and announcements from Park Board, Planning Commission, and Emergency Preparedness.

Time Estimate: 10 minutes

6. CITY MANAGER'S REPORT

Time Estimate: 30 minutes

Police, Development Services, Finance, Central Services, Public Works, City Attorney

6.1a City Manager Monthly Report

6.1b Police Monthly Report

[6.1c](#) Development Services Monthly Report

[6.1d](#) Finance Monthly Report

[6.1e](#) Central Services Monthly Report

[6.1f](#) Public Works Monthly Report

7. **CONSENT AGENDA**

Time Estimate: 5 minutes

Consent agenda items are considered to be routine and will be considered for adoption by one motion. There will be no separate discussion of these items unless a Councilmember or City staff requests the Council to remove an item from the consent agenda.

[7.1](#) Check Register August 2026

Recommendation: Approve.

Staff Contact: Ryan Wagner, Finance/HR Director

[7.2](#) Park Board Approved Minutes of:

a) May 18, 2026; and

b) June 15, 2026.

Recommendation: Receive and file.

Staff Contact: Dawn Nations, Acting City Clerk

[7.3](#) Planning Commission Approved Minutes of:

a) June 23, 2026; and

b) July 28, 2026.

Recommendation: Receive and file.

Staff Contact: Rebecca Bennett, Development Services Coordinator

[7.4](#) Draft City Council Meeting Minutes of:

a) May 26, 2026; and

b) June 8, 2026.

Recommendation: Adopt minutes.

Staff Contact: Dawn Nations, Acting City Clerk

8. **LEGISLATIVE HEARING**

None.

9. **PUBLIC HEARING**

[9.1](#) 2027 Preliminary Annual Budget - Revenue Presentation

Recommendation: Receive public testimony.

Staff Contact: Ryan Wagner, Finance/HR Director

Time Estimate: 20 minutes

10. CITY BUSINESS

None.

11. COUNCILMEMBER REPORTS AND ROUNDTABLE

- a) Council Reports
- b) Requests for future agenda items.

12. PUBLIC COMMENT

Comment period is limited to 10 minutes. Speaker comments are limited to one minute per person.

13. CLOSED SESSION

RCW 42.30.140(4)(a)

Collective bargaining sessions with employee organizations, including contract negotiations, grievance meetings, and discussions relating to the interpretation or application of a labor agreement; or (b) that portion of a meeting during which the governing body is planning or adopting the strategy or position to be taken by the governing body during the course of any collective bargaining, professional negotiations, or grievance or mediation proceedings, or reviewing the proposals made in the negotiations or proceedings while in progress.

No action to follow Council will adjourn from the Closed Session.

14. ADJOURNMENT

Next regular City Council Meeting: September 28, 2026, at 5 PM.

ADDITIONAL INFORMATION

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Medina City Hall.

The agenda items are accessible on the City's website at www.medina-wa.gov on Thursdays or Fridays prior to the Regular City Council Meeting.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (425) 233-6410 at least 48 hours prior to the meeting.

UPCOMING MEETINGS AND EVENTS

Monday, September 28, 2026 - City Council Meeting (5:00 PM)

Monday, October 12, 2026 - City Council Meeting (5:00 PM)

Monday, October 26 2026 - City Council Meeting (5:00 PM)

Monday, November 9, 2026 - City Council Meeting (5:00 PM)

Monday, November 16, 2026 - City Council Meeting (5:00 PM)

Monday, December 14, 2026 - City Council Meeting (5:00 PM)

Monday, December 28, 2026 - City Council Meeting Canceled

CERTIFICATION OF POSTING AGENDA

The agenda for Monday, September 14, 2026, Regular Meeting of the Medina City Council was posted and available for review on Friday, September 11, 2026, at City Hall of the City of Medina, 501 Evergreen Point Road, Medina, WA 98039. The agenda is also available on the city website at www.medina-wa.gov.



MEDINA, WASHINGTON

AGENDA BILL

Monday, September 14, 2026

Subject/Topic: Development Impacts Project, Phase 1 Dept. Origin: Development Services and Planning Consultant Category: City Business Prepared by: Kimberly Gunderson, Mahoney Planning LLC, Medina Planning Consultant Attachments: 1. Development Impacts Phase 1 Slide Deck 2. DRAFT Ordinance, MMC Amendments for Development Impacts Project Phase 1 3. DRAFT Template Landscape Covenant 4. Privacy Landscape Screening List	Proposed Council Action/Motion: ☐ Information Only ☐ Receive and File ☒ Discuss ☐ Provide Direction ☐ Public Hearing ☐ Adopt/Approve ☐ Other:
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Proposed Council Action

None. Discussion only.

Summary

The City of Medina intends to permanently enact regulatory reform that will trend development away from recent development tendencies and address the impacts of these tendencies on the sense of community enjoyed in Medina. This effort is known as the Development Impacts Project. This project has been commonly referred to as “bulk impacts” over the last 20 years and the issue has been a regular matter of focus for regulatory reform in Medina. The goal of the Development Impacts Project is to develop permanent amendments to Medina’s zoning context in a way that resolves development-related impacts and implements the land use goals of the Medina Comprehensive Plan:

H-P1: “Ensure new development is consistent with citywide goals and policies, including but not limited to sustainable site standards, landscaping and tree retention requirements, and diversity of housing options all while maintaining a quiet, safe, and livable city.”

LU-G1: “To maintain Medina’s high-quality residential setting and character, while considering creative housing solutions to accommodate community members of all socioeconomic groups.”

LU-G3: “To maintain active community involvement and equitable engagement in land use policy and regulation.”

Problem Statement

The City has observed an increasing trend in the development of massive single-family homes which tend to overwhelm the size of adjacent homes and injure the privacy and property enjoyment of neighboring residents. Medina frequently reviews proposals for the demolition of modest homes and their replacement with boxy, wide, tall homes accompanied by considerable glazing that is often oriented toward neighboring living spaces.

Thematic Public Feedback

Medina recognizes that the character of high-quality living is not hallmarked only by luxurious homes, but by privacy in indoor living space and comfort in outdoor recreational space, too. Bucking trends in many other western Washington communities to decrease minimum lot sizes and increase bulk consumption of property, Medina has represented the value conveyed by its residents in the quiet comfort of their sylvan waterfront environment. In recent years, these residents have expressed a loss of their comforts by the growing trend of massive neighboring residential development. The trend of proximal, boxy homes has caused obtrusive light and noise, loss of privacy and property enjoyment, and an unease among some residents in the geotechnical stability of Medina’s steep slopes to withstand the charge of such large structures.

Interim Official Controls

In an effort to address these concerns, the City enacted emergency legislative action on February 23, 2026 limiting the proximity of development within adjoining side yards by increasing side yard setbacks on all properties (Ordinance 1052). In the same legislative action, the City created requirements for recessed upper stories and removed its allowance for height bonuses, which previously could allow the construction of a home up to 36-feet in height. At its July 27, 2026 regular meeting, City Council passed a second piece of emergency legislation (Ordinance 1059) which slightly modified and extends Ordinance 1052. Modifications in Ordinance 1059 include removing the recessed upper story requirement created by Ordinance 1052, clarifying vacant home lighting provisions, and increasing the minimum lot width and street frontage in the R-16 and R-20 zones from 70-feet to 90-feet.

In response to the passing of Ordinance 1052, property owners interested in developing their properties shared that the ordinance’s limitations have yielded a loss of property value and seemingly restricts denser development that is otherwise called for by the state.

The themes heard by the Medina community on this topic can be summarized as:

- Large, boxy, proximal development has **reduced privacy, reduced property enjoyment, and caused excessive noise and light.**
- Regulations applied under Ordinance 1052 has caused a **loss in property value** and works **averse to denser development** priorities of the state.

The focus of the Development Impacts Project will be to explore methods of amending the City’s zoning landscape that considers each of these themes offered by the public and to create a balance between fostering the increased density with livability for all residents.

Council Direction

At its April 27, 2026 regular meeting, City Council gave the following direction:

“Direct the Planning Commission to study each presented zoning reform opportunity for its efficacy in satisfying the goals of the Development Impacts Project and prepare a recommendation for Council's adoption.”

Additional discussion with Council divided the project into two (or potentially three) phases: Phase 1, which intends to expeditiously resolve The Problem; and Phase 2, which is a longer-term study of the broad zoning reform opportunities introduced by the Planner at Council's April 27, 2026 meeting. It is expected that this project will prioritize Phase 1 and will limit its focus initially to its resolution, initiating Phase 2 only upon the completion of Phase 1.

Phase 1

Kim Gunderson of Mahoney Planning, LLC is under contract with the City of Medina to provide on-call current and long-range planning support services and has been tasked with leading the Development Impacts Project. Kim has prepared and attached a PowerPoint slide deck that will be presented to City Council at its September 14, 2026 study session on Phase 1 of the Project. The slide deck refamiliarizes Council with the project and presents the Phase 1 code amendments recommended for adoption by Planning Commission. The recommended Phase 1 ordinance would adopt permanent revised zoning code provisions to resolve Phase 1; this is in direct response to consistent outspoken feedback from Development Impacts Project stakeholders who have asked for reliability as the Project advances.

Public Noticing and Statutory Requirements

Phase 1 of the Development Impacts Project has been robustly noticed to those with outspoken interest in the Project. Phase 1 has also undergone each of its statutory obligations for the adoption of new city ordinances.

SEPA

The City of Medina is the SEPA Lead Agency for the Development Impacts Project. Medina's SEPA Responsible Official has reviewed a project SEPA Checklist and related materials, and issued a Determination of Nonsignificance (DNS) for Phase 1 of the Project. The DNS was noticed in all manners required of MMC 14.04.010 and comments on the threshold determination were invited from August 7 – August 21, 2026. The City received one comment from the Department of Ecology seeking to understand the scope of the project and whether it impacted the Medina Shoreline Master Program.

Notice of Intent to Adopt (Commerce)

The City is required to provide notice of its intent to adopt (NOI) new or revised development regulations to the Department of Commerce (Commerce) under RCW 36.70A.106. The NOI is transmitted to most state agencies by Commerce, and a typical 60-day review and comment letter is extended to state agencies. At the request of the City, Commerce can choose to approve a requested expedited review of only 14 days.

Kim provided NOI with a request for expedited review to Commerce on July 29, 2026. On August 14, 2026, the City received its approved request for expedited review. No agency comments were received by the City. This satisfies the City's NOI obligations.

Notice of City Council Public Hearing

MMC 16.81.070 provides the City's requirements for noticing its public hearings on zoning code text amendments. MMC 16.81.070 requires that public hearings be published in a newspaper of general circulation and posted in the same manner as regular City Council meetings.

It is well understood that an engaged body of the Medina citizenry and their representatives seek to remain involved in the Development Impacts Project. Known as the "Development Impacts Project stakeholders," these Medina community members have regularly attended public meetings, provided public comment, and/or participated in the June 17 Project Phase 1 Charrette. The City has observed and appreciated the involvement of the Project stakeholders and wishes to continue providing them with abundant engagement. In that interest, the City over-noticed its September 28, 2026 City Council public hearing and e-mailed notice of the hearing to any member of the Medina community with a record of public participation in the Project since its inception in February 2026. 52 Project stakeholders received this notice.

Notice of public hearing was timely provided on September 3, 2026. No comments have been received by the City as of the preparation of this agenda bill.

Project Schedule

Phase 1 is expected to continue advancing forward on the following schedule:

- September 14 – City Council study session
- September 28 – City Council public hearing
- October 12 – Request ordinance adoption from City Council

Council Priorities

This proposal furthers Council Priorities 2, 3, 4, and 5.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Budget/Fiscal Impact: None

Recommendation: None

City Manager Approval:



Proposed Council Motion: None

Time Estimate: 50 Minutes



Development Impacts Project Phase 1

Mahoney Planning, LLC
Kimberly Gunderson, Principal

Medina City Council Study Session
September 14, 2026

Agenda

01 Council Direction

02 Key Components of
Phase 1

03 Consistent Charrette
Feedback

04 What is a Minor
Deviation?

05 Phase 1 Resolution

06 Code Comparisons

07 Phase 1
Recommended Code
Edits

08 Conditions of
Approval: Why?

09 Why Does the
Revised Minor
Deviation Work?

10 Noticing & Public
Engagement

11 Planning
Commission
Recommendation

12 Phase 1 Schedule

Council Direction

April 27, 2026:

“Direct the Planning Commission to study each presented zoning reform opportunity for its efficacy in satisfying the goals of the Development Impacts Project and prepare a recommendation for Council's adoption.”

Further discussion divided the project into **two phases**:

- **Phase 1** (immediate address of The Problem)
- **Phase 2** (long-term resolution)

Key Components of Phase 1

Solve The Problem Expeditiously

- Plan against **loss of privacy, property enjoyment, and value** to neighbors of new development caused by bulky development
- Resolve potential unintended consequences of 1052, particularly as it relates to **narrow lots**

Engage the Community Early

- Host a **Charrette**. Invite Stakeholder **collaboration** toward solution

Rely on Existing Tools for Expeditious Resolution

Consistent Charrette Feedback

- **City should be involved** in mitigating development impacts
- Code should allow for **flexible design and creativity**. Lots in Medina are often substandard, challenged, unique
- Code should **clearly** state what is allowed to be built
- **Landscape screening** is acceptable mitigation
- **Narrow lots** need relief from Ord. 1052
- Phase 1 needs **quick resolution**
- Many ideas to consider at **Phase 2** (incentivizing preferred development, pitched roofs, modulation, administrative design review process, refreshed side setback perspective, new zone for small lots)

Phase 1 Resolution

Amended Minor Deviation

What is a Minor Deviation?

- Administrative Discretionary Permit (Type 2)
 - Decision issued by **Director**, not Hearing Examiner
 - **Includes Notice of Application** mailed to all neighbors within 300', published, and posted. Includes **Notice of Decision**
 - **Appealable** to Hearing Examiner
 - Application is **not ministerial**. Not allowed by right. **Can be denied**.
 - No changes to the Minor Deviation's administration are proposed.
- Application Process
 - Pre-Development meeting encouraged
 - Application reviewed for completeness, then noticed
 - Application reviewed for consistency with Minor Deviation approval criteria and zoning code compliance
 - Decision rendered (conditions can be added to approval) and noticed

Phase 1 Resolution

Amended **Minor Deviation**

- Combines with Dev Impacts IOCs to permanently codify all edits
- Expands **applicability** of Minor Deviation to include demo/new construction/reconstruction
- Allows for **bonus height** and allows **side setbacks** to align with previous standard **IF** project meets Minor Deviation approval criteria, including:
 - The granting of such minor deviation **will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity** and zone in which the subject property is situated; and
 - The proposed development **will not substantially reduce the amount of privacy enjoyed by adjoining property owners than if the development was built as specified by the zoning code.**

Phase 1 Resolution (Cont.)

- Allows Director to impose Conditions of Approval to mitigate impacts
 - **Landscape** Maintenance Covenant for maintaining **privacy landscape screen** in perpetuity
 - Upper story **glazing may be limited to as much as 20%** when facing side property lines and built within narrower side setbacks
 - **Decks** protruding into narrow side setbacks limited to **100 square feet** when more than 30 inches above grade
- Adds/edits **definitions** for: certified arborist, certified horticulturist, reconstruction, replacement cost, upper story

Projects that comply with development standards are **not** required to undergo Minor Deviation

Code Comparisons

- What's changed since February 2026?

Pre-Ord. 1052	Ords. 1052 & 1059	Recommended Phase 1 Code
Side Setbacks: 10' (lots smaller than 20,000 square feet)	Side Setbacks: 15' (lots smaller than 20,000 square feet)	Side Setbacks: 15' (lots smaller than 20,000 square feet). Can build to 10' with approved Minor Deviation
Side Setbacks: greater of 10' or 15% lot width not to exceed 20' (large lots)	Side Setbacks: greater of 15' or 20% lot width not to exceed 20' (large lots)	Side Setbacks: greater of 15' or 20% lot width not to exceed 20' (large lots). Can build to 10' or 15% with approved Minor Deviation
Structures in Side Setbacks: no landscape requirement	Structures in Side Setbacks: partial landscape screen required when 30" or more above grade	Structures in Side Setbacks: no change; will implement 1052/1059
Uncovered Decks in Side Setbacks: allowed if maintaining 50% of side setback and less than 30" above grade	Uncovered Decks in Side Setbacks: allowed if maintaining 75% of side setback and less than 30" above grade, if solid landscape screen is installed	Uncovered Decks in Side Setbacks: no change; will implement 1052/1059

Code Comparisons (Cont.)

Pre-Ord. 1052	Ords. 1052 & 1059	Recommended Phase 1 Code
Mechanical Equip. in Side Setbacks: Allowed at nonconforming structures, must maintain 5' setback	Mechanical Equip. in Side Setbacks: Allowed at nonconforming structures, must maintain 10' setback	Mechanical Equip. in Side Setbacks: no change; will implement 1052/1059
Sound Attenuation Devices in Side Setbacks: No limitation	Sound Attenuation Devices in Side Setbacks: Allowed if located such that neighbors do not hear them	Sound Attenuation Devices in Side Setbacks: no change; will implement 1052/1059
Bonus Height: R-20, R-30, and SR-30 zones allowed to build to 30' above OG or 36' above FG	Bonus Height: Removed bonus height opportunity	Bonus Height: R-20, R-30, and SR-30 zones allowed to build to 30' above OG or 36' above FG with approved Minor Deviation
Vacant Residence Lighting: No limitation	Vacant Residence Lighting: Prohibits light trespass. Prohibits interior lights visible from neighboring residences.	Vacant Residence Lighting: no change; will implement 1052/1059
Lot Width R-16/R-20: 70'	Lot Width R-16/R-20: 90'	Lot Width R-16/R-20: no change; will implement 1052/1059

Phase 1 Recommended Code Edits

Section 9. Definitions of “Arborist, certified” and “Arborist, city” are hereby added to Section 16.12.020 to read as follows:

16.12.020. – “A” definitions.

* * * * *

Arborist, certified means a specialist in the care and maintenance of trees who is certified by the International Society of Arboriculture (ISA).

Arborist, city means a certified arborist appointed by the city manager or designee. The city arborist is responsible for evaluating trees according to the International Society of Arboriculture in evaluating hazardous trees in urban areas.

* * * * *

Section 10. The definition of “Horticulturist, certified” is hereby added to Section 16.12.090 to read as follows:

16.12.090. – “H” definitions.

Horticulturist, certified means a specialist in plant cultivation who is either a Certified Professional Horticulturist (CPH) or a Certified Horticulturist (CH) as designated by the American Society for Horticulture Science.

* * * * *

Phase 1 Recommended Code Edits

Section 10. The definitions of “Reconstruction” and “Replacement cost” in 16.12.190 of the Medina Municipal Code are hereby to read as follows:

AGENDA ITEM 1.1

16.12.190. - “R” definitions.

* * * * *

Reconstruction means to undertake construction within and/or upon an existing structure which has a valid construction permit with ~~fair market~~ construction costs greater than 60 percent of the replacement cost of the existing structure being enlarged, extended, repaired, remodeled, or structurally altered. All project phases necessary to result in a habitable building must be included. The calculation for fair market construction costs shall include all costs of construction associated with the structure for a period beginning on the date of permit issuance and ending 18 months after the date the permit is finalized by the city. Construction costs shall be based on the greater of bid cost or the adopted valuation table for new square footage.

* * * * *

Replacement cost ~~means the square footage of the structure multiplied by local building costs per square foot for the type of structure, or a similar method of calculation~~ means the total cost of design and construction to replace an existing structure.

* * * * *

Section 11. The definition of “Story, upper” is hereby added to Section 16.12.200 to read as follows:

16.12.200. – “S” definitions.

* * * * *

Story, upper means any floor, story, or space located above the ground floor, whether that ground floor is characterized as a daylight basement, main floor, or otherwise. On sloping lots, the upper story shall be determined based on its position in relation to the ground elevation where the structure is developed along the sloping lot as would satisfy a reasonable person to be the upper story.

Phase 1 Recommended Code Edits

16.30.070. Landscape screening.

B. Landscape screening – Types and description.

3. Privacy landscape screening.

- a. Privacy landscape screening is a screen of landscaped vegetative species known for their ability to grow expeditiously and function as a visual barrier.
- b. Where privacy landscape screening is required, the following shall apply:
 - i. Shrub and tree species shall consist of a mixture of species sourced from the Medina Privacy Landscape Species list on file with the Development Services Department, unless the city approves the use of an unlisted species. The Director has the authority to update the Medina Privacy Landscape Species list from time to time by providing a copy to the City Clerk and posting it on the City's website.
 - ii. The selected species shall be planted to provide solid year-round sight-obscuring screening from the ground up.
 - iii. Shrubs and trees shall be a minimum of six feet in height at the time of planting. The City may require shrubs or trees to exceed six feet in height at the time of planting if the Director determines the additional height is needed to satisfy MMC 16.71.010(F).
 - iv. Shrubs and trees shall be planted having a planting pattern of at least three feet in width.
 - v. Where practical, existing mature vegetation should be incorporated into the screen.

Draft Landscape Maintenance Covenant Template

Reflects feedback from
Bellevue Fire Marshal



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

AGENDA ITEM 1.1

CITY OF MEDINA LANDSCAPE IMPROVEMENT MAINTENANCE AGREEMENT RESTRICTIVE COVENANT (individual form)

THIS LANDSCAPE IMPROVEMENT MAINTENANCE AGREEMENT RESTRICTIVE COVENANT is made this ____ day of _____, 20____, by _____ (“Grantor”) and the City of Medina, a Washington municipal corporation (“Grantee”).

RECITALS:

- A. Grantor is the owner of certain real property in the City of Medina, Washington, described as set forth in **Exhibit “A”** and referred to in this Agreement as the “Property”. Grantor desires to construct a development on said Property, which development located at _____ (Parcel No. _____).
- B. As part of developing the Property, Grantor requested a Minor Deviation under Section 16.71.010 of the Medina Municipal Code (“MMC”) under Permit No. _____ from the Grantee. A condition of approval of the Minor Deviation required Grantor to install certain landscaping improvements which are required to be maintained in perpetuity.
- C. In order to ensure that Grantor and successors will continue to maintain the landscape improvements, Grantor agrees to execute and record this restrictive covenant.

COVENANT AGREEMENT:

Grantor and Grantee hereby covenant and agree as follows:

1.0 Construction and Installation of Landscape Improvements.

1.1 In connection with Grantor’s proposed development of the Property, Grantee has required and Grantor has agreed to construct Landscape Improvements on Grantor’s Property, including trees, shrubs, and irrigation (“Improvements”). These Improvements are described and shown on a recordable landscape plan prepared by a qualified professional of _____ approved by the City on _____,

Phase 1 Recommended Code Edits

16.71.010. Minor deviation.

A. *Purpose.* The purpose of a minor deviation is:

1. To allow for minor departures from numeric development standards for ~~remodeling~~ alteration projects; and
2. To allow flexibility in design while preserving legally established nonconforming conditions with respect to setback requirements and maximum building heights; and-
3. To allow departures from minimum side yard setback and maximum building height standards for development projects, including new development, alterations, additions, substantial destruction, or reconstruction.

Phase 1 Recommended Code Edits

D. *Applicability.* A minor deviation may be approved for the following:

3. Departures from building height and side setback zoning standards to allow any project to develop against the alternative building height and side setback standards set forth in this section provided:
 - a. All other numeric development standards applicable to the project are adhered to; and
 - b. The project includes mitigation measures that will offset any material detriment to the public welfare, or any injury to property or improvements in the vicinity and zone in which the subject property is located, or any substantial reduction in the amount of privacy enjoyed by adjoining property owners than if the development was built as specified by the zoning code.
 - c. Development proposed under this subsection may depart from side yard setback zoning standards and may develop against the following alternative side yard setback standards:

<u>Square Footage of the Lot Area</u>	<u>Minimum Setback from the:</u> <u>Side Property Line</u>
<u>Less than 10,001</u>	<u>10 feet</u>
<u>From 10,001 to 13,000</u>	
<u>From 13,001 to 15,000</u>	
<u>From 15,001 to 20,000</u>	
<u>Greater than 20,000</u>	<u>The greater of 10 feet or 15% of the lot width; not to exceed 20 feet</u>

1. Protrusions in setback areas shall otherwise comply with MMC 16.22.040.

Phase 1 Recommended Code Edits

d. Development proposed under this subsection in the R-20, R-30, or SR-30 zones may depart from maximum building height standards and may develop against the following alternative bonus height standards, provided the total structural coverage on the lot does not exceed 13 percent, excluding structural coverage that qualifies for the bonus under MMC 16.23.040:

<u>Measuring Points</u>	<u>Maximum Height</u>	
<u>Original Grade</u>	<u>High Point</u>	<u>30 feet</u>
	<u>Low Point</u>	<u>36 feet</u>
<u>Finished Grade</u>	<u>High Point</u>	<u>30 feet</u>
	<u>Low Point</u>	<u>36 feet</u>

1. The methods for measuring the height of buildings and structures proposed under this subsection are set forth in section (I) of this section.
2. Development in the R-16, N-A, and Public zones, and development in Medina Heights may not be built against the alternative building height standards set forth in this subsection.

Phase 1 Recommended Code Edits

- G. *Conditions of approval.* The decision authority may attach reasonable conditions as necessary to safeguard the public health, general welfare and safety, to prevent material detriment to property in the vicinity, and to ensure that the privacy of adjoining properties is preserved. Specific to a decision to approve a minor deviation under subsection (D)(3) of this section, the decision authority may apply any or all of the following conditions of approval as necessary to safeguard the public health, general welfare, and safety, to prevent material detriment to property in the vicinity, and to ensure that the privacy of adjoining properties is preserved:
1. A privacy landscape screen pursuant to MMC 16.30.070(B)(3) shall be installed along the perimeter of the lot from which the structure is set back against the alternative side yard setback standards set forth in subsection (D)(3)(c) of this section. A maintenance covenant shall be recorded against the property that commits to maintaining the privacy landscape screen in a manner that complies with MMC 16.30.070(B)(3) and upkeeps the landscape screen so as not to encroach adjoining properties. The maintenance covenant shall run with the land in perpetuity;
 - a. Where a privacy landscape screen is required, a landscape plan shall be submitted to the city demonstrating consistency with MMC 16.30.070(B)(3). The landscape plan shall include provisions for maintenance and irrigation of the landscape screen, and shall include planting best management practices that will guide installation of the privacy landscape screen. Should the landscape plan include shrubs or trees installed in excess of six feet in height at the time of planting, a certified arborist or certified horticulturist shall select the landscape species and shall observe their installation to ensure planting best management practices are adhered to. The landscape plan shall be reviewed and approved by the city prior to development activity.

Phase 1 Recommended Code Edits

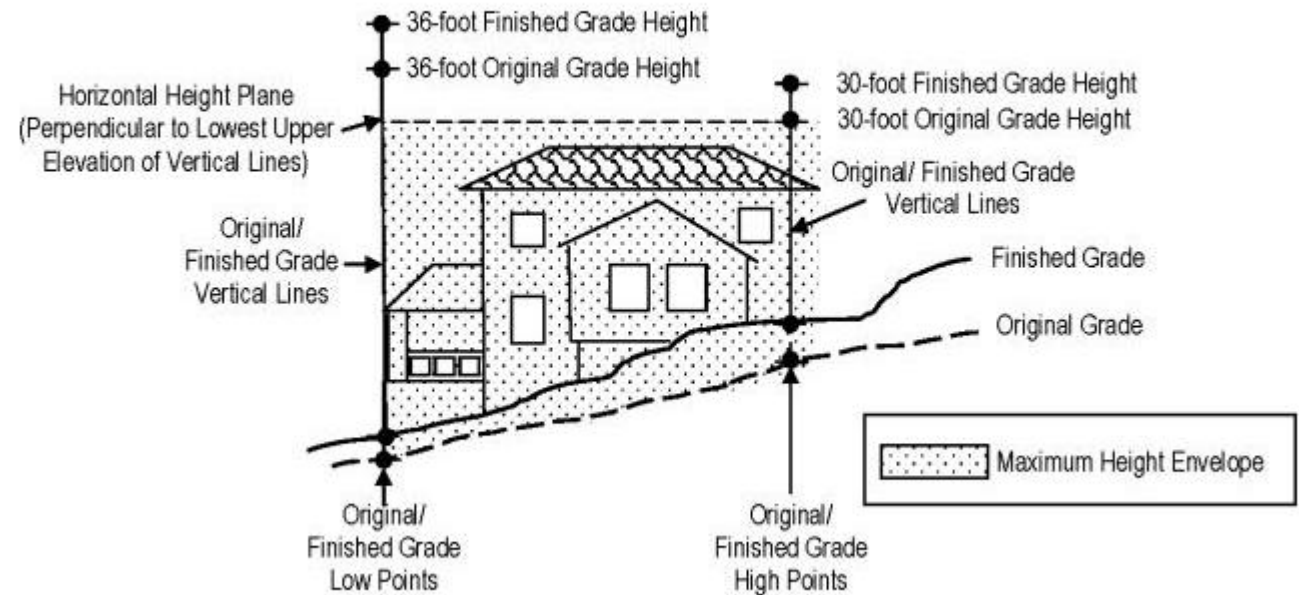
2. Glazing may be limited, including, but not limited to, establishing a maximum glazing area of 20 percent of any upper story elevation facing side property lines when the alternative side setback standards set forth in subsection (D)(3)(c) of this section are built against, unless additional glazing is required to comply with locally adopted building codes;
3. Decks or verandas which exceed 30 inches in height above the existing or finished grade, whichever grade is lower, are limited to an area of no more than 100 square feet when any portion of the deck or veranda is developed within the alternative side setback standards set forth in subsection (D)(3)(c) of this section;
4. All lighting shall comply with MMC Chapter 16.25 and with MMC 16.44.040; and
5. Additional mitigation measures may be required such as, but not limited to, increased screening, required fencing, altered location, reducing the scale of the structure, etc., to minimize any negative impacts generated by approving the minor deviation for the structure.

Phase 1 Recommended Code Edits

I. Bonus height standards. Where the bonus height standards in subsection (D)(3)(d) of this section are used, height shall be measured as shown in Figure 16.71.010(A) and as set forth in the following procedures:

1. The original grade shall be established as set forth in MMC 16.23.080;
2. The base elevation for measuring height shall be taken at four points where the outside of the exterior walls/sides of the building or structure intersect the following:
 - a. The lowest point of the original grade;
 - b. The highest point of the original grade;
 - c. The lowest point of finished grade; and
 - d. The highest point of finished grade;
3. Starting at the four base elevation points ascertained under subsection (2) of this subsection, a vertical line shall be extended by the distance of the applicable maximum height prescribed in Table 16.23.050(C);
4. The grade (original or finished) and corresponding vertical line established under subsection (3) of this section that has the lower upper elevation (measured from a zero-elevation surface) shall be used to measure maximum height;
5. Maximum height shall be a horizontal plane intersecting the upper elevation of the vertical line established in subsection (4) of this section for measuring maximum height and shall be perpendicular to the same vertical line as shown in Figure 16.71.010(A);
6. The maximum height envelope shall be the area between the applicable grade (original or finished) and the horizontal height plane established in this section and shown in Figure 16.71.010(A);
7. No part of the building or structure, including roof lines, shall protrude above the maximum height envelope, except as allowed otherwise by law;
8. See MMC 16.23.060(E) for establishing the height plane parameter and MMC 16.23.060(G) for height calculation exemptions.

Figure 16.71.010(A): Alternative Bonus Height Measurements



Conditions of Approval: Why?

- Privacy Landscape Screen
 - Would require planting a screen of **fast-growing** species expected not to exceed mature height of appx. 30'
 - Maintained via **recorded covenant in perpetuity** for long-term efficacy
 - **Creates privacy** where it may otherwise be lost to neighboring development
- Upper-Story Glazing
 - Can be exercised to **limit exposure** into neighboring interior spaces or outdoor leisurely spaces, **adding privacy** to neighbors of new development
 - Could allow for limitation to as much as 20% (could allow more than 20% glazing) and **can consider design mitigations** (i.e., frosted or clerestory windows)

Conditions of Approval: Why?

- Uncovered Deck Size Limitation
 - Recognizes the tendency for large upper-story decks to invite gatherings with visibility into neighboring spaces
 - **Combines** with side setback protrusion limitation (must maintain 75% of setback and be screened)
 - Adds deck size restriction given the **totality of massing** close to side property line (house + deck closer than 15', rather than house at 15' and deck closer than 15') to limit total noise impacts to neighboring residences
 - **Council may wish to specify** in its motion that this condition is applicable only to **uncovered** decks only
- Broad Mitigation Measures
 - Creates opportunity for unanticipated impacts or unique circumstances to be mitigated, ensuring that neighboring privacy and property enjoyment **is still protected**

Why Does the Revised Minor Deviation Work?

- Creates a means for mitigating development impacts on neighboring properties
 - Property owners can build to 15' side setback by right, **or** build to 10' if impacts are mitigated. Creates either additional space between development **or** mitigation measures to offset impacts **that cannot be required in ministerial permits.**
- Creates a path toward realizing prior development potential that is **not** quasi-judicial
 - Property owners today face two options: 1) Re-design to 15', or 2) Non-Admin Variance in front of HEX (very low chance of success)
 - Minor Deviation creates a permitting path with **greater chance of success without need to re-design**

Why Does the Revised Minor Deviation Work?

Satisfies Phase 1 Scope:

- Solves The Problem Expeditiously ✓
- Engaged the Community ✓
- Relies on Existing Tools ✓

Noticing & Public Engagement

- **Commerce NOI**

- Request for expedited 14-day review **approved** 8/14/2026 – no agency comments

- **SEPA**

- DNS Noticed 8/7/2026 – no public/agency comments

- **Planning Commission NOH**

- Posted, published, emailed to all legible project participant addresses 8/3/2026. Comments provided to Planning Commission and considered prior to motion recommending Ordinance's adoption.

Planning Commission Recommendation

At its August 25, 2026 public hearing on the Phase 1 Ordinance, Planning Commission unanimously passed this recommendation:

“I move to recommend approval of the Development Impacts Project, Phase 1 Ordinance and to direct staff to forward the Planning Commission’s recommendation to the City Council.”

Phase 1 Schedule (subject to change)

September 14 – Council Study Session

September 28 – Council Public Hearing (could take action)

October 12 – Request Council Adoption of Ordinance

Phase 2 to commence following completion of Phase 1

Questions or Comments?

Please offer any thoughts, questions, or other feedback on the material intended for presentation to Council on September 14.

Thank you!

CITY OF MEDINA, WASHINGTON

Ordinance No. **xxx**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, RELATING TO ZONING, AMENDING THE MEDINA MUNICIPAL CODE TO ADDRESS IMPACTS OF CONSTRUCTION, TO INCREASE PRIVACY AND PEACEFUL ENJOYMENT FOR RESIDENTS IN RESIDENTIAL DEVELOPMENT STANDARDS, AMENDING THE FOLLOWING SECTIONS OF THE MEDINA MUNICIPAL CODE FOR THIS PURPOSE: 16.22.030 (INCREASING SIDE YARD SETBACKS), 16.22.040 (REQUIRING LANDSCAPING FOR PROTRUSIONS INTO SETBACKS), 16.23.050 AND 16.23.060(C)&(D) (TO REMOVE THE BONUS HEIGHT OPTION), 16.44.040 (TO ADOPT LIGHTING LIMITATIONS FOR VACANT RESIDENCES), 16.12.020 TO DEFINE CERTIFIED AND CITY ARBORISTS, 16.12.090 TO DEFINE HORTICULTURALIST, 16.12.200 TO DEFINE UPPER STORY, 16.30.070.B TO ADD A NEW STANDARD FOR PRIVACY LANDSCAPE SCREENING, 16.71.010 TO EXPAND THE USE OF MINOR DEVIATIONS FOR REDUCED SETBACKS AND HEIGHT BONUS WHEN MITIGATION IS PROVIDED; ADOPTING FINDINGS IN SUPPORT OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Medina is a code city operating under Title 35A RCW, among other laws; and

WHEREAS, in Title 16 of the Medina Municipal Code, the City Council has established the City's development regulations; and

WHEREAS, Medina is a code city which is governed by the provisions of the Growth Management Action (Chapter 36.70A RCW); and

WHEREAS, the City possesses land use jurisdiction and regulatory authority over the City's incorporated lands; and

WHEREAS, on May 27, 2025, the City Council adopted Ordinance No. 1040 to update the City's land use codes to allow for middle housing and additional accessory dwelling units (ADUs) consistent with State law; and

WHEREAS, with increasing density, adopting standards that allow harmony between residents are of increased importance; and

WHEREAS, the development trends in Medina include building single-family homes to the maximum structural size and lot coverage which creates impacts on neighboring properties in terms of loss of privacy, noise, and light trespass; and

WHEREAS, this trend has not led to increased production of housing units or increased density, rather, it has led to decreased density in Medina; and

WHEREAS, these trends have also increased the cost of housing in a time when Washington is in a housing shortage and housing affordability crisis; and

WHEREAS, the narrower lots in Medina often have more impacts on neighboring property residents when redevelopment occurs; and

WHEREAS, narrow lots also are more difficult to develop with duplexes or ADU/DADU units; and

WHEREAS, since adopting Ordinance 1040 in May of 2025 to provide for ADU/DADU and middle housing options, the City has not seen development that would provide more affordable units, like ADU/DADUs or duplexes; and

WHEREAS, by updating the code to make lot standards wider, new lots created will have more width for a variety of housing types while minimizing impacts on neighboring property residents; and

WHEREAS, changing the minimum lot widths does not change minimum lot size, rather, it changes the aspect ratio which will make lots more developable for a wider variety of housing types; and

WHEREAS, by increasing side yard setbacks, the impacts of residential redevelopment will be mitigated on neighboring residents; and

WHEREAS, as part of modifying the development standards, an amended minor deviation process is included which will allow owners and developers to build with narrower side yard setbacks provided that such reduction in setbacks either does not have negative impacts on neighboring residents or such reduction is mitigated; and

WHEREAS, as part of modifying the development standards, an amended minor deviation process is included which will allow owners and developers in the R-20, R-30, and SR-30 zones to obtain a height bonus if structural coverage on the lot is limited to no greater than 13 percent, provided such height bonus either does not have negative impacts on neighboring residents or such height bonus is mitigated. This modification may provide better housing forms, more open space, and more harmony between neighbors; and

WHEREAS, by prioritizing the passage of this ordinance, the City will have addressed and resolved the immediate impacts caused by development trends, enabling its future study of broader zoning reformatory action to be considered by the City which aligns with and supports its adopted goals and policies; and

WHEREAS, this Ordinance was submitted to the Department of Commerce for expedited review on July 29, 2026; and

WHEREAS, on August 7, 2026, the City's SEPA official issued a determination of nonsignificance for the proposed amendments, which was published and provided to the public in accordance with WAC 197-11-510, and there have been no appeals; and

WHEREAS, over the past eight months, the City has engaged in significant public outreach including, mailing notices to every address in the City, hosting a website with project information for the public's access, hosting a charrette on June 17, 2026 to obtain input from design professionals, builders, residents, owners, and developers; and

WHEREAS, since February of 2026, the Planning Commission has studied this issue, including meeting four times, worked on a draft ordinance, and conducted a public hearing on the substance of this Ordinance on August 25, 2026; and

WHEREAS, following the public hearing, the Planning Commission recommended adoption by the City Council; and

WHEREAS, the Development Services Committee has met to review this ordinance once during the time period that this ordinance has been under review; and

WHEREAS, over the past eight months, the City Council has studied this issue, including meeting eight times, has given directions to the Planning Commission, and conducted a public hearing on the substance of this Ordinance on September 28, 2026; and

WHEREAS, the City Council, following the public hearing and after careful consideration of the recommendation from the Planning Commission, all public comment, and the Ordinance, finds that this Ordinance is consistent with the City's Comprehensive Plan and development regulations, the Growth Management Act, Chapter 36.70A RCW, and that the amendments herein are in the best interests of the residents of the City and further advance the public health, safety and welfare; and

WHEREAS, the City Council determines that it is in the public interest, safety and welfare to update its code as required by State law and as set forth in this Ordinance;
NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as the City Council's findings of fact in support of this ordinance.

Section 2. Subsection A of Section 16.22.030 of the Medina Municipal Code is hereby amended to read as follows:

16.22.030. Building and structure setbacks.

- A. Table 16.22.030 establishes the minimum distance required for any part of any building or structure to be set back from the pertinent property line. The minimum setback requirements are applied to each lot by the square footage of the lot area and the corresponding setback standards in the table. (See definition of "lot area" and the definitions of "property lines" in Chapter 16.12 MMC and Figures 16.22.030(B) and (C) for establishing and delineating setbacks.)

Table 16.22.030: Minimum Building/Structure Setbacks

Square Footage of the Lot Area	Minimum Setback from the:			
	Front Property Line	Rear Property Line	Side Property Line <u>for first floor, or up to 16 feet in height above finished grade, whichever is lower</u>	Lake Washington Shoreline
Less than 10,001	25 feet	25 feet	10 <u>15</u> feet	See MMC 16.63.030
From 10,001 to 13,000	26 feet	26 feet		
From 13,001 to 15,000	28 feet	28 feet		
From 15,001 to 20,000	30 feet	30 feet		
Greater than 20,000	30 feet	30 feet	The greater of 10 <u>15</u> feet or 15 <u>20</u> % of the lot width; not to exceed 20 feet	

* * * * *

Section 3. Section 16.22.040 of the Medina Municipal Code is hereby amended to read as follows:

16.22.040. Protrusions into setback areas.

The following structures may be located within a setback area, except setbacks from Lake Washington, which are subject to Chapter 16.63 MMC. For structures located in side yard setbacks which are over 30 inches in height above the existing or finished grade, whichever is lower, the partial landscape screening standards set forth in MMC 16.30.070 shall be required:

- A. Utilities which are located underground and accessory to a principal use, except the requirement for undergrounding is not required if the limitation in MMC 16.50.090(l)(6) applies.
- B. Walkways, stairs and steps, and driveways, not including parking spaces, which do not exceed 30 inches above the existing or finished grade, whichever grade is lower.
- C. Uncovered decks and patios, provided:
 - 1. No part of the structure exceeds 30 inches in height above the existing or finished grade, whichever grade is lower; and
 - 2. The following setbacks are maintained:
 - a. A minimum 15-foot setback is maintained from the front property line;
 - b. A minimum 10-foot setback is maintained from the rear property line; and
 - c. A minimum side-yard setback equal to ~~one-half~~ seventy-five percent of the required distance pursuant to Table 16.22.030. In addition, for decks or patios built in side yard setbacks, installation of solid landscape screening under MMC 16.30.070 shall be required.
- D. Window wells that do not project more than six inches above the ground level and do not protrude more than four feet into the setback area.
- E. Fences and freestanding walls which comply with the requirements set forth in MMC 16.30.010.
- F. Irrigation systems at or below finished grade, including yard hydrants, sprinkler heads and similar features that do not exceed 36 inches above the finished grade.
- G. Ramps and similar structures installed to a single-family dwelling to provide ADA access .
- H. Foundation footings where the footing structure does not protrude more than two feet into the setback area and is located entirely below the ground surface.
- I. Improved surface areas for off-street parking provided:
 - 1. The protrusion is limited to the front setback area and a minimum 15-setback is maintained from a front property line; and

2. The parking area is designed in a manner that is clearly distinguishable from the driveway; and
 3. The top of the parking surface does not exceed 30 inches above the existing or finished grade, whichever is lower.
- J. A chimney provided:
1. The protrusion is limited to the side setback area and does not exceed more than two feet into the setback area ;
 2. The maximum horizontal width of the chimney inside the setback area is five feet.
- K. Accessory structures and outdoor mechanical equipment provided:
1. The protrusion is limited to the rear setback area and a minimum 15-foot setback from the rear property line is maintained; and
 2. The highest point of the accessory structure or outdoor mechanical equipment does not exceed eight feet in height above the finished grade; and
 3. The accessory structure or outdoor mechanical equipment does not occupy a footprint greater than 100 square feet; and
 4. Solid landscape screening pursuant to MMC 16.30.070 is planted that screens the structure or mechanical equipment from adjoining properties; and
 5. For outdoor mechanical equipment, the following shall apply:
 - a. An existing unit may be replaced with a new unit in the same location regardless of setback requirements;
 - b. For existing legally nonconforming residences that do not conform to the current side yard setback requirements, a new unit may be installed in the side yard setback provided a minimum ~~five~~^{ten}-foot setback is maintained from the side property line; and
 6. All mechanical equipment shall meet the sound requirements set forth in chapter 8.06 MMC.
 7. Permanently installed water features and other similar permanently installed sound attenuation devices shall be located such that neighboring properties do not hear them.
- L. Open play structures without roofs or walls provided:
1. The protrusion is limited to rear setback areas and a minimum 10 foot setback from a rear property line is maintained; and
 2. The maximum height of the play structure does not exceed ten feet above the finished grade; and
 3. The play structure does not occupy a footprint greater than 100 square feet.
- M. Swimming pools, spas and hot tubs as provided for in MMC 16.34.040.

- N. Raised planting bed boxes, which do not exceed 30 inches above the existing or finished grade, whichever grade is lower.
- O. Low impact development best management practices or treatment best management practices provided:
 - 1. The best management practice shall be designed, constructed, and maintained in accordance with the stormwater manual adopted under MMC 13.06.020.
 - 2. Best management practices, including associated vegetation, shall be located entirely on private property.
 - 3. The maximum height of any structural element associated with the best management practice shall not exceed 30 inches above the existing or finished grade, whichever grade is lower.
 - 4. The best management practice shall be designed to manage or treat stormwater runoff solely from the building site and from less than 5,000 square feet of impervious surface.
 - 5. Examples of acceptable best management practices, as those practices are defined in Chapter 16.12 MMC, include but are not limited to the following:
 - a. Rain garden;
 - b. Bioretention;
 - c. Dispersion; and
 - d. Biofiltration treatment.

Section 4. Section 16.23.050 of the Medina Municipal Code is hereby amended to read as follows:

16.23.050. Maximum building and structure height standards.

- A. Application of maximum height standards.
 - 1. Table 16.23.050(A) establishes the maximum height standards for buildings and structures within each zone.
 - 2. Areas not identified in Table 16.23.050(A) are subject to the height standards specified for the R-20/R-30 zone.
 - 3. ~~Where Table 16.23.050(A) specifies eligibility for a height bonus, a property owner may elect to apply the height standards in subsection (C) of this section in lieu of the height standards in Table 16.23.050(A); provided, that:~~
 - a. ~~The total structural coverage on the lot does not exceed 13 percent, excluding the structural coverage bonus set forth in MMC 16.23.040; or~~
 - b. ~~If the lot area is 16,000 square feet or less, the total structural coverage on the lot does not exceed 17½ percent, excluding the structural coverage bonus set forth in MMC 16.23.040.~~

Table 16.23.050(A): Maximum Height Standards

Measurement Points		Zoning/Height Overlay Maximum Height					
		R-16	R-20/R-30	SR-30	N-A	Public	Medina Heights
Original Grade	High Point	25 feet	N/A*	N/A*	None	None	N/A*
	Low Point		25 feet	25 feet			20 feet
Finished Grade	High Point	28 feet	N/A*	N/A*	30 feet	35 feet	N/A*
	Low Point		28 feet	28 feet			23 feet
Eligible for Height Bonus		No	Yes	Yes	No	No	No

*Not applicable.

B. Maximum height is determined by the zone or height overlay where the building or structures is located and the corresponding unit of height specified for original and finished grade prescribed in the tables.

~~C. A property owner electing to apply the height bonus allowed pursuant to subsection (A)(3) of this section shall apply the height limits specified in Table 16.23.050(C).~~

~~Table 16.23.050(C): Bonus Height Standard~~

Measurement Points	Maximum Height	
Original Grade	High Point	30 feet
	Low Point	36 feet
Finished Grade	High Point	30 feet
	Low Point	36 feet

~~CD.~~ The methods for measuring the height of buildings and structures are set forth in MMC 16.23.060.

~~DE.~~ Exemptions from maximum height requirements are set forth in MMC 16.23.070.

~~F. Eligibility for the bonus height standard in subsection (A)(3) of this section shall not apply where the total structural coverage on the lot exceeds 13 percent, excluding structural coverage that qualifies for the bonus under MMC 16.23.040.~~

Section 5. Subsections C and D of Section 16.23.060 of the Medina Municipal Code are hereby amended to read as follows:

16.23.060. Measuring building and structure height.

* * * * *

- C. In the R-20, R-30, and SR-30 zones (~~except where the bonus height standards in Table 16.23.050(C) are used~~) and in the Medina Heights overlay, height shall be measured as shown in Figure 16.23.060(C) and as set forth in the following procedures:

* * * * *

- D. ~~Where the bonus height standards in Table 16.23.050(C) are used, height shall be measured as shown in Figure 16.23.060(D) and as set forth in the following procedures:~~
- ~~1. The original grade shall be established as set forth in MMC 16.23.080;~~
 - ~~2. The base elevation for measuring height shall be taken at four points where the outside of the exterior walls/sides of the building or structure intersect the following:~~
 - ~~a. The lowest point of the original grade;~~
 - ~~b. The highest point of the original grade;~~
 - ~~c. The lowest point of finished grade; and~~
 - ~~d. The highest point of finished grade;~~
 - ~~3. Starting at the four base elevation points ascertained under subsection (D)(2) of this section, a vertical line shall be extended by the distance of the applicable maximum height prescribed in Table 16.23.050(C);~~
 - ~~4. The grade (original or finished) and corresponding vertical line established under subsection (D)(3) of this section that has the lower upper elevation (measured from a zero elevation surface) shall be used to measure maximum height;~~
 - ~~5. Maximum height shall be a horizontal plane intersecting the upper elevation of the vertical line established in subsection (D)(4) of this section for measuring maximum height and shall be perpendicular to the same vertical line as shown in Figure 16.23.060(D);~~
 - ~~6. The maximum height envelope shall be the area between the applicable grade (original or finished) and the horizontal height plane established in this section and shown in Figure 16.23.060(C);~~
 - ~~7. No part of the building or structure, including roof lines, shall protrude above the maximum height envelope, except as allowed otherwise by law;~~
 - ~~8. See subsection (E) of this section for establishing the height plane parameter and subsection (G) of this section for height calculation exemptions.~~

Figure 16.23.060(D): Bonus Height Measurements**IMAGE IS DELETED**

* * * * *

Section 7. Section 16.44.040 of the Medina Municipal Code is hereby amended to read as follows:

16.44.040. Minimum maintenance standards for vacant residences.

Properties containing vacant ~~single-family~~ dwellings, whether under construction or complete, shall, at a minimum, be maintained as follows:

- A. The premises shall be clean, safe, and sanitary, free from waste, garbage, litter and excessive vegetation.
- B. The building and structures shall be maintained in good repair and be structurally sound. Structural members shall be free from safety, health, and fire hazards.
- C. Doors, windows, and other openings shall be weather-tight and secured against entry by birds, vermin, and trespassers. Missing or broken doors, windows, and other openings shall be covered by glass, plywood, or other weather-resistant materials and tightly fitted and secured to the opening.
- D. Exterior walls shall be free of holes, breaks, and loose or rotting materials.
- E. Foundation walls shall be animal- and vermin-proof and be maintained in a structurally sound and sanitary condition.
- F. Chimneys, decks, balconies, canopies, awnings, exhaust ducts, cornices, corbels, trim, wall facings, drains, gutters, downspouts, and similar features shall be safely anchored.
- G. Roofs and flashings shall be maintained in good repair and be structurally sound.
- H. Interior lights that are visible to or from neighboring properties shall be kept turned off except when the structure is occupied.
- I. Exterior lights shall only be on after dark if they are shielded and angled away from other properties and dwelling units. Light shall not be permitted to trespass onto other properties.

Section 8. Subsection "A" of Section 16.22.020 of the Medina Municipal Code is hereby amended to read as follows:

16.22.020. - Lot development standards.

A. The pertinent requirements for minimum net lot area, minimum lot width, and minimum street frontage applicable to each lot is determined by the zoning district in which the lot is located and the corresponding standards in Table 16.22.020.

Table 16.22.020: Lot Development Standards

Zoning District	Minimum Net Lot Area	Minimum Lot Width	Minimum Street Frontage
R-16	16,000 sq. ft.	70 90 ft.	70 90 ft.
R-20	20,000 sq. ft.	70 90 ft.	70 90 ft.
R-30	30,000 sq. ft.	90 ft.	90 ft.
SR-30	30,000 sq. ft.	90 ft.	90 ft.
N-A	16,500 sq. ft.	135 ft.	135 ft.
Public	None	None	None

* * * * *

Section 9. Definitions of “Arborist, certified” and “Arborist, city” are hereby added to Section 16.12.020 to read as follows:

16.12.020. – “A” definitions.

* * * * *

Arborist, certified means a specialist in the care and maintenance of trees who is certified by the International Society of Arboriculture (ISA).

Arborist, city means a certified arborist appointed by the city manager or designee. The city arborist is responsible for evaluating trees according to the International Society of Arboriculture in evaluating hazardous trees in urban areas.

* * * * *

Section 10. The definition of “Horticulturist, certified” is hereby added to Section 16.12.090 to read as follows:

16.12.090. – “H” definitions.

* * * * *

Horticulturist, certified means a specialist in plant cultivation who is either a Certified Professional Horticulturist (CPH) or a Certified Horticulturist (CH) as designated by the American Society for Horticulture Science.

* * * * *

Section 10. The definitions of “Reconstruction” and “Replacement cost” in Section 16.12.190 of the Medina Municipal Code are hereby to read as follows:

16.12.190. - "R" definitions.

* * * * *

Reconstruction means to undertake construction within and/or upon an existing structure which has a valid construction permit with fair-market construction costs greater than 60 percent of the replacement cost of the existing structure being enlarged, extended, repaired, remodeled, or structurally altered. All project phases necessary to result in a habitable building must be included. The calculation for fair market construction costs shall include all costs of construction associated with the structure for a period beginning on the date of permit issuance and ending 18 months after the date the permit is finalized by the city. Construction costs shall be based on the greater of bid cost or the adopted valuation table for new square footage.

* * * * *

Replacement cost ~~means the square footage of the structure multiplied by local building costs per square foot for the type of structure, or a similar method of calculation~~ means the total cost of design and construction to replace an existing structure.

* * * * *

Section 11. The definition of “Story, upper” is hereby added to Section 16.12.200 to read as follows:

16.12.200. – “S” definitions.

* * * * *

Story, upper means any floor, story, or space located above the ground floor, whether that ground floor is characterized as a daylight basement, main floor, or otherwise. On sloping lots, the upper story shall be determined based on its position in relation to the ground elevation where the structure is developed along the sloping lot as would satisfy a reasonable person to be the upper story.

* * * * *

Section 12. A new subsection “3” is hereby added to Section 16.30.070.B of the Medina Municipal Code to read as follows:

16.30.070. Landscape screening.

* * * * *

B. Landscape screening – Types and description.

* * * * *

3. Privacy landscape screening.

- a. Privacy landscape screening is a screen of landscaped vegetative species known for their ability to grow expeditiously and function as a visual barrier.
- b. Where privacy landscape screening is required, the following shall apply:
 - i. Shrub and tree species shall consist of a mixture of species sourced from the Medina Privacy Landscape Species list on file with the Development Services Department, unless the city approves the use of an unlisted species. The Director has the authority to update the Medina Privacy Landscape Species list from time to time by providing a copy to the City Clerk and posting it on the City’s website.
 - ii. The selected species shall be planted to provide solid year-round sight-obscuring screening from the ground up.
 - iii. Shrubs and trees shall be a minimum of six feet in height at the time of planting. The City may require shrubs or trees to exceed six feet in height at the time of planting if the Director determines the additional height is needed to satisfy MMC 16.71.010(F).
 - iv. Shrubs and trees shall be planted having a planting pattern of at least three feet in width.
 - v. Where practical, existing mature vegetation should be incorporated into the screen.

* * * * *

Section 13. Section 16.71.010 of the Medina Municipal Code is hereby amended to read as follows:

16.71.010. Minor deviation.

A. *Purpose.* The purpose of a minor deviation is:

1. To allow for minor departures from numeric development standards for ~~remodeling~~ alteration projects; and
 2. To allow flexibility in design while preserving legally established nonconforming conditions with respect to setback requirements and maximum building heights; and-
 3. To allow departures from minimum side yard setback and maximum building height standards for development projects, including new development, alterations, additions, substantial destruction, or reconstruction.
- B. *Applicant.* Any owner may submit an application for a minor deviation.
- C. *Procedures.* Minor deviations are processed as a Type 2 decision pursuant to the review procedures set forth in Chapter 16.80 MMC.
- D. *Applicability.* A minor deviation may be approved for the following:
1. Departures by five percent or less from any numeric development standard for alteration projects provided:
 - a. If the numeric development standard is expressed as a percentage, the five percent is calculated as the numeric percentage multiplied by 1.05; and
 - b. Requests for departures may include qualifying conditions such as structural coverage bonuses and height bonuses; and
 - c. The structure would not experience substantial destruction as defined by MMC 16.12.200.
 2. Departures from building height and zoning setback standards to allow a building addition to match an existing nonconforming building height or setback that was legally established provided:
 - a. Matching a legal nonconforming building height means a building addition extending above the maximum zoning height applicable to the building, but the highest point of the addition does not exceed the highest point of the roof of the existing building; or
 - b. Matching a legal nonconforming zoning setback means a building addition extending into the setback area, but the addition does not extend closer to the property line than the closest point of the existing building, excluding gutters; and
 - c. The total above-ground bulk of the building located within the legally nonconforming height or setback envelope does not occupy more than 60 percent of the maximum possible above-ground bulk that could otherwise be built within the legal nonconforming building height or setback envelope with approval of a minor deviation-; and
 - d. The structure would not experience substantial destruction as defined by MMC 16.12.200.

3. Departures from building height and side setback zoning standards to allow any project to develop against the alternative building height and side setback standards set forth in this section provided:
- All other numeric development standards applicable to the project are adhered to; and
 - The project includes mitigation measures that will offset any material detriment to the public welfare, or any injury to property or improvements in the vicinity and zone in which the subject property is located, or any substantial reduction in the amount of privacy enjoyed by adjoining property owners than if the development was built as specified by the zoning code.
 - Development proposed under this subsection may depart from side yard setback zoning standards and may develop against the following alternative side yard setback standards:

<u>Square Footage of the Lot Area</u>	<u>Minimum Setback from the:</u> <u>Side Property Line</u>
<u>Less than 10,001</u>	<u>10 feet</u>
<u>From 10,001 to 13,000</u>	
<u>From 13,001 to 15,000</u>	
<u>From 15,001 to 20,000</u>	
<u>Greater than 20,000</u>	<u>The greater of 10 feet or 15% of the lot width; not to exceed 20 feet</u>

- Protrusions in setback areas shall otherwise comply with MMC 16.22.040.

- Development proposed under this subsection in the R-20, R-30, or SR-30 zones may depart from maximum building height standards and may develop against the following alternative bonus height standards, provided the total structural coverage on the lot does not exceed 13 percent, excluding structural coverage that qualifies for the bonus under MMC 16.23.040:

<u>Measuring Points</u>	<u>Maximum Height</u>	
<u>Original Grade</u>	<u>High Point</u>	<u>30 feet</u>
	<u>Low Point</u>	<u>36 feet</u>

<u>Finished Grade</u>	<u>High Point</u>	<u>30 feet</u>
	<u>Low Point</u>	<u>36 feet</u>

1. The methods for measuring the height of buildings and structures proposed under this subsection are set forth in section (I) of this section.
2. Development in the R-16, N-A, and Public zones, and development in Medina Heights may not be built against the alternative building height standards set forth in this subsection.

E. *Limitations.* A minor deviation shall not be approved for the following:

- ~~1. Where the structure experienced substantial destruction as defined by MMC 16.12.200.~~
- 1.2. Where the request is to obtain final approval of a structure that compliance with the numeric development standard was represented in the building permit application, but subsequent construction is noncompliant; or
- 2.3. Where the project consists of a building alteration or improvement that was completed at any time within the previous five years.

F. *Criteria for approval.* The decision authority may approve a minor deviation only if all of the following criteria are satisfied:

1. The minor deviation does not constitute a granting of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located; and
2. The granting of such minor deviation will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and
3. The proposed development will not substantially reduce the amount of privacy enjoyed by adjoining property owners than if the development was built as specified by the zoning code; and
4. For departures set forth in subsection (D)(1) of this section, the minor deviation is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.

G. *Conditions of approval.* The decision authority may attach reasonable conditions as necessary to safeguard the public health, general welfare and safety, to prevent material detriment to property in the vicinity, and to ensure that the privacy of adjoining properties is preserved. Specific to a decision to approve a minor deviation under subsection (D)(3) of this section, the decision authority may apply any or all of the following conditions of approval as necessary to safeguard the public health, general welfare, and safety, to prevent material

detriment to property in the vicinity, and to ensure that the privacy of adjoining properties is preserved:

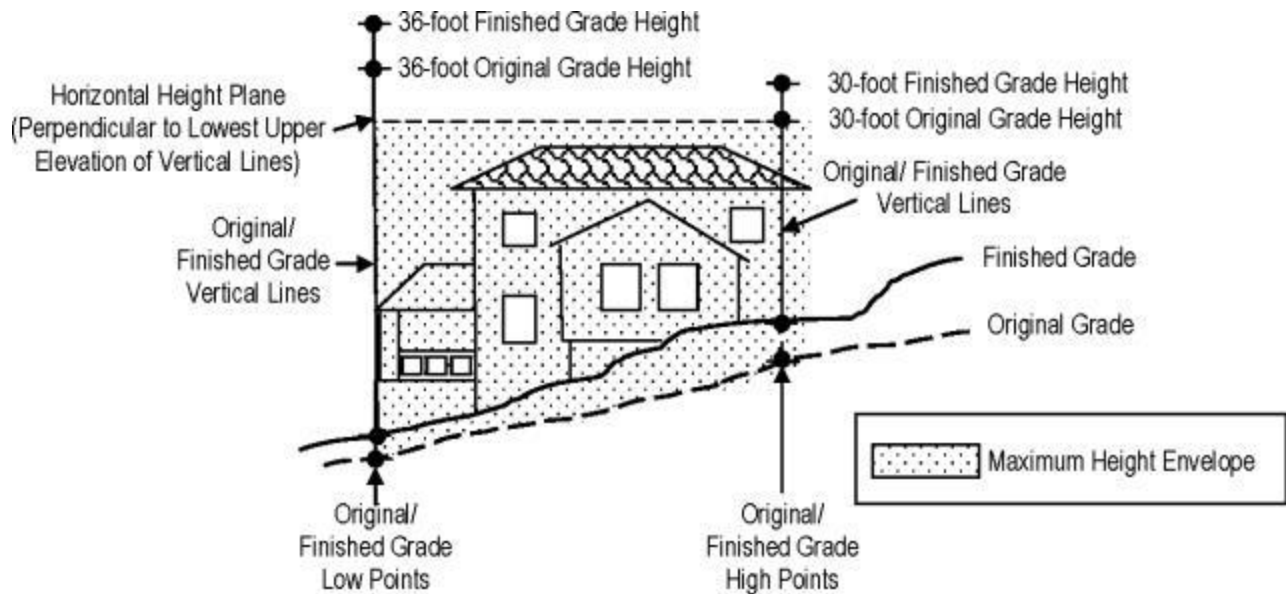
1. A privacy landscape screen pursuant to MMC 16.30.070(B)(3) shall be installed along the perimeter of the lot from which the structure is set back against the alternative side yard setback standards set forth in subsection (D)(3)(c) of this section. A maintenance covenant shall be recorded against the property that commits to maintaining the privacy landscape screen in a manner that complies with MMC 16.30.070(B)(3) and upkeep the landscape screen so as not to encroach adjoining properties. The maintenance covenant shall run with the land in perpetuity;
 - a. Where a privacy landscape screen is required, a landscape plan shall be submitted to the city demonstrating consistency with MMC 16.30.070(B)(3). The landscape plan shall include provisions for maintenance and irrigation of the landscape screen, and shall include planting best management practices that will guide installation of the privacy landscape screen. Should the landscape plan include shrubs or trees installed in excess of six feet in height at the time of planting, a certified arborist or certified horticulturist shall select the landscape species and shall observe their installation to ensure planting best management practices are adhered to. The landscape plan shall be reviewed and approved by the city prior to development activity.
2. Glazing may be limited, including but not limited to establishing maximum glazing area of 20 percent of any upper story elevation facing side property lines when the alternative side setback standards set forth in subsection (D)(3)(c) of this section are built against, unless additional glazing is required to comply with locally adopted building codes;
3. Decks or verandas which exceed 30 inches in height above the existing or finished grade, whichever grade is lower, are limited to an area of no more than 100 square feet when any portion of the deck or veranda is developed within the alternative side setback standards set forth in subsection (D)(3)(c) of this section;
4. All lighting shall comply with MMC Chapter 16.25 and with MMC 16.44.040; and
5. Additional mitigation measures may be required such as, but not limited to, increased screening, required fencing, altered location, reducing the scale of the structure, etc., to minimize any negative impacts generated by approving the minor deviation for the structure.

H. *Lapse of approval.*

1. An approved minor deviation shall expire after one year from the later date of the decision being issued or an appeal becoming final unless a complete building permit application is submitted; and
2. Expiration of the minor deviation is automatic and notice is not required; and

3. The director may grant a single six-month extension if the applicant makes such a request in writing prior to the expiration date and can show good cause for granting the extension.
- I. *Bonus height standards.* Where the bonus height standards in subsection (D)(3)(d) of this section are used, height shall be measured as shown in Figure 16.71.010(A) and as set forth in the following procedures:
1. The original grade shall be established as set forth in MMC 16.23.080;
 2. The base elevation for measuring height shall be taken at four points where the outside of the exterior walls/sides of the building or structure intersect the following:
 - a. The lowest point of the original grade;
 - b. The highest point of the original grade;
 - c. The lowest point of finished grade; and
 - d. The highest point of finished grade;
 3. Starting at the four base elevation points ascertained under subsection (2) of this subsection, a vertical line shall be extended by the distance of the applicable maximum height prescribed in Table 16.23.050(C);
 4. The grade (original or finished) and corresponding vertical line established under subsection (3) of this section that has the lower upper elevation (measured from a zero-elevation surface) shall be used to measure maximum height;
 5. Maximum height shall be a horizontal plane intersecting the upper elevation of the vertical line established in subsection (4) of this section for measuring maximum height and shall be perpendicular to the same vertical line as shown in Figure 16.71.010(A);
 6. The maximum height envelope shall be the area between the applicable grade (original or finished) and the horizontal height plane established in this section and shown in Figure 16.71.010(A);
 7. No part of the building or structure, including roof lines, shall protrude above the maximum height envelope, except as allowed otherwise by law;
 8. See MMC 16.23.060(E) for establishing the height plane parameter and MMC 16.23.060(G) for height calculation exemptions.

Figure 16.71.010(A): Alternative Bonus Height Measurements



Section 14. Repeal of Interim Official Control. The Interim Official Control which was imposed under Ordinance No. 1052 and extended and modified under Ordinance Nos. 1059 is hereby terminated upon the effective date of this Ordinance.

Section 15. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 16. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 17. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 18. Effective Date. This Ordinance shall be effective five days after publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE ____ DAY OF _____, 2026 BY A VOTE OF ☒ FOR, ☒ AGAINST, AND ☒ ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE ____ DAY OF _____, 2026.

Jessica Rossman, Mayor

Approved as to form:
Inslee Best Doezie & Ryder, P.S.

Attest:

Jennifer S. Robertson, City Attorney

Dawn Nations, City Clerk

PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: / AB



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

After recording return to:

City of Medina
501 Evergreen Point Road
Medina WA 98039

Document Title	Landscape Improvement Maintenance Agreement Restrictive Covenant
Permit Number	
Grantor	
Grantee	City of Medina, a Washington municipal corporation
Address	
Abbreviated Legal Description	
Tax Parcel Number	
Full Legal Description	See <u>Exhibit A</u>



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

CITY OF MEDINA LANDSCAPE IMPROVEMENT MAINTENANCE AGREEMENT RESTRICTIVE COVENANT (individual form)

THIS LANDSCAPE IMPROVEMENT MAINTENANCE AGREEMENT RESTRICTIVE COVENANT is made this ____ day of _____, 20____, by _____ (“Grantor”) and the City of Medina, a Washington municipal corporation (“Grantee”).

RECITALS:

- A. Grantor is the owner of certain real property in the City of Medina, Washington, described as set forth in **Exhibit “A”** and referred to in this Agreement as the “Property”. Grantor desires to construct a development on said Property, which development located at _____ (Parcel No. _____).
- B. As part of developing the Property, Grantor requested a Minor Deviation under Section 16.71.010 of the Medina Municipal Code (“MMC”) under Permit No. _____ from the Grantee. A condition of approval of the Minor Deviation required Grantor to install certain landscaping improvements which are required to be maintained in perpetuity.
- C. In order to ensure that Grantor and successors will continue to maintain the landscape improvements, Grantor agrees to execute and record this restrictive covenant.

COVENANT AGREEMENT:

Grantor and Grantee hereby covenant and agree as follows:

1.0 Construction and Installation of Landscape Improvements.

1.1 In connection with Grantor’s proposed development of the Property, Grantee has required and Grantor has agreed to construct Landscape Improvements on Grantor’s Property, including trees, shrubs, and irrigation (“Improvements”). These Improvements are described and shown on a recordable landscape plan prepared by a qualified professional of _____ approved by the City on _____,

20____, and as conditioned under Permit No. _____. The landscape plan is attached to this Agreement as Exhibit B.

1.2 As a condition of project approval, Grantor has agreed to enter into this Agreement to ensure that the landscape Improvements are installed and maintained in accordance with the landscape plan and approved permit documents, including conditions of the Minor Deviation approval.

2.0 Maintenance.

Grantor, its heirs, successors or assigns agree to maintain the Improvements in perpetuity. This maintenance obligation includes watering the Improvements until well-established, and as needed thereafter, and replacing any Improvements that may die or fail over time. Maintenance obligations also include pruning the vegetation consistent with best practices for the health of the plants, to maintain a minimum separation of 30-inches between any dwelling unit and the Improvements for emergency ingress and egress, and to ensure the vegetation does not encroach onto the neighboring property.

3.0 No Removal.

No part of the Improvements shall be altered or removed except as necessary for maintenance, repair or replacement, except as may be agreed to in writing by the parties. The Grantor will notify the Grantee prior to any vegetation alterations, removals or replacements.

4.0 Failure to Maintain.

If Grantor fails to adequately maintain or repair the Improvements, Grantee shall provide Grantor with oral or written notice of such failure to adequately maintain or replace the Improvements. Following receipt of such notice, Grantee shall provide Grantor with a reasonable opportunity to adequately repair the Improvements. In the event Grantor fails to repair or replace the Improvements within a reasonable time after notice (no later than the next planting season), then Grantee shall have the right to commence code enforcement against Grantor using the procedures found in Chapter 1.15 MMC, including the authority to levy daily civil penalties in the amounts set forth in Chapter 1.15 MMC, and record Final Notices with the County Recorder's Office. If Grantee is required to bring action to enforce this Covenant Agreement, whether using

Chapter 1.15 MMC or by another mechanism, Grantee shall also recover its reasonable attorneys' fees and costs, together with interest at the rate of twelve percent (12%) per annum on any unpaid daily penalties.

5.0 Enforcement.

This Covenant Agreement may be enforced by Grantee in law or equity against the Grantor, its heirs, successors, and assigns, including use of the code enforcement procedures contained in Chapter 1.15 MMC.

6.0 Successors and Assigns.

These obligations shall run with the Property and be binding upon the Grantor, its heirs, successors, and assigns.

7.0 Effective Date.

This Covenant Agreement is effective on the date first written above.

Grantor:

Grantee:

CITY OF MEDINA

(signature)

(signature)

Print name:_____

Print name:_____

Title:_____

Title:_____

Date Signed:_____

Date Signed:_____

NOTARY BLOCK GRANTOR

STATE OF WASHINGTON)
COUNTY OF _____)ss

I certify that I know of have satisfactory evidence that _____
(Grantor) is the person who appeared before me, and said person acknowledged that he/she
signed this instrument as the free and voluntary act and deed for the uses and purposes
mentioned in the instrument.

DATED: _____

Print name:

NOTARY PUBLIC

My commission expires: _____

NOTARY BLOCK MEDINA

[illegible]

I certify that I know or have satisfactory evidence that _____
(Grantee) is the person who appeared before me, and said person acknowledged that he/she
signed this instrument, on oath stated the he/she was authorized to execute the instrument and
acknowledged it as the _____
(title) of CITY OF MEDINA, to be the free and voluntary act of such party for the uses and
purposes mentioned in the instrument.

DATED: _____

Print name: _____

NOTARY PUBLIC

My commission expires: _____

Exhibit A

Legal Description of Grantor's Property

Exhibit B

Landscape Plan for Improvements

Medina Privacy Landscape Screening List

Category	Species	Botanical Name	Cultivars (Screening Forms Only)	Typical Mature Height	Notes / Screening Function
Evergreen Native - Shrub / Small Tree	Pacific Wax Myrtle	Morella californica	Local native stock forms	15-25 ft	Dense native hedge; strong pruning response; fast recovery.
Evergreen - Shrub	English Laurel	Prunus laurocerasus	'Rotundifolia', 'Caucasica', 'Zabeliana'	15-30+ ft	Very dense, fast-growing evergreen screen. Cultivar selection influences mature size and growth habit.
Evergreen - Shrub / Small Tree	Portuguese Laurel	Prunus lusitanica	Standard form	15-30 ft	More refined texture, narrower growth habit.
Evergreen - Shrub	Elaeagnus	Elaeagnus × ebbingei	Standard green forms	10-20 ft	Extremely fast, tough evergreen screen.
Evergreen - Shrub	Viburnum tinus	Viburnum tinus	Standard forms	8-15 ft	Moderate-density evergreen with winter bloom.
Evergreen - Shrub	Yew	Taxus baccata	Standard upright forms	10-30 ft	Very dense, shade tolerant, long-lived hedge plant. Use forms appropriate to the intended screening height.
Evergreen - Shrub	Hicks Yew	Taxus × media	'Hicksii', 'Hillii'	10-20 ft	Dense hedge form; widely used in PNW landscapes.
Evergreen - Shrub / Small Tree	Japanese Privet	Ligustrum japonicum	'Texanum', standard green form	10-25 ft	Fast-growing, shear-tolerant (can be aggressive).
Evergreen Conifer - Tree	Italian Cypress	Cupressus sempervirens	'Stricta', standard columnar forms	20-35 ft	Narrow vertical architectural screen. Use smaller-stature cultivars or similar forms when lower mature height is required.
Evergreen - Shrub / Small Tree	Camellia (Japonica)	Camellia japonica	Standard upright cultivars	10-20 ft	Evergreen with seasonal bloom; moderate density.
Evergreen - Shrub / Small Tree	Camellia (Sasanqua)	Camellia sasanqua	Standard upright cultivars	10-20 ft	Faster, more sun tolerant than japonica.
Evergreen - Small Tree	Strawberry Tree	Arbutus unedo	Standard form	20-35 ft	Evergreen but somewhat open habit; slower screening. Smaller-stature forms may be selected where appropriate.
Deciduous Native - Small Tree	Vine Maple	Acer circinatum	Local native forms	15-25 ft	Native understory tree; excellent fall color; adaptable shade tree with graceful branching.
Deciduous - Small Tree	Amur Maple	Acer ginnala	'Flame', standard forms	15-25 ft	Small ornamental tree; excellent fall color; adaptable and multi-stem capable.
Deciduous - Small Tree	Rocky Mountain Maple	Acer grandidentatum	Standard forms	20-30 ft	Drought tolerant maple; attractive bark and fall color; smaller tree form.
Deciduous - Small Tree	Paperbark Maple	Acer griseum	Standard forms	20-30 ft	Slow-growing ornamental; exfoliating bark; excellent specimen tree.
Deciduous - Small Tree	Japanese Maple	Acer palmatum	'Bloodgood', 'Emperor I', standard upright cultivars	15-25 ft	Highly ornamental; excellent fall color; diverse forms and sizes. Use cultivars with mature size appropriate for the screening application.
Deciduous Native - Small Tree	Pacific Serviceberry	Amelanchier alnifolia	Local native forms	15-25 ft	Native small tree; white spring flowers, edible fruit, fall color.
Deciduous - Small Tree	Western Serviceberry	Amelanchier grandiflora	Standard forms	15-25 ft	Small ornamental tree; flowers, fruit, and fall interest.
Deciduous - Small Tree	Japanese Hornbeam	Carpinus japonica	Standard forms	20-30 ft	Dense branching structure; attractive foliage; excellent small screening tree.
Deciduous - Small Tree	Eastern Redbud	Cercis canadensis	'Forest Pansy', standard forms	20-30 ft	Spring flowering tree; attractive foliage; moderate growth rate.
Deciduous - Small Tree	Corneliancherry Dogwood	Cornus mas	Standard forms	20-25 ft	Early spring flowers; fruiting ornamental; durable small tree.
Deciduous - Small Tree	Japanese Dogwood	Cornus officinalis	Standard forms	20-30 ft	Attractive bark, flowers, and fruit; excellent specimen tree.
Deciduous - Large Shrub / Small Tree	European Filbert	Corylus avellana	Standard forms	15-25 ft	Multi-stem small tree; dense branching; adaptable screening plant.
Deciduous - Small Tree	Smoketree	Cotinus sp.	'Royal Purple', standard forms	15-25 ft	Ornamental foliage; airy flowering structure; drought tolerant once established.
Deciduous - Small Tree	Hawthorn	Crataegus sp.	Standard forms	20-30 ft	Tough small tree; flowers, fruit, and wildlife value.
Deciduous - Small Tree	Goldenrain Tree	Koeleruteria paniculata	Standard forms	20-30 ft	Late summer flowers; attractive seed pods; adaptable ornamental tree.

Deciduous - Small Tree	Galaxy Magnolia	Magnolia 'Galaxy'	Standard form	20-30 ft	Upright flowering magnolia; large spring flowers; specimen tree.
Deciduous - Small Tree	Star Magnolia	Magnolia stellata	Standard forms	15-20 ft	Early spring flowering; compact growth habit; excellent ornamental.
Deciduous - Small Tree	Lily Magnolia	Magnolia liliiflora	'Nigra', standard forms	10-20 ft	Spring flowering ornamental; smaller magnolia form.
Deciduous - Small Tree	Carmine Crabapple	Malus × atrosanguinea	Standard forms	15-25 ft	Flowering crabapple; spring blooms and ornamental fruit.
Deciduous - Small Tree	Sargent Crabapple	Malus sargentii	Standard forms	8-15 ft	Compact crabapple; flowers, fruit, and wildlife value.
Deciduous - Small Tree	Pink Perfection Crabapple	Malus 'Pink Perfection'	'Pink Perfection'	15-25 ft	Ornamental flowering crabapple; pink blooms and attractive form.
Deciduous - Small Tree	Radiant Crabapple	Malus 'Radiant'	'Radiant'	15-25 ft	Flowering crabapple; colorful fruit; adaptable ornamental.
Deciduous - Small Tree	Strathmore Crabapple	Malus 'Strathmore'	'Strathmore'	15-25 ft	Flowering crabapple; attractive flowers and fruit.
Deciduous - Small Tree	Persian Parrotia	Parrotia persica	Standard forms	20-30 ft	Multi-season interest; excellent fall color; attractive bark. Smaller-stature cultivars or forms may be selected where reduced mature height is required.
Deciduous - Tree / Small Tree	Flowering Cherry/Plum	Prunus sp.	Standard ornamental cultivars	15-30+ ft	Spring flowering ornamental; wide range of forms and sizes.
Deciduous - Small Tree	Amur Chokecherry	Prunus maackii	Standard forms	20-30 ft	Attractive copper bark; white flowers; adaptable small tree.
Deciduous - Small Tree	Mt. Fuji Flowering Cherry	Prunus serrulata 'Shirotae'	'Shirotae'	15-25 ft	Large white flowers; graceful spreading form.
Deciduous - Small Tree	Staghorn Sumac	Rhus typhina	Standard forms	15-25 ft	Native multi-stem tree; excellent fall color; wildlife value.
Deciduous - Small Tree	Red Cascade Mountain Ash	Sorbus americana 'Dwarfcrone'	'Dwarfcrone'	15-20 ft	Compact mountain ash; flowers, fruit, and fall color.
Deciduous - Small Tree	Japanese Stewartia	Stewartia pseudocamellia	Standard forms	20-30 ft	Outstanding specimen tree; exfoliating bark; flowers and fall color.
Deciduous - Small Tree	Japanese Snowbell	Styrax japonicus	Standard forms	20-30 ft	Attractive small tree; white flowers; refined branching structure.
Deciduous - Small Tree	Japanese Tree Lilac	Syringa reticulata	'Ivory Silk', standard forms	20-30 ft	Late spring flowering; durable small tree; attractive bark.



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

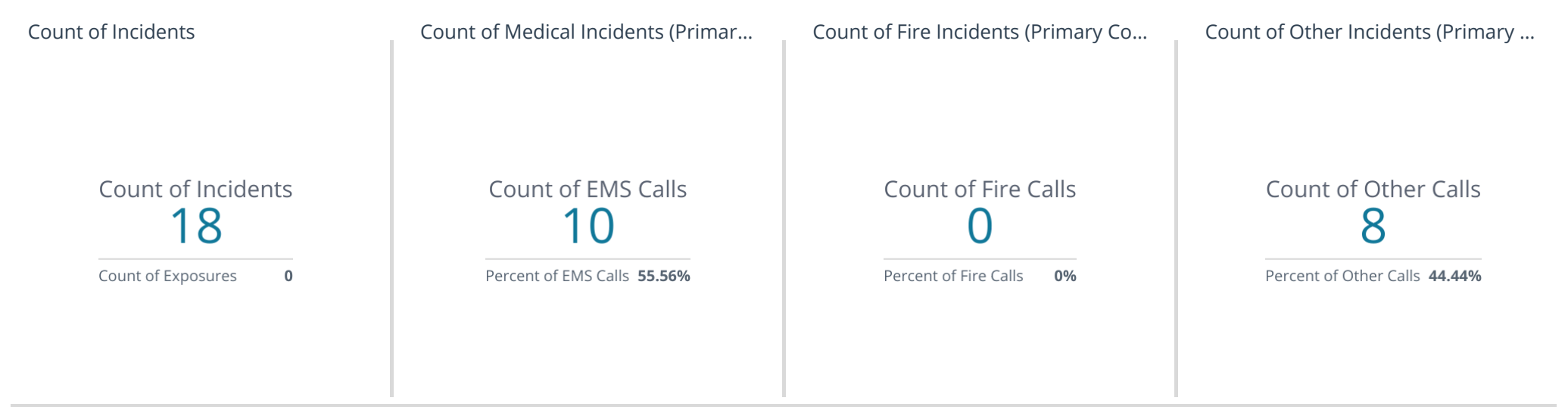
Date: September 14, 2026
To: Honorable Mayor and City Council
From: Jeff Swanson, City Manager
Subject: City Manager Report

- Bellevue Fire Report – August 2026 **See attachment 1.**
- 2026 City Council Calendar – **See attachment 2.**

Filter statement

Filters Incident onset Last Month | Incident status Locked, Draft, InReview | Location city MEDINA, Medina

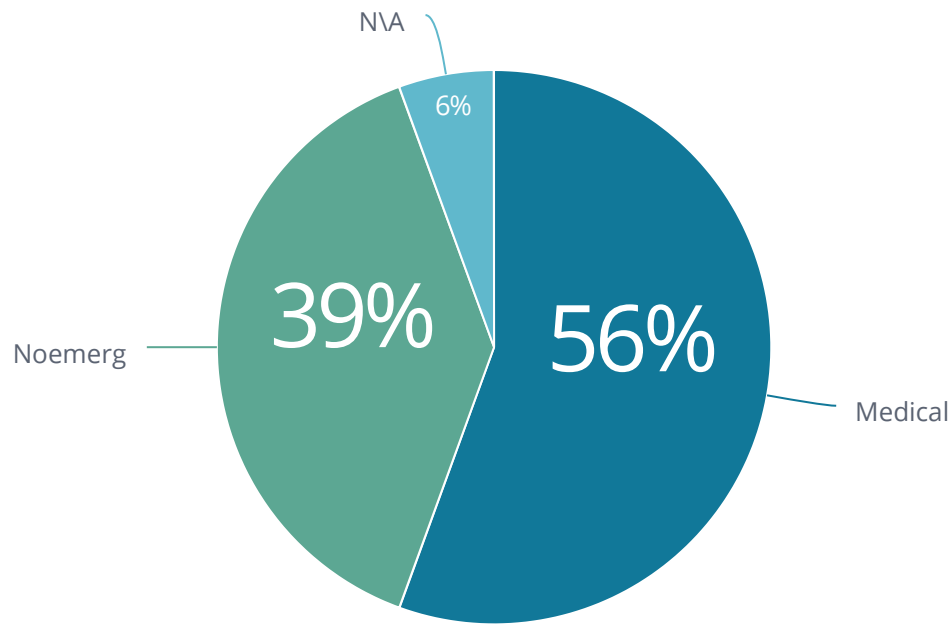
Incident Types (NERIS)



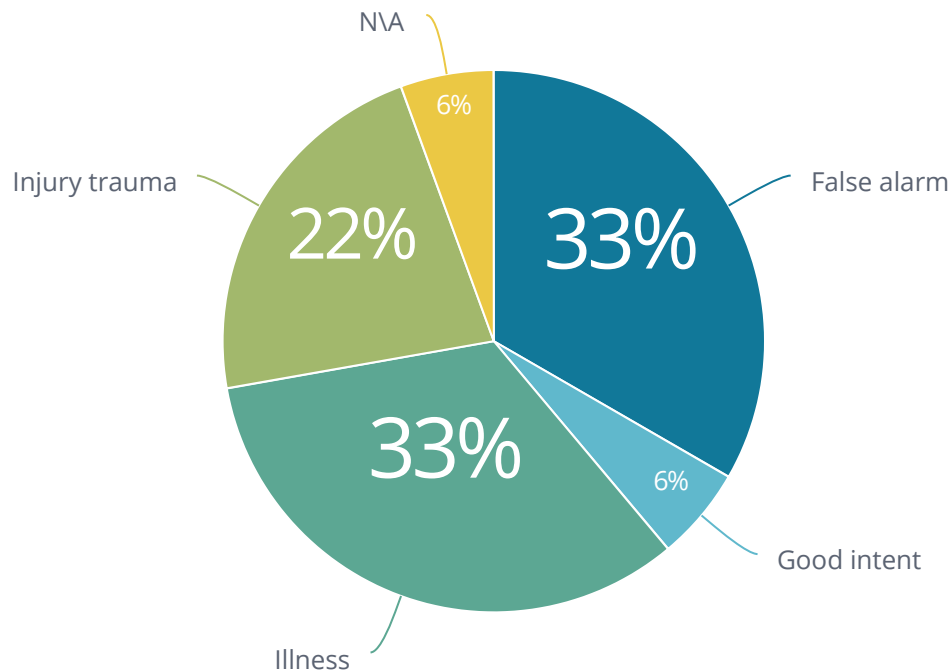
Filter statement

Filters Incident onset Last Month | Incident status Locked, Draft, InReview | Location city MEDINA, Medina

Primary Incident Type by Category



Primary Incident Types by Subcategory



Filter statement

Filters **Incident onset** Last Month | **Incident status** Locked, Draft, InReview | **Location city** MEDINA, Medina

Count of Fire Incidents

Incident Types (NERIS) - CC Medina

Sep 10, 2026 10:18:08 AM [Fire Incidents \(NERIS\)](#)

ATTACHMENT 1

Filter statement

Filters **Incident onset** Last Month | **Incident status** Locked, Draft, InReview | **Location city** MEDINA, Medina

Primary Incident Types (by month)

Primary Incident Type	Incidents	
	08/2026	Grand Total
Abdominal pain / problems	1	
Accidental alarm	3	
Altered mental status	1	
Chest pain (non-trauma)	2	
Fall	3	
Malfunctioning alarm	2	
No incident found upon arrival / location error	1	
Other false call	1	
Other traumatic injury	1	
Sick case	2	
N/A	1	
Grand Total	18	

Additional Incident Types (by month)

ATTACHMENT 2

AGENDA ITEM 6.1a

	MEDINA CITY COUNCIL					
	2026 AGENDA/ACTION CALENDAR					
	Meetings scheduled for 5:00 pm, online (unless noticed otherwise).					
SEPTEMBER 14, City Council Special and Regular Meeting, 5:00 pm						
Item Type	Topic	Staff Contact	Recommendation	Council Action	Legal Notice	
Study Session	Development Impacts Discussion	Wilcox				
Presentation						
City Manager Report	All department reports					
Consent Agenda	Check Register August 2026	Wagner	Approve			
Consent Agenda	PB Minutes 5/18 & 6/15	Nations	Receive and file			
Consent Agenda	PC Minutes 6/23 & 7/28	Bennett	Receive and file			
Consent Agenda	Draft CC Minutes	Nations	Adopt			
Consent Agenda						
Consent Agenda						
Legislative Hearing						
Public Hearing	2027 Preliminary Budget	Wagner				published 8/25/2026
City Business						
City Business						
City Business						
Executive Session						
SEPTEMBER 28, City Council Regular Meeting, 5:00 pm						
Item Type	Topic	Staff Contact	Recommendation	Council Action	Legal Notice	
Study Session	Gas Powered Leaf Blowers	Swanson, Robertson				
Presentation						
City Manager Report	Medina Days Discussion					
	Proclamation - Indigenous Peoples' Day Elementary Students Project					
Consent Agenda						
Consent Agenda						
Consent Agenda						
Consent Agenda						
Legislative Hearing						

ATTACHMENT 2

AGENDA ITEM 6.1a

Public Hearing	Development Impacts Ordinance	Wilcox	Adopt		published 9/3/2026
City Business	DRAFT Park Board Work Plan	Swanson, Osada	Information and discussion		
City Business	2027 Budget Discussion	Wagner			
City Business	ILAs with Hunts Point and Beaux Arts Village	Swanson, Osada	Information and discussion		
Executive Session	RCW 42.30.110(1)(g)	Swanson			
OCTOBER 12, City Council Regular Meeting, 5:00 pm					
Item Type	Topic	Staff Contact	Recommendation	Council Action	Legal Notice
Study Session					
Presentation					
City Manager Report	All department reports				
	ILAs with Hunts Point and Beaux Arts Village	Swanson, Osada	Approve		
Consent Agenda	PB Minutes 7/20	Nations	Receive and file		
Consent Agenda	PC Minutes 7/28	Bennett	Receive and file		
Consent Agenda	CC Draft Minutes				
Legislative Hearing					
Public Hearing	2027 Preliminary Budget	Wagner			
Public Hearing					
	Development Impacts Ordinance Tentative				
City Business					
City Business					
City Business					
Executive Session					
OCTOBER 26, City Council Regular Meeting, 5:00 pm					
Item Type	Topic	Staff Contact	Recommendation	Council Action	Legal Notice
Study Session					
Presentation					
City Manager Report					
Consent Agenda					
Consent Agenda					
Consent Agenda					
Consent Agenda					
Legislative Hearing					

ATTACHMENT 2

Public Hearing					
City Business	2027 Budget Discussion	Wagner			
Executive Session	RCW 42.30.110(1)(g)				
NOVEMBER 9, City Council Regular Meeting, 5:00 pm					
Item Type	Topic	Staff Contact	Recommendation	Council Action	Legal Notice
Study Session					
Presentation					
City Manager Report	All department reports				
Consent Agenda					
Consent Agenda					
Consent Agenda					
Consent Agenda					
Legislative Hearing					
Public Hearing	2027 Preliminary Budget	Wagner			
City Business					
City Business					
City Business					
Executive Session					
NOVEMBER 16, City Council Special Meeting, 5:00 pm					
Item Type	Topic	Staff Contact	Recommendation	Council Action	Legal Notice
Study Session	Emergency Preparedness Table Top Exercise	Sass			
Presentation					
Consent Agenda					
Consent Agenda					
Legislative Hearing					
Public Hearing					
City Business					
City Business					
City Business					
Executive Session					



MEDINA POLICE DEPARTMENT

DATE: September 14th, 2026

TO: Jeff Swanson, City Manager

FROM: Jeffrey R. Sass, Chief of Police

RE: Police Department Update – August, 2026

The following is a summary highlighting some of the Medina Police Department activity in August, 2026.

Follow up:

Nothing to report.

Seafair:

Seafair weekend was busier than ever for the Medina Police Department. All available Department members were on-hand throughout the weekend to provide traffic control, parking mitigation, and a security presence throughout our communities while thousands of people came through the city to watch the air show. There were no significant issues to report.



Medina Days:

The Medina Police Department was out in full force for the annual Medina Days celebration this year. We greatly enjoyed visiting with community members, handing out stickers, and taking pictures with event goers.



Marine Patrol:

From Sergeant Herzog, Mercer Island Police Department Marine Patrol Unit:

August brought several water-related events along with hotter temperatures. Boat traffic was significant on most weekends, as well as during weekday evenings.

Seafair 2026

This year's Seafair event brought a large volume of vessel traffic during and prior to the Air Show. The Mercer Island Marine Patrol focused strictly on our jurisdictions, with minimal time spent patrolling inside the Seafair restricted zone. This allowed our three patrol vessels to respond to and address water-related issues with less delay.

Our Marine Patrol responded to one missing-person report at the start of Seafair. The individual was ultimately recovered from Lake Washington two weeks later. This was the only critical event during Seafair. Most of our contact involved correcting observed safety violations, responding to noise complaints or assisting disabled vessels.

Medina Days 2026

During the day, Marine Patrol personnel spent time at Medina City Hall interacting with citizens and introducing ourselves to the community. Our Marine Patrol transitioned to the water, where we assisted with maintaining a safe perimeter around the fireworks barge. Both the water and shoreline had numerous spectators excited to watch the fireworks.

Looking Ahead

As August comes to a close, the busy summer boat traffic is expected to decrease significantly after Labor Day. Our unit anticipates a busy first week of September before everyone returns to school and the weather begins to cool.



MEDINA POLICE DEPARTMENT
Jeffrey R. Sass, Chief of Police
MONTHLY SUMMARY
AUGUST, 2026



FELONY CRIMES

MISDEMEANOR CRIMES

MV Prowl

2026-00003811

08/03/2026

Officers were dispatched to the 2400 block of 82nd Avenue NE for a report of a motor vehicle prowling that occurred overnight. Miscellaneous items were taken from inside of the vehicle with an approximate value of \$1,200. No suspect information is available at this time.

Malicious Mischief

2026-00003933

08/10/2026

Officers were dispatched to the 2200 block of 78th Avenue NE for a report of a rock having been thrown through a garage door window. The victim did not request a report or any police investigation. No suspect information is available at this time.

MV Prowl

2026-00004031

08/13/2026

Officers were dispatched to the 800 block of Evergreen Point Road for a report of a motor vehicle prowling that occurred sometime between the hours of 0700 – 1200 hours in the Medina Post Office parking lot. A laptop was taken from inside of an unlocked vehicle with an approximate value of \$500. No suspect information is available at this time.

OTHER

Marine Incident

2026-00003569

08/29/2026

Officers and Mercer Island Marine Patrol were dispatched to the 8800 block of Groat Point Drive for a report of a possible boat or paddleboard under distress. Upon responding to the area, it was determined that there was no emergency on the water.



MEDINA POLICE DEPARTMENT

Jeffrey R. Sass, Chief of Police

MONTHLY REPORT



AGENDA ITEM 6.1b

AUGUST, 2026

CRIMES	Current Month	YTD 2026	YTD 2025	Year-End 2025
Burglary	0	5	4	5
Vehicle Prowl	2	3	0	0
Vehicle Theft	0	0	1	1
Theft (mail & all other)	0	7	7	8
ID Theft/Fraud	0	8	6	7
Malicious Mischief (Vandalism)	1	5	4	4
Domestic Violence	0	8	5	8
Disturbance, Harassment & Non-DV Assault	0	3	2	5
TOTAL	3	39	29	38

COMMUNITY POLICING	Current Month	YTD 2026	YTD 2025	Year-End 2025
Drug Violations	0	0	1	1
Community Assists	64	477	533	741
Marine	1	5	7	8
House Watch Checks	64	486	592	859
School Zone	0	223	151	264
Behavioral Health	0	17	9	14
TOTAL	129	1208	1293	1887

TRAFFIC	Current Month	YTD 2026	YTD 2025	Year-End 2025
Collisions				
Injury	0	0	0	1
Non-Injury	0	5	2	5
Non-Reportable	0	0	3	4
TOTAL	0	5	5	10
Traffic Enforcement				
Criminal Citations	3	30	17	32
Infractions	25	156	218	273
Warnings	204	1394	1415	2057
TOTAL	232	1580	1650	2362

LICENSE PLATE READER EVENTS	Current Month	YTD 2026	YTD 2025	Year-End 2025
LPR alerts that were recovered	0	2	8	8
LPR alerts that were not located	5	13	31	41
LPR alerts that were located, not apprehended	0	0	0	0
TOTAL	5	15	39	49

CALLS FOR SERVICE	Current Month	YTD 2026	YTD 2025	Year-End 2025
Animal	2	32	33	58
Residential Alarms	14	108	147	202
Missing Person	0	5	3	4
Suspicious Activity/Area Checks	76	518	524	749
TOTAL	92	663	707	1013

ADMINISTRATIVE	Current Month	YTD 2026	YTD 2025	Year-End 2025
Public Disclosure Requests Received	9	90	51	94
Concealed Pistol License Applications Processed	1	21	27	33
TOTAL	10	111	78	127

**This report does not include all calls for service handled by Medina Police Officers. It is meant to be an overview of general calls for service within the specified reporting period.*



MEDINA POLICE DEPARTMENT
Jeffrey R. Sass, Chief of Police
MONTHLY SUMMARY

TOWN OF
HUNTS POINT
Washington

AUGUST, 2026

FELONY CRIMES

MISDEMEANOR CRIMES

MV Prowl

2026-00004064

08/16/2026

Officers were dispatched to the 2800 block of 88th Avenue NE for a report of a motor vehicle prowling that occurred overnight. A wallet was taken from inside the vehicle and credit cards were used at several stores. Suspect images were obtained from store surveillance footage. Investigation ongoing.

OTHER

Order Service

2026-00004275

08/28/2026

Officers were dispatched to the 3000 block of Fairweather Place for the service of a domestic violence protection order.



MEDINA POLICE DEPARTMENT

Jeffrey R. Sass, Chief of Police

MONTHLY REPORT

AGENDA ITEM 6.1b

HUNTS POINT
Washington

AUGUST, 2026

CRIMES	Current Month	YTD 2026	YTD 2025	Year-End 2025
Burglary	0	0	0	0
Vehicle Prowl	1	1	0	2
Vehicle Theft	0	0	0	0
Theft (mail & all other)	0	1	0	0
ID Theft/Fraud	0	1	2	2
Malicious Mischief (Vandalism)	0	0	0	0
Domestic Violence	1	3	3	4
Disturbance, Harassment & Non-DV Assault	0	0	1	2
TOTAL	2	6	6	10

COMMUNITY POLICING	Current Month	YTD 2026	YTD 2025	Year-End 2025
Drug Violations	0	0	0	0
Community Assists	3	63	101	132
Marine	0	3	5	7
House Watch Checks	3	54	62	90
Behavioral Health	0	0	1	1
TOTAL	6	120	169	230

TRAFFIC	Current Month	YTD 2026	YTD 2025	Year-End 2025
Collisions				
Injury	0	1	0	0
Non-Injury	0	0	0	0
Non-Reportable	0	0	0	0
TOTAL	0	1	0	0
Traffic Enforcement				
Criminal Citations	2	11	6	12
Infractions	1	51	78	104
Warnings	38	363	324	518
TOTAL	41	425	408	634

LICENSE PLATE READER EVENTS	Current Month	YTD 2026	YTD 2025	Year-End 2025
LPR alerts that were recovered	0	0	0	0
LPR alerts that were not located	0	0	5	7
LPR alerts that were located, not apprehended	0	0	1	1
TOTAL	0	0	6	8

CALLS FOR SERVICE	Current Month	YTD 2026	YTD 2025	Year-End 2025
Animal	0	2	3	5
Residential Alarms	4	16	15	25
Missing Person	0	0	0	0
Suspicious Activity/Area Checks	18	86	82	109
TOTAL	22	104	100	139

**This report does not include all calls for service handled by Medina Police Officers. It is meant to be an overview of general calls for service within the specified reporting period.*

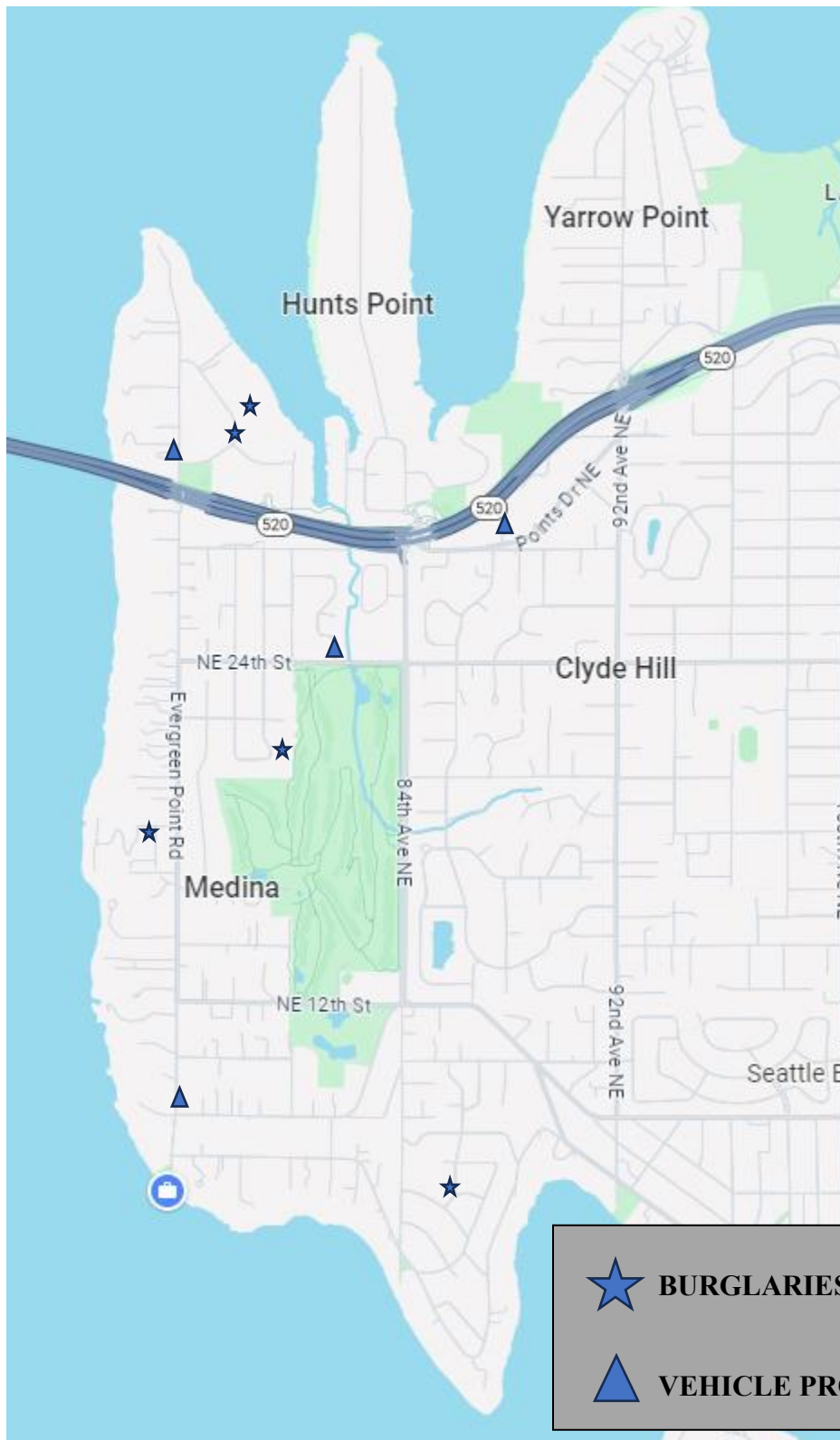


MEDINA POLICE DEPARTMENT

BURGLARY & MOTOR VEHICLE PROWL INCIDENT MAP



AUGUST YEAR-TO-DATE





MEDINA POLICE DEPARTMENT

MONTHLY REPORTING STANDARDS



CATEGORY	DETAILS
Burglary	Includes: - Burglary (all degrees) - Residential Burglary
Vehicle Prowl	All degrees of Motor Vehicle Prowl.
Vehicle Theft	Includes: - Motor vehicle theft - Taking a motor vehicle without permission - Car jacking
Theft	Includes: - Possession of stolen property - Theft (all degrees) - Theft of mail
ID Theft/Fraud	Includes: - Identity theft - Fraud
Malicious Mischief	Includes: - Arson - Malicious Mischief (vandalism)
Domestic Violence	Includes: - DV Assault (all degrees) - Violation of Domestic Violence Court Order - DV Harassment (all degrees) - Custodial Interference - Order Service - DV Rape & Sex Offenses
Disturbance/Harassment /Non-DV Assault	Includes: - Telephonic Harassment - Harassment (all degrees) - Assault (all degrees) - Abuse investigations - Extortion - Kidnapping - Non-DV Rape & Sex Offenses - Robbery
Drug Violations	Includes all Violations of the Uniformed Controlled Substances Act
Community Assists	Includes: - Adult Protective Services (APS) investigations - Child Protective Services (CPS) investigations - Civil matters - Community Policing - Non-suspicious Death Investigations

	• Assisting the Fire Department/EMS • Informational Police Bulletins • Found Child • Found Property • Special Events
Marine	Includes all incidents within our jurisdiction on the waterways.
House Watch Checks	Total number of visits to residences on house watch within the reporting period.
School Zone	Total number of school zone patrols conducted at all three elementary schools within the reporting period.
Behavioral Health	Calls for service involving individuals experiencing a behavioral or mental health episode. The call may have resulted in anything ranging from no police action and an involuntary commitment to a medical facility for treatment.
Traffic Collisions	Includes: • Injury collisions involve medical treatment to at least one of the involved parties, either by on-scene EMS evaluation/treatment and/or transportation to a medical facility for treatment. These collisions require a police case report by law. • Non-injury collisions involve a collision in which there is property damage amounting to at least \$1,000 but no involved parties were injured. These collisions require a police case report by law. • Non-reportable collisions involve a collision under any of the following circumstances: ○ Collision on private property with no injuries. ○ Collision on public right of way with no injuries and any property damage did not amount to at least \$1,000.
Traffic Enforcement	Citations: • Any criminal traffic citation, to include Driving With Suspended License, Reckless Driving, DUI, etc. Infractions: • Any non-criminal traffic stop that resulted in the issuance of a civil infraction (ticket) to the driver. Warnings: • Any traffic stop that resulted in a verbal warning to the driver.
License Plate Reader (LPR) Events	Stolen license plates/vehicles that alerted the LPR system and were recovered. Stolen license plates/vehicles that alerted the LPR system and were not located. Stolen license plates/vehicles that alerted the LPR system and were located but fled from law enforcement attempts to apprehend the vehicle.
Animal	Includes: • Found animal call for service • Lost animal call for service • Welfare check involving an animal • Noise complaints or nuisance calls for service involving an animal
Residential Alarms	House alarms that are triggered and the alarm company contacts 911 for a police response. These calls for service do not include alarm calls that become a burglary investigation upon police arrival.
Missing Person	Calls for service where a missing person report is taken, or the assistance of law enforcement is requested to search for a missing person. These calls include adults as well as juveniles.

Suspicious Activity/Area Checks	Includes: • Noise complaints • Disturbances • Suspicious person/activity reports • Field contacts made by officers on patrol • Loud party calls, juveniles • Reports of dangerous driving • Weapons Complaints • Soliciting • Welfare Check • Prowler
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**This report does not include all calls for service handled by Medina Police Officers. It is meant to be an overview of general calls for service within the specified reporting period.*

August 2026 Permit Applications Received

Permit Type	Submitted Date	Permit Number	Total Valuation	Address
B-ADD/ALT	08/27/2026	B-26-054	\$40,000.00	617 EVERGREEN POINT RD
TOTAL B-ADD/ALT:	1		\$40,000.00	
B-DEM	08/04/2026	D-26-004		7720 NE 8TH ST
TOTAL B-DEM:	1		\$0.00	
B-GAS	08/04/2026	G-26-020		7838 NE 14th ST
B-GAS	08/20/2026	G-26-021		7720 Northeast 8th Street
TOTAL B-GAS:	2		\$0.00	
B-MECHANICAL	08/07/2026	M-26-056		2237 Evergreen Pt Rd.
B-MECHANICAL	08/12/2026	M-26-057		8457 NE 7th St.
B-MECHANICAL	08/14/2026	M-26-058		3429 Evergreen Pt Rd.
B-MECHANICAL	08/17/2026	M-26-059	\$34,145.00	2227 Evergreen Point Rd
B-MECHANICAL	08/18/2026	M-26-060		7626 NE 12th St.
B-MECHANICAL	08/20/2026	M-26-063		1076 Lake Washington BLVD NE
B-MECHANICAL	08/19/2026	M-26-061		1049 84th Ave NE
B-MECHANICAL	08/20/2026	M-26-062		7720 Northeast 8th Street

TOTAL B-MECHANICAL:	8		\$34,145.00	
B-PIER	08/13/2026	B-26-051	\$1,200.00	230 OVERLAKE DR E
TOTAL B-PIER:	1		\$1,200.00	
B-PLUMBING	08/05/2026	P-26-052		8300 NE 12th st
B-PLUMBING	08/06/2026	P-26-053		1049 84th Ave NE
B-PLUMBING	08/12/2026	P-26-054		7887 OVERLAKE DR W
B-PLUMBING	08/13/2026	P-26-055		8457 NE 5TH ST
B-PLUMBING	08/19/2026	P-26-056		617 Evergreen Pt Rd.
B-PLUMBING	08/24/2026	P-26-057		7741 Overlake Dr. W.
TOTAL B-PLUMBING:	6		\$0.00	
B-ROOF	08/13/2026	B-26-050		7845 NE 14TH ST
B-ROOF	08/24/2026	B-26-052		8105 NE 5TH ST
TOTAL B-ROOF:	2		\$0.00	
B-TELE	08/24/2026	B-26-053	\$30,000.00	8320 N.E. 12TH ST
TOTAL B-TELE:	1		\$30,000.00	
CAP - CONSTRUCTION ACTIVITY PERMIT	08/22/2026	CAP-26-025		945 88TH AVE NE
CAP - CONSTRUCTION ACTIVITY PERMIT	08/11/2026	CAP-26-023		7842 NE 8TH ST

CAP - CONSTRUCTION ACTIVITY PERMIT	08/14/2026	CAP-26-024		8105 NE 5TH ST
CAP - CONSTRUCTION ACTIVITY PERMIT	08/31/2026	CAP-26-026		617 EVERGREEN POINT RD
TOTAL CAP - CONSTRUCTION ACTIVITY PERMIT:	4		\$0.00	
PW-RIGHT OF WAY	08/04/2026	PW-ROW-26-063		1004 84TH AVE NE
PW-RIGHT OF WAY	08/07/2026	PW-ROW-26-064		7535 NE 28th Pl.
PW-RIGHT OF WAY	08/14/2026	PW-ROW-26-065		8048 NE 8th St.
PW-RIGHT OF WAY	08/14/2026	PW-ROW-26-066		1076 Lake Washington BLVD NE
PW-RIGHT OF WAY	08/18/2026	PW-ROW-26-067		8457 NE 5th St.
PW-RIGHT OF WAY	08/19/2026	PW-ROW-26-068		1625 Evergreen Pt Rd.
PW-RIGHT OF WAY	08/27/2026	PW-ROW-26-070		7741 Overlake Dr W.
PW-RIGHT OF WAY	08/24/2026	PW-ROW-26-069		8622 NE 5th St.
PW-RIGHT OF WAY	08/28/2026	PW-ROW-26-071		1546 79th Pl NE
PW-RIGHT OF WAY	08/31/2026	PW-ROW-26-072		854 EVERGREEN POINT RD
TOTAL PW-RIGHT OF WAY:	10		\$0.00	
TREE-PERFORMANCE	08/18/2026	TREE-26-025		8210 OVERLAKE DR W
TREE-PERFORMANCE	08/19/2026	TREE-26-026		7620 NE 12TH ST

TREE-PERFORMANCE	08/20/2026	TREE-26-028		8611 NE 6TH ST
TOTAL TREE-PERFORMANCE:	3		\$0.00	
TREE-RESTORATION	08/20/2026	TREE-26-027		522 86TH AVE NE
TREE-RESTORATION	08/26/2026	TREE-26-029		1611 EVERGREEN POINT RD
TREE-RESTORATION	08/26/2026	TREE-26-030		1605 73RD AVE NE
TOTAL TREE-RESTORATION:	3		\$0.00	
Total # of Permits	42		\$105,345.00	



August 2026 Issued Permits

Page 1 of 1

Report run on: 09/01/2026 07:56 AM

Construction Value:	August	August 2025	2026 YTM	2025 YTM	Difference
Accessory Structure	-	-	\$115,750.00	\$30,000.00	\$85,750.00
Addition / Alteration	\$25,000.00	\$33,906.00	\$5,386,570.30	\$12,723,038.42	(\$7,336,468.12)
Fence / Wall	-	\$33,976.00	\$134,547.00	\$275,937.66	(\$141,390.66)
New Construction	\$4,868,793.00	-	\$15,163,147.00	\$2,500,000.00	\$12,663,147.00
Repair / Replace	-	-	-	-	\$0.00
Wireless Comm. Facility	-	-	\$115,750.00	\$30,000.00	\$85,750.00
Total Value:	\$4,893,793.00	\$67,882.00	\$20,915,764.30	\$15,558,976.08	\$5,356,788.22
Permits Issued:	August 2026	August 2025	2026 YTM	2025 YTM	Difference
New Construction	2	-	7	1	6
Permit Extension	1	8	36	31	5
Accessory Structure	-	-	2	1	1
Addition / Alteration	1	2	16	18	(2)
Construction Activity Permit	3	4	29	34	(5)
Demolition	2	1	7	2	5
Fence / Wall	-	2	7	14	(7)
Grading / Drainage	2	1	10	13	(3)
Mechanical	9	6	47	70	(23)
Other - Moving	-	-	-	-	0
Plumbing / Gas	8	3	51	39	12
Repair / Replace	-	-	-	-	0
Reroof	-	-	-	-	0
Right of Way Use	8	4	69	45	24
Tree Mitigation	9	4	39	34	5
Wireless Comm. Facility	-	-	2	1	1
Total Permits:	45	35	322	303	19
Inspections:	August 2026	August 2025	2026 YTM	2025 YTM	Difference
Building	73	62	546	656	(110)
Engineering/Other	18	9	127	132	(5)
	10	6	46	25	21
Tree	7	1	37	28	9
Total Inspections:	108	78	756	841	(85)



August 2026 Code Enforcement Report

Case Number	Case Type	Assigned To	Address	Case Text	Fine Amount
CC-2026-073	TREE INVESTIGATION	Andy Crossett	2618 80TH AVE NE	Description: Received concern from neighbor about a tree adjacent to project's property line. Action Taken: Performed site investigation to address the concern.	n/a
CC-2026-066	FORMAL, WRITTEN WARNING	Rob Kilmer	410 OVERLAKE DR E	Description: Received a concern regarding work occurring outside of allowed construction hours. Action Taken: Issued a formal written warning to the project's Agent and GC. Note: The GC states that their work stops at 3:30pm. They deny knowing what the source of the concern is from. I have saved their email into the notes.	n/a
CC-2026-067	SIGN VIOLATION	Rob Kilmer	7807 NE 12TH ST	Description: Observed commercial advertising sign (Elite Roofing 425-482-0676) displayed along the right-of-way. Action Taken: Removed sign and contacted company to inform them of the sign rules in Medina.	n/a
CC-2026-068	STOP WORK ORDER	Rob Kilmer	1625 EVERGREEN POINT RD	Description: Work observed to be occurring within the city right-of-way, not in conformance with the project's issued permits. Action Taken: Issued a Stop Work Order. A Notice of Violation will be issued as part of this SWO.	n/a
CC-2026-069	NOTICE OF VIOLATION	Rob Kilmer	1625 EVERGREEN POINT RD	Description: A Stop Work Order, CC-2026-068, was issued for work not conforming with the approved project permits and occurring within the city right-of-way without an issued permit and bond. Action Taken: Currently drafting a Notice of Violation to be in conjunction with Stop Work Order CC-2026-068.	Issue resolved by the required due date.
CC-2026-070	SIGN VIOLATION	Rob Kilmer	8048 NE 8TH ST	Description: Observed a commercial advertising sign (UDG) displayed outside the construction site. Action Taken: Removed the sign and informed the project Agent of the sign rules in Medina.	n/a
CC-2026-071	CITATION	Rob Kilmer	7649 NE 14TH ST	Description: Violation of construction parking rules observed. Action Taken: Notice of Citation issued (Third Violation per 1.15.330).	\$750
CC-2026-072	FORMAL, WRITTEN WARNING	Rob Kilmer	7677 NE 14TH ST	Description: Violation of construction parking rules observed. Action Taken: Issued a formal written warning.	n/a

CC-2026-074	STOP WORK ORDER	Rob Kilmer	7649 NE 14TH ST	Description: Work Vehicles observed parked in the right-of-way despite a prior citation. Action Taken: Issued Stop Work Order	n/a
CC-2026-076	GENERAL	Rob Kilmer	3225 EVERGREEN POINT RD	Description: Received a report of "hydraulic oil released into Lake Washington at 3261 Evergreen Point Road." Action Taken: Began investigation. Visited the site and spoke with the provided contact and workers on site. Determined the correct address is 3225 Evergreen Point Road, where old boat lifts are being removed from the lake. Boat lifts have a piston filled with non-toxic oil safe for the lake. Reported my findings to Medina Police and Public Works, who also received a report of the incident. No further action taken.	n/a
CC-2026-077	FORMAL, WRITTEN WARNING	Rob Kilmer	7816 NE 12th St.	Description: Observed construction-related vehicles parked along the right-of-way. Action Taken: Issued formal written warning.	n/a

Past Code Enforcement Cases Still Open					
Case Number(s)	Case Type	Assigned To	Address	Case Text	Fine Amount
CC-2024-070	STOP WORK ORDER	Rob Kilmer	8711 Ridge Road	Description: Observed stairway structure being erected on roof of garage up to roof of second story. Action Taken: Issued Stop Work Order and required a permit pre-application meeting to be scheduled.	Fines are accumulating daily
CC-2024-072	NOTICE OF VIOLATION				
CC-2024-080	NOTICE OF FINAL ORDER			Estimated Penalty: Doubling of permit fees per MMC 16.40.070. - Work commencing before permit issuance. To be reviewed for Notice of Violation penalty per MMC 1.15.200. - Notice of violation. Status: Building permit currently under review. Notice of Final Order recorded: 11/13/2024	
CC-2026-004	STOP WORK ORDER	Rob Kilmer	Parcel: 2425049255 3203 Evergreen Pt Rd.	Description: Based on information about the past history of this site, additional information is required before work can continue. Action Taken: Issued Stop Work Order requiring the project's Geotechnical Engineer to provide a report for review by the City. Notice of Final Order recorded: 4/15/2026	Fines are accumulating daily
CC-2026-030	NOTICE OF FINAL ORDER				
CC-2026-059	NOTICE OF VIOLATION		2240 EVERGREEN POINT RD	Description: Hedge in right-of-way is not in conformance with sight-lines requirement. Action Taken: Issued Notice of Violation	TBD based on compliance.

Tree Permit Activity Report August 2026 By Andy Crossett

TreePlotter Tree Inventory Update: The tree inventory will continue with the area north of the SR 520 bridge and along the various Community Trail System corridors. Field inventory work is nearing completion and is anticipated to be substantially complete by early October.

Issued Non-Development Tree Permit Activity Table						
Picture #	Permit Type	Address	# Trees Removed	Removed Tree (Size)	Supplemental Required	Description
1	TREE-PERFORMANCE	8214 NE 8TH ST	3 Douglas fir	14, 16, 18"	N/A	No supplemental trees required.
2	TREE-PERFORMANCE	8210 Overlake Dr W	1 Silver Birch, 3 Norway Spruce	31, 18, 22, 20"	N/A	No supplemental trees required.
3	TREE-PERFORMANCE	7620 NE 12 TH ST	1 Pine	19"	N/A	No supplemental trees required.
4	TREE-RESTORATION	522 86TH AVE NE	1 Alaskan Cedar	14"	1	The tree was beginning to uproot and had developed a lean toward the home.
N/A	TREE-RESTORATION	1605 EPR	1 Norway Maple	11"	2	Crown dieback with a dead primary leader. Root excavation revealed circling and girdling roots, likely related to poor planting practices.
5	TREE-PERFORMANCE	8611 NE 6th St	1 Silver Birch	9"	2	The site was deficient in required tree units. Two supplemental trees were required.

No new development applications or pre-application meetings occurred in August.

Issued Development Tree Permit Activity Table						
Picture #	Permit Type	Address	# Trees Removed	Removed Tree (Size)	Supplemental Required	Description
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Photographs

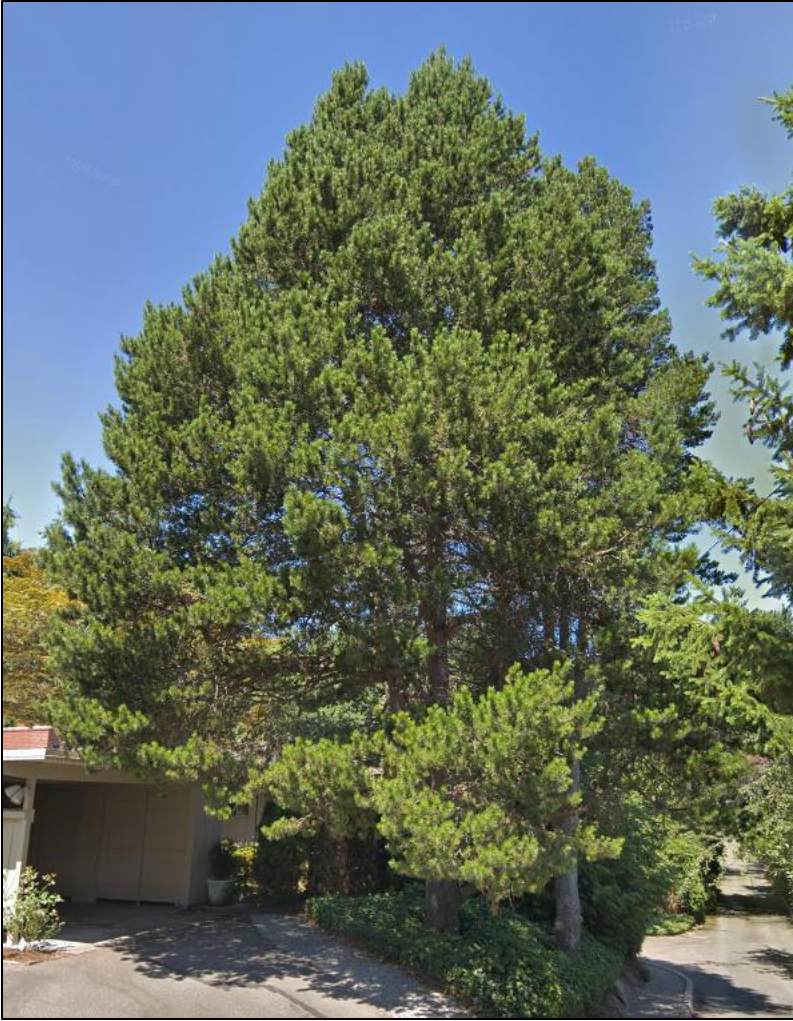
Picture 1. 8214 NE 8TH ST: Three Douglas Firs were removed under a Tree Performance Permit. The subject property had an excess of required tree units; therefore, no supplemental planting was required.



Picture 2. 8210 Overlake Dr W: One Silver Birch was in poor condition, with crown dieback consistent with Bronze Birch Borer infestation and large branches overhanging the home. A Norway Spruce on the property had previously experienced catastrophic root failure during a storm, likely associated with poor root development in heavy clay soils. The resident was concerned about the remaining trees due to their similar growing conditions. No supplemental planting was required, as the site exceeded minimum tree unit requirements.



Picture 3. 7620 NE 12TH ST: One Pine tree was removed. No specific reason for removal was provided, but removal may have been related to the tree's limited growing space and proximity to the garage. No supplemental planting was required, as the property exceeded minimum tree unit requirements.



Picture 4. 522 86TH AVE NE: Three Alaskan Cedars were planted in close proximity to one another. The central tree had begun to uproot and developed a lean toward the home, potentially related to poor planting practices. The other two trees appeared healthy and showed no signs of instability or failure.



Picture 5. 8611 NE 6th St: A small Silver Birch with suppressed growth. The site was deficient in required tree units and, as a result, two supplemental trees were required.





CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

Date: September 14th, 2026
To: Honorable Mayor and City Council
Via: Jeff Swanson, City Manager
From: Ryan Wagner, Finance & HR Director
Subject: August 2026 Financials

The August 2026 report includes:

- Executive Summary (1)
 - August Key Revenue and Expenditure Numbers (2)
 - Lifeguards Final Costs (3)
 - Budget Amendments (3)
 - August Financial Summary (4)
 - August Cash Statement (5)
 - Key Highlights by Account (6)
 - 2026 Financials by Account (10)
 - August 2026 REET Report (18)
 - August 2026, AP Check Register Activity Detail (Consent Item)
-

Executive Summary

Year-to-day expenditure continues to remain under or at the expected budget allocation through August for all funds except the Equipment Replacement Fund. Year to date general fund revenue is outpacing expectations by 15.89% through August, driven by a one-time sales tax allocation of \$1.7M from the State of Washington for work done on the 520 project in the mid 2010's that was accounted for in July.

The City's cash position sits at over \$21M at the end of August, with the Capital Fund (\$9M) and the General Fund (\$6.5M) carrying the largest balances.

Revenue:

- General Fund revenue is up almost \$1.7M from this time last year. This is driven by the one-time allocation of sales tax from the State of Washington for the work done on 520 from the mid 2010's that was received in July.
- Development Services Revenue is up \$42K from this time last year. This is driven by a slight increase in permit fee collection over 2025.
- Capital Fund Revenue is down \$730K from August of last year. A one-time major property sale generated a significant amount of REET in July of last year, and that transaction is driving this variance. Overall, the revenue is staying consistent to 2025.

August 2026 Key Revenue

- \$164K Local Sales and Use Tax
- \$133K Utility Tax
- \$107K Investment Earnings
- \$69K July REET Revenue
- \$64K Permit Fees
- 23K Criminal Justice Training Grant

Expenditures:

- General Fund expenditures are up \$150K over August of last year. The equipment replacement fund is the biggest increase over 2025, with the purchase of the new backhoe and Skidsteer.
- Development Services expenditures are down \$67K when compared to August of 2025. This is driven by code enforcement being moved from the Development Services Fund to the General Fund.
- The Capital Fund spend is up \$130K when compared to August of 2025. This represents about 45% of the budget allocation in 2026, so expect costs to increase as projects continue through Q3.

August 2026 Key Expenditures

- \$109K Gray and Osborne – 78th Place Improvements
- \$64K Inslee Best – July City Attorney Services
- \$22K FCI – Purchased Out the Remainder of the Lease for Car 31 (PD)
- \$18K Mahoney Planning – Current and Long-Range Planning for July
- \$14K Peterson Brothers – Overlake Drive Guardrail

Summer Lifeguard Program Final Cost Summary

City Budgeted \$45,000

Lifeguard Salaries and Benefits - \$36,714.00

The summer lifeguards are managed by the Police Office Manager and consist of 12 part-time positions. They operate from the end of June through the end of August.

Operating Supplies - \$3,630.59

This budget item includes funds for important operating items for our lifeguards, including new gear, emergency devices and onsite certification.

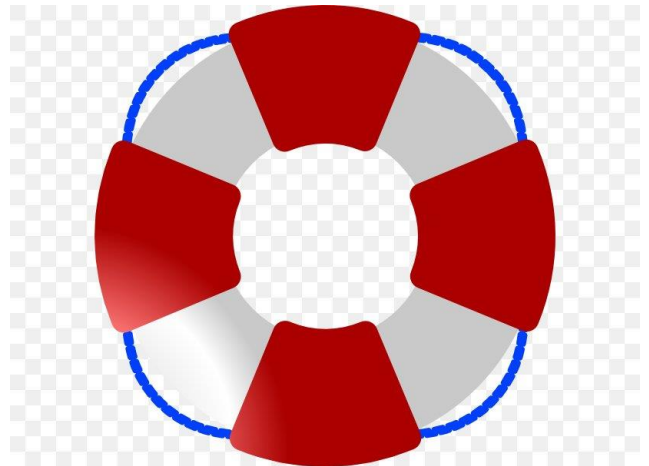
Uniforms - \$1,357.08

Training - \$1,324.25

The City pays for the uniforms and reimburses for training for our seasonal staff.

Total City cost: \$43,025.92

Surplus of budgeted amount \$2,574.08



2026 Budget Amendments

1. Street Capital - Skidsteer, Sidewalk Cleaner and multi-purpose PW Vehicle (45K)
2. Capital Fund, Building Improvements – Medina Park Bathroom Locks and PW Storage Project (45K)
3. General Fund - 7th Patrol Officer and Associated Grant and Sales Tax Increase (Expected 100K increase to Revenue Offset by Cost of New Officer)

August 2026 Financial Summary

REVENUES:	AUGUST ACTUAL	YTD ACTUAL	2026 ANNUAL BUDGET	% of Budget Total	EXPECTED TOTAL %	DELTA	REMAINING BUDGET
General Fund							
Property Tax	\$20,434	\$2,710,584	\$4,741,397	57.17%	58.00%	▲ -0.83%	\$2,030,813
Sales Tax	\$164,038	\$2,923,449	\$2,023,000	144.51%	60.00%	▲ 84.51%	(\$900,449)
Affordable & Sup. Housing	\$1,424	\$2,806	\$0	—	—	▲	(\$2,806)
Criminal Justice	\$11,930	\$77,982	\$108,150	72.11%	66.67%	▲ 5.44%	\$30,168
B & O Tax: Utility & Franchise Fee	\$133,315	\$970,810	\$1,218,000	79.71%	66.67%	▲ 13.04%	\$247,190
Leasehold Excise Tax	\$1,191	\$1,191	\$0	0.00%	0.00%	▲ 0.00%	(\$1,191)
General Government (includes Hunts Point)	\$0	\$92,427	\$378,984	24.39%	50.00%	▼ -25.61%	\$286,557
Passports, General Licenses & Permits	\$24,891	\$62,261	\$78,036	79.78%	66.67%	▲ 13.11%	\$15,775
Fines, Penalties, Traffic Infr.	\$2,141	\$26,725	\$30,000	89.08%	66.67%	▲ 22.41%	\$3,275
Misc. Invest. Facility Leases	\$126,176	\$386,271	\$278,820	138.54%	68.00%	▲ 70.54%	(\$107,451)
Disposition of Capital Assets	\$0	\$57,509	\$0	—	—	▲	(\$57,509)
General Fund Total	\$485,540	\$7,312,015	\$8,856,387	82.56%	66.67%	▲ 15.89%	\$1,544,372
Development Services Fund Total	\$71,558	\$503,985	\$805,000	62.61%	58.00%	▲ 4.61%	\$301,014.67
Development Services Fund Transfers In from GF	\$8,333	\$66,667	\$100,000	66.67%	66.67%	▲ 0.00%	\$0.00
Street Fund Total	\$4,512	\$36,648	\$119,219	30.74%	58.00%	▼ -27.26%	\$82,571
Street Fund Transfers In	\$46,250	\$370,000	\$555,000	66.67%	66.67%	▲ 0.00%	\$0
Tree Fund Total	\$0	\$0	\$3,075	0.00%	66.67%	▼ -66.67%	\$3,075
Contingency Fund Total	\$0	\$0	\$0	0.00%	0.00%	▲ 0.00%	\$0
Capital Fund Total	\$170,263	\$1,031,936	\$1,395,000	73.97%	66.67%	▲ 7.30%	\$363,064
Levy Stabilization Fund Total	\$0	\$0	\$0	—	—	▲	\$0
Levy Fund Transfers In GF	\$0	\$0	\$0	—	—	▲	\$0
NonRevenue Trust Funds Total	\$3,169	\$26,724	\$0	—	—	▲	(\$26,724)
Master Investments Total	\$0	\$0	\$0	—	—	▲	\$0
Total (All Funds)	\$735,043	\$8,911,309	\$11,178,681	79.72%	66.67%	▲ 13.05%	\$2,267,372
Total (All Funds) Transfers In	\$54,583	\$436,667	\$655,000	66.67%	66.67%	▲ 0.00%	\$218,333

EXPENDITURES:	AUGUST ACTUAL	YTD ACTUAL	2026 ANNUAL BUDGET	% of Budget Total	EXPECTED TOTAL %	DELTA	REMAINING BUDGET
General Fund							
Legislative	\$38,918	\$63,683	\$80,000	79.60%	80.00%	▲ 0.40%	\$16,317
Municipal Court	\$6,543	\$24,884	\$35,000	71.10%	66.67%	▲ -4.43%	\$10,116
Executive	\$31,044	\$219,049	\$325,603	67.27%	66.67%	▲ -0.60%	\$106,554
Finance	\$30,556	\$476,179	\$632,123	75.33%	80.00%	▲ 4.67%	\$155,944
Legal	\$76,442	\$314,739	\$527,000	59.72%	66.67%	▲ 6.95%	\$212,261
Central Services	\$69,558	\$521,841	\$1,026,030	50.86%	66.67%	▲ 15.81%	\$504,189
Police Operations	\$222,962	\$1,794,157	\$2,887,218	62.14%	68.00%	▲ 5.86%	\$1,093,061
Fire & Medical Aid	\$0	\$522,142	\$1,060,791	49.22%	50.00%	▲ 0.78%	\$538,650
Public Housing, Environmental & Mental Health	\$0	\$54,227	\$56,143	96.59%	94.00%	▲ -2.59%	\$1,916
Fees							
Recreational Services	\$19,702	\$43,026	\$45,600	94.36%	95.00%	▲ 0.64%	\$2,574
Long Range Planning	\$25,974	\$119,307	\$281,745	42.35%	66.67%	▲ 24.32%	\$162,438
Parks	\$52,134	\$420,302	\$639,065	65.77%	66.67%	▲ 0.90%	\$218,763
Equipment Replacement	\$31,778	\$451,761	\$479,995	94.12%	88.00%	▼ -6.12%	\$28,234
General Fund Subtotal	\$605,611	\$5,025,297	\$8,076,313	62.22%	66.67%	▲ 4.45%	\$3,051,016
General Fund Transfers Out	\$46,250	\$370,000	\$555,000	66.67%	66.67%	▲ 0.00%	\$185,000
General Fund Total	\$651,861	\$5,395,297	\$8,631,313	62.51%	66.67%	▲ 4.16%	\$3,236,016
Development Services Fund Total	\$97,076	\$678,735	\$1,004,807	67.55%	66.67%	▲ -0.88%	\$326,072
City Street Fund Total	\$85,723	\$455,155	\$657,099	69.27%	66.67%	▲ -2.60%	\$201,944
Tree Fund Total	\$0	\$3,184	\$30,000	10.61%	58.33%	▲ 47.72%	\$26,816
Capital Fund Total	\$175,239	\$506,105	\$1,120,000	45.19%	50.00%	▲ 4.81%	\$613,895
Capital Fund Transfers Out	\$8,333	\$66,667	\$100,000	66.67%	66.67%	▲ 0.00%	\$33,333
NonRevenue Trust Funds Total	\$98	\$27,992	\$0	0.00%	0.00%	▲	(\$27,992)
Master Investments Total	\$0	\$503,610	\$0	0.00%	0.00%	▲	(\$503,610)
Total (All Funds)	\$963,747	\$6,696,469	\$10,888,219	61.50%	66.67%	▲ 5.17%	\$4,191,750
Total (All Funds) Transfers Out	\$54,583	\$436,667	\$655,000	66.67%	66.67%	▲ 0.00%	\$218,333

2026 August Cash Balance

<u>2026 Cash Balance, 07/31/2026</u>		<u>2026 Cash Balance, 08/31/2026</u>	
<u>TOTAL CASH & INVESTMENTS</u>		<u>TOTAL CASH & INVESTMENTS</u>	
Period Ending: 07/31/2026		Period Ending: 08/31/2026	
WA ST INV POOL	\$ 15,858,740	WA ST INV POOL	\$ 16,098,267
OTHER INVESTMENTS*	4,985,284	OTHER INVESTMENTS*	4,985,284
CHECKING	639,376	CHECKING	198,169
	<u>\$ 21,483,400</u>		<u>\$ 21,281,720</u>
		Outstanding Checks	\$118,717
		Total:	<u>\$ 21,163,003</u>
			\$1M bond (Dec 2024)
			5/15/2028
			\$1.M bond (Jul 2026)
			11/15/2028
			\$500K bond (May 2025)
			3/1/2029
			\$1M bond (Aug 2024)
			7/8/2027
			\$1M bond (Nov 2024)
			11/15/2027
			\$500K bond (Mar 2026)
			9/30/2029

Cash Balance by Fund

Fund	Beginning Cash	Receipts	Transfers In	Other Transfers	Disbursements	Ending Cash
General Fund	\$4,555,259.14	\$7,395,430.50	\$0.00	\$370,000.00	\$5,037,047.77	\$6,534,499.87
City Street Fund	\$271,425.42	\$46,978.55	\$370,000.00	\$0.00	\$465,484.78	\$222,919.19
Tree Fund	\$40,546.27	\$0.00	\$0.00	\$0.00	\$3,184.37	\$37,361.90
Contingency Fund	\$1,750,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750,000.00
Levy Stabilization Fund	\$2,684,999.99	\$0.00	\$0.00	\$0.00	\$0.00	\$2,684,999.99
Capital Projects Fund	\$8,636,372.11	\$1,045,856.17	\$0.00	\$66,666.64	\$520,025.25	\$9,086,394.39
Development Services Fund	\$513,881.80	\$709,163.19	\$66,666.64	\$0.00	\$728,471.28	\$561,240.35
NonRevenue Trust	\$4,260.65	\$30,021.22	\$0.00	\$0.00	\$31,289.28	\$2,992.59
	\$18,456,745.38	\$9,227,449.63	\$436,666.64	\$436,666.64	\$6,785,502.73	\$20,880,408.28

The variance between the two graphics above is due to how the City accounts for Bonds within the Financial System. As a cash basis entity, the bonds are recorded at both their purchase and sale price, as well as their PAR value. When Bonds are purchased at either a discount or a premium, the difference is shown above.

August 2026 Revenue

Title	Fiscal	Budget	YTD %	Expected	Delta	Balance	Budget Notes
General Fund							
General Property Taxes							
General Property Taxes	\$2,710,583.99	\$4,741,397.00	57.17%	57.00%	▲	\$2,030,813.01	Includes 1% all'd increase + new construct/improvmnts (\$76,063), Based on First Preliminary
Total General Property Taxes	\$2,710,583.99	\$4,741,397.00	57.17%	57.00%	▲	\$2,030,813.01	
Retail Sales and Use Taxes							
Local Retail Sales & Use Tax	\$2,923,448.79	\$2,023,000.00	144.51%	66.67%	▲	(\$900,448.79)	One time collection in July responsible for the overage, Sales tax increased on 7/1/2026 from
Affordable & Sup. Housing	\$2,806.02	\$0.00				(\$2,806.02)	
Criminal Justice Funding	\$77,981.56	\$108,150.00	72.11%	66.67%	▲	\$30,168.44	Flat to 2025.09 ytd rolling 12 mos + 3% Increase
Total Retail Sales and Use Taxes	\$3,004,236.37	\$2,131,150.00	140.97%	66.67%	▲	(\$873,086.37)	
Utility Tax							
							Util Tax 6% and Franchise Fees 4%
Electric	\$298,834.77	\$330,000.00	90.56%	66.67%	▲	\$31,165.23	
Gas	\$149,423.04	\$167,000.00	89.47%	66.67%	▲	\$17,576.96	
Water & Sewer	\$209,978.15	\$291,000.00	72.16%	66.67%	▲	\$81,021.85	
Garbage/Solid Waste	\$55,854.70	\$69,000.00	80.95%	66.67%	▲	\$13,145.30	
Cable-Television	\$86,290.89	\$97,000.00	88.96%	66.67%	▲	\$10,709.11	
Telephone	\$25,368.49	\$46,000.00	55.15%	66.67%	▼	\$20,631.51	
Other	\$75.00	\$0.00				(\$75.00)	
Total Utility Tax	\$825,825.04	\$1,000,000.00	82.58%	66.67%	▲	\$174,174.96	
Excise Taxes							
Leasehold Excise Tax	\$1,190.84	\$0.00				(\$1,190.84)	
Total Excise Taxes	\$1,190.84	\$0.00				(\$1,190.84)	
Franchise Fees							
Franchise Fees & Royalties	\$144,985.44	\$218,000.00	66.51%	66.67%	▲	\$73,014.56	
Total Franchise Fees	\$144,985.44	\$218,000.00	66.51%	66.67%	▲	\$73,014.56	
Licenses and Permits							
Animal Licenses	\$30.00	\$4,500.00	0.67%	0.00%	▲	\$4,470.00	Moving to King County Pet Licensing
Gun Permits	\$312.00	\$750.00	41.60%	67.67%	▼	\$438.00	
Medina Business Licenses	\$10,700.00	\$25,000.00	42.80%	50.00%	▼	\$14,300.00	Initial License for General and HO had no cost for 2026
Total Licenses and Permits	\$11,042.00	\$30,250.00	36.50%	60.00%	▼	\$19,208.00	
Intergovernmental							
							2025: MRSC estimated distribution of State Shared Revenue, available late July
State Grant-Crim Just Training	\$22,538.11	\$0.00				(\$22,538.11)	
Mvet-Criminal Justice-Pop.	\$923.14	\$1,166.00	79.17%	66.67%	▲	\$242.86	
Criminal Justice-Special	\$3,220.69	\$4,081.00	78.92%	66.67%	▲	\$860.31	
DUI/Other Criminal Justice	\$253.27	\$0.00		66.67%	▼	(\$253.27)	
Liquor Excise Tax	\$13,161.14	\$20,055.00	65.63%	66.67%	▲	\$6,893.86	
Liquor Control Board Profits	\$7,786.82	\$21,484.00	36.24%	66.67%	▼	\$13,697.18	
Liquor Control Board Profits-Public Safety	\$3,020.76	\$0.00		66.67%	▼	(\$3,020.76)	
Total Intergovernmental	\$50,903.93	\$46,786.00	108.80%			(\$4,117.93)	
Charges for Goods and Services							
Passport & Naturalization Fees	\$315.00	\$1,000.00	31.50%	66.67%	▼	\$685.00	Reduction due to staff workloac
Hunts Point Police Contract	\$92,277.42	\$378,984.00	24.35%	50.00%	▼	\$286,706.58	Q2 and Q3 invoices to be paid in September
Hunts Point-Add'l Services	\$150.00	\$0.00				(\$150.00)	
Total Charges for Goods and	\$92,742.42	\$379,984.00	24.41%	52.00%	▼	\$287,241.58	
Fines and Penalties							
Municipal Court-Traffic Infrac	\$26,725.30	\$30,000.00	89.08%	66.67%	▲	\$3,274.70	Hx ratio of court costs (75%) to revenue, used to offset Municipal Court Fee
Non-Court Fines, Forfeitures and							

Misc. Fines, Penalties, Code Enforcement	\$5,700.00	\$0.00				(\$5,700.00)	
Total Non-Court Fines, Forfeitures	\$5,700.00	\$0.00				(\$5,700.00)	
Total Fines and Penalties	\$32,425.30	\$30,000.00	108.08%	66.67% ▲	41.42%	(\$2,425.30)	
Miscellaneous Revenues							
Investment Interest Earnings	\$275,163.98	\$145,000.00	189.77%	66.67% ▲	123.10%	(\$130,163.98)	Fund rate did not drop as expected, bond maturity not budgeted for initially
Sales Interest	\$5,388.22	\$6,000.00	89.80%	66.67% ▲	23.14%	\$611.78	
Rents & Leases	\$30,378.42	\$30,631.00	99.18%	66.67% ▲	32.51%	\$252.58	2026 American Towers Corp. Increased in 2025
Post Office Facility Lease	\$55,270.81	\$93,054.00	59.40%	66.67% ▼	-7.27%	\$37,783.19	Lease of \$7,625/mo
Medina Days Donations	\$14,541.58	\$0.00				(\$14,541.58)	
Other	\$4,811.55	\$3,500.00	137.47%	66.67% ▲	70.81%	(\$1,311.55)	
Other-Copies	\$4.50	\$75.00	6.00%	66.67% ▼	-60.67%	\$70.50	
Other-Fingerprinting	\$40.00	\$400.00	10.00%	66.67% ▼	-56.67%	\$360.00	
Other-Notary	\$660.00	\$100.00	660.00%	66.67% ▲	593.33%	(\$560.00)	
Other-Reports	\$12.00	\$60.00	20.00%	66.67% ▼	-46.67%	\$48.00	
Total Miscellaneous Revenues	\$386,271.06	\$278,820.00	138.54%	66.67% ▲	71.87%	(\$107,451.06)	
Non Revenues							
Refundable Deposits - DS (CMP, PGB)	\$60,000.00	\$0.00		66.67%		(\$60,000.00)	
Retainage Deposits	\$6,483.95	\$0.00		66.67%		(\$6,483.95)	
Total Non Revenues	\$66,483.95	\$0.00		66.67%		(\$66,483.95)	
Disposition of Capital Assets							
Sale Of Equipment/Property	\$57,509.00	\$0.00		66.67%		(\$57,509.00)	Surplus of Public Works Equipment
Total Disposition of Capital	\$57,509.00	\$0.00		66.67%		(\$57,509.00)	
Total General Fund	\$7,384,199.34	\$8,856,387.00	83.52%	66.67% ▲	16.85%	\$1,472,187.66	
City Street Fund							
Intergovernmental Revenues							
WA DOE Nat'l Pollution Discharge Elim	\$0.00	\$65,000.00	0.00%	66.67% ▼	-66.67%	\$65,000.00	2026: MRSC estimated distribution of State Shared Revenue, available late July
Multimodal Transportation - Cities	\$1,823.75	\$3,236.00	56.36%	66.67% ▼	-10.31%	\$1,412.25	
Motor Fuel Tax(unrestricted)	\$34,824.73	\$50,983.00	68.31%	66.67% ▬	1.64%	\$16,158.27	
Total Intergovernmental Revenues	\$36,648.48	\$119,219.00	30.74%	66.67% ▼	-35.93%	\$82,570.52	
Transfers-In							
Transfer to Street from General Fund	\$303,333.36	\$455,000.00	66.67%	66.67% ▬	0.00%	\$151,666.64	
Transfer to Street from Capital	\$66,666.64	\$100,000.00	66.67%	66.67% ▬	0.00%	\$33,333.36	
Total Transfers-In	\$370,000.00	\$555,000.00	66.67%	66.67% ▬	0.00%	\$185,000.00	
Total City Street Fund	\$406,648.48	\$674,219.00	60.31%	66.67% ▼	-6.35%	\$267,570.52	
Tree Fund							
Tree Replacement fees	\$0.00	\$3,075.00	0.00%	66.67% ▼	-66.67%	\$3,075.00	Expecting only minimum fines
Total Tree Fund	\$0.00	\$3,075.00	0.00%	66.67% ▼	-66.67%	\$3,075.00	
Capital Projects Fund							
Other Taxes							
Real Estate Excise Tax 1	\$339,710.12	\$600,000.00	56.62%	66.67% ▼	-10.05%	\$260,289.88	First half home sales are down, but one or two individual sales can push us to surplus
Real Estate Excise Tax 2	\$339,710.12	\$600,000.00	56.62%	66.67% ▼	-10.05%	\$260,289.88	
Total Other Taxes	\$679,420.24	\$1,200,000.00	56.62%	66.67% ▼	-10.05%	\$520,579.76	
Grant-Property II Levy	\$78,036.00	\$50,000.00	156.07%	100.00% ▲	56.07%	(\$28,036.00)	KC Parks Levy, Nov 2019 renewed through 2030

Investment Interest Earnings	\$275,163.93	\$145,000.00	189.77%	66.67% ▲	123.10%	(\$130,163.93)	Federal Fund rate not cut as expected, Interest Earnings will continue to stay above 3.5%
Retainage Deposits	(\$684.07)	\$0.00				\$684.07	
Total Capital Projects Fund	\$1,031,936.10	\$1,395,000.00	68.06%	66.67% ■	1.39%	\$363,063.90	
Development Services Fund							
Building Permits	\$405,182.17	\$635,000.00	63.97%	66.67% ■	-2.70%	\$229,817.83	
Building Permit - Technology Fee	\$5,911.75	\$8,500.00	69.55%	66.67% ■	2.88%	\$2,588.25	
Zoning	\$32,067.28	\$40,000.00	80.17%	66.67% ▲	13.50%	\$7,932.72	Building permits and other associated zoning
Planning	\$46,158.30	\$100,000.00	46.16%	66.67% ▼	-20.51%	\$53,841.70	Includes, Tree, ROW, Mechanical, CAP and G&D Permits
Misc, Fine, Penalties, Code	\$0.00	\$1,500.00	0.00%	66.67% ▼	-66.67%	\$1,500.00	
Other-CC Convenience Fees	\$14,665.83	\$20,000.00	73.33%	66.67% ▲	6.66%	\$5,334.17	
Refundable DS Advance Deposit	\$148,486.02	\$40,000.00	371.22%				Money taken in for this deposit goes here until used for Consulting Fee:
Advanced Deposit Used to Fund	\$62,713.98	\$145,000.00	34.00%				All Money that is paid to consulting via Advanced Deposit Goes to this Account
Transfer from GF to DS Fund	\$66,666.64	\$100,000.00	66.67%			\$33,333.36	
Total Development Services Fund	\$781,851.97	\$1,090,000.00	70.59%	66.67% ■	3.92%	\$334,348.03	

August 2026 Expenditures

Title	Fiscal	Budget	YTD%	Expected	Delta	Balance	Budget Notes
General Fund							
Legislative Services							
Professional Services	\$4,922.00	\$10,000.00	49.22%	66.67% ▲	17.45%	\$5,078.00	CC retreat, End of year banquet
Legislative Activities- Regional/Intergovt	\$2,335.68	\$7,000.00	33.37%	66.67% ▲	33.30%	\$4,664.32	AWC (\$1900), PSRC (\$700), Eastside Transp. Sound Cities (\$2400
Travel & Training	\$7,964.17	\$10,000.00	79.64%	66.67% ▼	-12.98%	\$2,035.83	AWC training, conferences, meals, and travel
Miscellaneous	\$543.03	\$3,000.00	18.10%	66.67% ▲	48.57%	\$2,456.97	Park Board, Planning Comm. Council misc meeting expenses
Medina Days	\$47,917.87	\$50,000.00	95.84%	100.00% ■	4.16%	\$2,082.13	\$18,000 Fireworks+ \$13,000 barge, \$7,500 sani-cans, \$7,500 Band and A/V
Total Legislative Services	\$63,682.75	\$80,000.00	79.60%	80.00% ■	0.40%	\$16,317.25	
Municipal Court							
Municipal Court-Traffic/NonTrf	\$24,884.47	\$35,000.00	71.10%	66.67% ■	-4.43%	\$10,115.53	Required Service/Expenditure - Offset by Court Revenue
Total Municipal Court	\$24,884.47	\$35,000.00	71.10%	66.67% ■	-4.43%	\$10,115.53	
Executive							
Salaries & Wages							
Salaries & Wages	\$151,832.80	\$229,021.00	66.30%	66.67% ■	0.37%	\$77,188.20	CPI-W=2.7% COLA-- See Salary Model for addl details
ICMA 457 Plan	\$3,200.00	\$4,800.00	66.67%	66.67% ■	0.00%	\$1,600.00	
Total Salaries & Wages	\$155,032.80	\$233,821.00	66.30%	66.67% ■	0.36%	\$78,788.20	
Personnel Benefits							
Personnel Benefits	\$31,220.34	\$43,282.00	72.13%	66.67% ▼	-5.47%	\$12,061.66	
Auto Allowance	\$5,666.56	\$8,500.00	66.67%	66.67% ■	0.00%	\$2,833.44	
Total Personnel Benefits	\$36,886.90	\$51,782.00	71.23%	66.67% ■	-4.57%	\$14,895.10	
Professional Services	\$21,000.00	\$36,000.00	58.33%	66.67% ▲	8.33%	\$15,000.00	SR520 Consultant, 2025 Actuals includes GMP Consulting costs for CM recruitment
Travel & Training	\$5,639.19	\$3,000.00	187.97%	66.67% ▼	-121.31%	(\$2,639.19)	WCIA and other training
Miscellaneous	\$90.00	\$0.00		66.67% ▲	66.67%	(\$90.00)	
Dues, Subscriptions	\$400.40	\$1,000.00	40.04%	66.67% ▲	26.63%	\$599.60	
Total Executive	\$219,049.29	\$325,603.00	67.27%	66.67% ■	-0.61%	\$106,553.71	
Finance Department							
Salaries & Wages	\$140,612.15	\$233,054.00	60.33%	66.67% ▲	6.33%	\$92,441.85	CPI-W=2.7% COLA---see salary model notes
ICMA 457 Plan	\$5,500.00	\$9,000.00	61.11%	66.67% ▲	5.56%	\$3,500.00	
Personnel Benefits	\$38,380.96	\$68,575.00	55.97%	66.67% ▲	10.70%	\$30,194.04	
Opt-Out Of Medical	\$0.00	\$5,754.00	0.00%	66.67% ▲	66.67%	\$5,754.00	New Employee, does not utilize
IT HW SW Oper Supplies-City Hall	\$106.55	\$0.00		66.67% ▲	66.67%	(\$106.55)	
Professional Services	\$33,780.08	\$44,000.00	76.77%	66.67% ▼	-10.11%	\$10,219.92	Vision PS (Paid in Jan), Finance/Financial System Support + ADP Payroll and HR Platform
Intergovt Prof Serv-Auditors	\$19,908.71	\$25,000.00	79.63%	85.00% ▲	5.37%	\$5,091.29	Hybrid model utilized, \$139 per hour but will save on travel expenses (2025 Audit Costs
Travel & Training	\$310.25	\$1,500.00	20.68%	66.67% ▲	45.98%	\$1,189.75	PSFOA, Budgeting Workshop for DFD
Insurance (WCIA)	\$218,358.50	\$217,240.00	100.51%	100.00% ■	-0.51%	(\$1,118.50)	Fully Paid in January 2026
Misc-Dues,Subscriptions	\$500.00	\$1,000.00	50.00%	66.67% ▲	16.67%	\$500.00	WFOA, PSFOA, GFOA (Dues, Memberships),
Miscellaneous	\$4,326.30	\$15,000.00	28.84%	66.67% ▲	37.82%	\$10,673.70	Non DS Merchant credit card fees (offset by Revenue), Flex Spend Admin, Microflex, Tax/AP Forms, L&I
Election Services-Voter Regist	\$14,395.90	\$12,000.00	119.97%	100.00% ▼	-19.97%	(\$2,395.90)	Election year costs (every other year is higher), 2026 keep to prior yr budget d/t potential for less KC cost shar
Total Finance Department	\$476,179.40	\$632,123.00	75.33%	66.67% ▼	-8.66%	\$155,943.60	
Legal Department							
City Attorney	\$255,264.91	\$365,000.00	69.94%	66.67% ■	-3.27%	\$109,735.09	\$235K for routine legal services, \$50K for 520 Litigation, Staff added \$80K for "contentious"
Special Counsel	\$18,924.50	\$100,000.00	18.92%	50.00% ▲	31.08%	\$81,075.50	\$50K for State Route 520 Mediation and PD CBA Negotiations
Public Defender	\$11,700.00	\$14,000.00	83.57%	66.67% ▼	-16.90%	\$2,300.00	Just rec. Q2 bill, likely to go over budget in 2026 by around \$10,000
Prosecuting Attorney	\$28,850.00	\$48,000.00	60.10%	66.67% ▲	6.56%	\$19,150.00	
Total Legal Department	\$314,739.41	\$527,000.00	59.72%	66.67% ▲	6.94%	\$212,260.59	
Central Services							
Salaries & Wages							
Salaries & Wages	\$147,425.00	\$337,380.00	43.70%	45.00% ■	1.30%	\$189,954.92	CPI-W=2.7% COLA 1 non-rep employee; 3% CBA est COLA 3 employees--see salary model notes for detail
Longevity	\$6,835.68	\$9,209.00	74.23%	66.67% ▼	-7.56%	\$2,373.32	(Budgeted for future hire, 2/3 FTEs are on the Payroll)
Education	\$1,200.00	\$1,800.00	66.67%	66.67% ■	0.00%	\$600.00	
ICMA 457 Plan	\$2,125.00	\$12,000.00	17.71%	45.00% ▲	27.29%	\$9,875.00	
Overtime	\$11,185.44	\$0.00		66.67%		(\$11,185.44)	Acting City Clerk is Eligible for OT for Council and Park Board Meetings
Total Salaries & Wages	\$168,771.20	\$360,389.00	46.83%	55.00% ▲	8.17%	\$191,617.80	
Personnel Benefits							
Personnel Benefits	\$54,848.36	\$114,691.00	47.82%	50.00% ■	2.18%	\$59,842.64	
Total Personnel Benefits	\$54,848.36	\$114,691.00	47.82%	66.67% ▲	18.84%	\$59,842.64	
Office and Operating Supplies							

Office And Operating Supplies	\$13,312.61	\$35,000.00	38.04%	66.67% ▲	28.63%	\$21,687.39	City Hall Office and Operating Expenses, Konica Copier, PW Printer, Pitney Bowes, CH Replacement Chair
Total Office and Operating Supplies	\$13,312.61	\$35,000.00	38.04%	66.67% ▲	28.63%	\$21,687.39	
Other Services							
Professional Services	\$7,187.54	\$37,200.00	19.32%	66.67% ▲	47.35%	\$30,012.46	Proshred, Municode, Debtbook, Lasefische
Postage/Telephone	\$3,812.31	\$8,000.00	47.65%	66.67% ▲	19.01%	\$4,187.69	Postage (City Hall printing/mailling services); fax & credit card lines
Travel & Training	\$0.00	\$8,000.00	0.00%	66.67% ▲	66.67%	\$8,000.00	Training for clerk, Deputy Clerk/Admin Asst. ISC
Advertising	\$7,216.80	\$7,500.00	96.22%	66.67% ▼	-29.56%	\$283.20	DS, CS legal advertisements
Utility Serv-Elec,Water,Waste	\$22,396.67	\$28,000.00	79.99%	66.67% ▼	-13.32%	\$5,603.33	City Hall and PW Building Utilities higher than expected
Repairs & Maint-Equipment	(\$12.00)	\$750.00	-1.60%	66.67% ▲	68.27%	\$762.00	office equipment repairs - Printer Svcs-Budget
Miscellaneous	\$2,249.19	\$6,000.00	37.49%	66.67% ▲	29.18%	\$3,750.81	City Council Meeting Food and Drink
Dues, Subscriptions	\$220.00	\$700.00	31.43%	66.67% ▲	35.24%	\$480.00	City Clerk and Deputy Clerk
Postcard, Public Information	\$3,481.29	\$18,000.00	19.34%	66.67% ▲	47.33%	\$14,518.71	Community mailings placeholder, New Community Member Outreach
Photocopies	\$0.00	\$500.00	0.00%	66.67% ▲	66.67%	\$500.00	Most expenditures reflect pass through costs related to public records
Total Other Services	\$46,551.80	\$114,650.00	40.60%	66.67% ▲	26.06%	\$68,098.20	
Building Maintenance							
Facility Rental	\$4,308.78	\$4,800.00	89.77%	66.67% ▼	-23.10%	\$491.22	1 Public Storage Unit, cost increased in 2026
Repairs/maint-City Hall Bldg	\$41,200.09	\$60,000.00	68.67%	66.67% ▲	-2.00%	\$18,799.91	City Hall & Post Office Leaning and Maint. HVAC, Firealarms, Bathrooms
Total Building Maintenance	\$45,508.87	\$64,800.00	70.23%	66.67% ▲	-3.56%	\$19,291.13	
Information Technology							
IT HW, SW, Operating Supplies	\$173.88	\$1,500.00	11.59%	66.67% ▲	55.07%	\$1,326.12	Replacement mouse, keyboards, Data Center replacement battery, etc
Technical Services, Software Services	\$88,145.91	\$170,000.00	51.85%	66.67% ▲	14.82%	\$81,854.08	IT Managed Services (less 15.56% for TIG DS allocation) Removal of onsite has reduced cost
Software Services	\$100,159.19	\$150,000.00	66.77%	66.67% ▲	-0.11%	\$49,840.81	City Subscriptions and Software Licenses
Repairs & Maint., Annual Software Maint	\$1,673.66	\$15,000.00	11.16%	66.67% ▲	55.51%	\$13,326.34	
Misc.	\$2,695.59	\$0.00				(\$2,695.59)	
Total Information Technology	\$2,695.59	\$0.00				(\$2,695.59)	
Total Central Services	\$521,841.07	\$1,026,030.00	50.86%	66.67% ▲	15.81%	\$504,188.93	
Police Operations							
Salaries & Wages							
Salaries & Wages	\$956,555.83	\$1,425,110.00	67.12%	66.67% ▲	-0.45%	\$468,554.17	CPI-W=2.7% COLA 2 non-rep employee; 3.0% CBA Clerical; 3.0% CBA PD est ceiling COLA 8 employee
Longevity	\$29,236.42	\$40,110.00	72.89%	66.67% ▼	-6.22%	\$10,873.58	
Education	\$400.00	\$600.00	66.67%	66.67% ▲	0.00%	\$200.00	
ICMA 457 Plan	\$32,072.16	\$49,000.00	65.45%	66.67% ▲	1.21%	\$16,927.84	
Opt-Out Of Medical	\$22,611.28	\$40,234.00	56.20%	66.67% ▲	10.47%	\$17,622.72	
Night Shift Differential	\$12,988.86	\$20,808.00	62.42%	66.67% ▲	4.24%	\$7,819.14	Based on "average" week of coverage provided by Sergeant
2% Physical Fitness Incentive	\$9,240.44	\$19,063.00	48.47%	66.67% ▲	18.19%	\$9,822.56	All officers utilizing
Overtime	\$100,795.55	\$130,000.00	77.54%	66.67% ▼	-10.87%	\$29,204.41	Training, vacation leave, non-funded special events (Medina Days/SeaFair/Shredder Day, etc
Merit Pay	\$72,108.20	\$71,205.00	101.27%	100.00% ▲	-1.27%	(\$903.20)	Paid fully in February
Holiday Pay	\$195.57	\$72,811.00	0.27%	27.00% ▲	26.73%	\$72,615.43	Increase due to potential additional of Juneteenth
Total Salaries & Wages	\$1,236,204.35	\$1,868,941.00	66.14%	66.67% ▲	0.52%	\$632,736.65	
Personnel Benefits							
Personnel Benefits	\$327,591.45	\$536,540.00	61.06%	66.67% ▲	5.61%	\$208,948.55	Payroll taxes, Medical (8.7% increase), Dental benefits,etc, less DRS/ICMA replacement above
Personnel Benefits-Retirees	\$15,473.50	\$27,826.00	55.61%	66.67% ▲	11.06%	\$12,352.50	LEOFF 1 Medical plus Unum (+4%) + 12 mos rolling reimb(+10%)
Uniforms	\$11,997.87	\$17,500.00	68.56%	66.67% ▲	-1.89%	\$5,502.13	Uniform replacement
DOJ Bullet Proof Vest Program	\$2,074.75	\$4,000.00	51.87%	66.67% ▲	14.80%	\$1,925.25	Two vest replacements
Tuition	\$6,687.00	\$6,000.00	111.45%	66.67% ▼	-44.78%	(\$687.00)	Two officers collecting on tuition reimbursement
Total Personnel Benefits	\$363,824.57	\$591,866.00	61.47%	66.67% ▲	5.20%	\$228,041.43	
Supplies							
Office Supplies	\$10,229.86	\$15,000.00	68.20%	66.67% ▲	-1.53%	\$4,770.14	
IT HW,SW Off Equip <\$5K	\$182.08	\$6,000.00	3.03%	66.67% ▲	63.63%	\$5,817.92	Upgrades, normal operating costs
Police Operating Supplies	\$3,212.79	\$20,000.00	16.06%	66.67% ▲	50.60%	\$16,787.21	Taser cartridges, evidence processing equip, radio batteries, etc.; NARCAN replacement
Ammo/Range (Targets, etc)	\$0.00	\$11,000.00	0.00%	66.67% ▲	66.67%	\$11,000.00	Per ofc. contract and for training/firearms qualifications - ammo costs (EOY Purchase
Vehicle Expenses-Gas, Car Wash	\$23,525.68	\$35,000.00	67.22%	66.67% ▲	-0.55%	\$11,474.32	Includes bridge tolls,fuel costs
Firearms (Purchase & Repair)	\$3,386.17	\$2,500.00	135.45%	66.67% ▼	-68.78%	(\$886.17)	Paid up front in Q2
Total Supplies	\$40,536.58	\$89,500.00	45.29%	66.67% ▲	21.37%	\$48,963.42	
Other Services & Charges							
Professional Services	\$2,201.14	\$4,000.00	55.03%	66.67% ▲	11.64%	\$1,798.86	
Dispatch Services-Norcom Trans	\$69,008.16	\$92,011.00	75.00%	75.00% ▲	0.00%	\$23,002.84	NORCOM - 2026 Q1 - Q3 already paid
Dispatch-EPSCA	\$9,238.32	\$15,000.00	61.59%	75.00% ▲	13.41%	\$5,761.68	Per contract - cost to maintain 800 Mhz police radio connectivity (change title to PSERN
Marine Patrol Services	\$0.00	\$113,400.00	0.00%	66.67% ▲	0.00%	\$113,400.00	Anticipated cost with Mercer Island, Paid in Q4
Bellevue CARE program	\$7,163.79	\$8,500.00	84.28%	66.67% ▼	-17.61%	\$1,336.21	Increase due to 2025 trend
Recruitment-Background	\$2,174.43	\$5,000.00	43.49%	66.67% ▲	23.18%	\$2,825.57	Public Safety Testing fees
Jail Service-Prisoner Board	\$13,612.37	\$14,000.00	97.23%	66.67% ▼	-30.56%	\$387.63	King County Jail/SCORE/Kirkland Jail

Prisoner Transport	\$0.00	\$500.00	0.00%	66.67% ▲	66.67%	\$500.00	Cost to shuttle prisoners from jail to court and back to jail
Communications (phone, Pagers)	\$9,326.47	\$18,000.00	51.81%	66.67% ▲	14.85%	\$8,673.53	Cell phones and service, computer modems in patrol car, KC INET service.
Travel & Training	\$17,812.90	\$20,000.00	89.06%	66.67% ▼	-22.40%	\$2,187.10	Ongoing training requirements, large mandatory CJTC training requirements increase, new officers
Equipment-Lease & Rentals	\$2,025.85	\$2,000.00	101.29%	66.67% ▼	-34.63%	(\$25.85)	Copy machine
Repairs & Maint-Equip & Evidence SW	\$0.00	\$12,000.00	0.00%	66.67% ▲	66.67%	\$12,000.00	Maintain serviceable fire extinguishers, radar, property room software yearly maintenance fee of \$250
Repairs & Maint-Automobiles	\$6,379.41	\$10,000.00	63.79%	66.67% ▲	2.87%	\$3,620.59	
Animal Control	\$470.00	\$0.00		66.67% ▲	66.67%	(\$470.00)	New for 2026
Dues, Subscriptions, Memberships	\$4,590.39	\$6,000.00	76.51%	66.67% ▼	-9.84%	\$1,409.61	WSPC, IACP Professional Memberships
Lexipol Manuals	\$6,627.52	\$9,000.00	73.64%	100.00% ▲	26.36%	\$2,372.48	Yearly maintenance agreement per contract. PowerDMS needed for WASPC Accreditation Requirement
Crime Prevention/Public Educ	\$2,960.38	\$7,500.00	39.47%	66.67% ▲	27.19%	\$4,539.62	Shredder Day costs, victim resource & crime prevention brochures, school resource materials.
Total Other Services & Charges	\$153,591.13	\$336,911.00	45.59%	66.67% ▲	21.08%	\$183,319.87	
Total Police Operations	\$1,794,156.63	\$2,887,218.00	62.14%	66.67% ▲	4.53%	\$1,093,061.37	
Fire & Medical Aid Department							
Fire Control Services	\$522,141.50	\$1,060,791.00	49.22%	50.00% ▲	0.78%	\$538,649.50	2026 Will see a 11.67% rise in Fire and EMS Costs
Total Fire & Medical Aid Department	\$522,141.50	\$1,060,791.00	49.22%	50.00% ▲	0.78%	\$538,649.50	
Public Housing Services- ARCH							
Public Housing Services - ARCH	\$38,065.77	\$38,066.00	100.00%	100.00% ▲	0.00%	\$0.23	Including Admin Fees and GF plus \$11K passthrough (Paid in Jan)
Total Public Housing Services- ARCH	\$38,065.77	\$38,066.00	100.00%	100.00% ▲	0.00%	\$0.23	
Environmental Services							
Land & Water Conservation Resources-KC	\$2,487.00	\$3,804.00	65.38%	66.67% ▲	1.29%	\$1,317.00	Three equal payments, last one will be in Q3
Pollution Prevention - Puget Sound Clean Air	\$13,273.00	\$13,273.00	100.00%	100.00% ▲	0.00%	\$0.00	Paid in Q1
Total Environmental Services	\$15,760.00	\$17,077.00	92.29%	93.00% ▲	0.71%	\$1,317.00	
Development Services Dept							
Salaries & Wages							Building Official, Split for Code Enforcement
Salaries & Wages	\$37,484.25	\$67,305.00	55.69%	66.67% ▲	10.97%	\$29,820.75	
ICMA 457 Plan	\$2,000.00	\$3,000.00	66.67%	66.67% ▲	0.00%	\$1,000.00	
Opt-Out of Medical	\$250.00	\$0.00		66.67% ▲	66.67%	(\$250.00)	
Total Salaries & Wages	\$39,734.25	\$70,305.00	56.52%	66.67% ▲	10.15%	\$30,570.75	
Personnel Benefits							
Personnel Benefits	\$8,900.02	\$15,940.00	55.83%	66.67% ▲	10.83%	\$7,039.98	
Total Personnel Benefits	\$8,900.02	\$15,940.00	55.83%	66.67% ▲	10.83%	\$7,039.98	
Other Services & Charges							
Planning Consultant	\$26,525.74	\$150,000.00	17.68%	66.67% ▲	48.98%	\$123,474.26	\$50K for Telecom ordinance, \$12K for Critical Area Map, \$10K for Critical Area Ordinance, and special project
Code Enforcement	\$747.50	\$5,000.00	14.95%	66.67% ▲	51.72%	\$4,252.50	
Total Other Services & Charges	\$27,273.24	\$155,000.00	17.60%	66.67% ▲	49.07%	\$107,161.76	
Special Planning Projects							
Misc. (dues, Subscrip)	\$38,864.94	\$34,000.00	114.31%	100.00% ▼	-14.31%	\$15,700.06	ROW Tree Inventory Study
	\$4,534.87	\$6,500.00	69.77%	66.67% ▲	-3.10%	\$1,965.13	\$4K for Tree Plotter Software
Total Development Services Dept	\$119,307.32	\$281,745.00	42.35%	90.00% ▲	47.65%	\$162,437.68	
Mental Health Services - King County							
Mental Health Services-KC Substance Abuse	\$400.81	\$1,000.00	40.08%	66.67% ▲	26.59%	\$599.19	
Total Mental Health Services - King	\$400.81	\$1,000.00	40.08%	66.67% ▲	26.59%	\$599.19	
Recreational Services							Lifeguards salary and wages to start during the July Payroll Period
Salaries & Wages - Lifeguards	\$34,041.73	\$32,000.00	106.38%	100.00% ▼	-6.38%	(\$2,041.73)	
Personnel Benefits - Lifeguards	\$2,672.27	\$3,000.00	89.08%	100.00% ▲	10.92%	\$327.73	
Uniforms - Lifeguards	\$1,357.08	\$2,000.00	67.85%	100.00% ▲	32.15%	\$642.92	
Operating Supplies - Lifeguards	\$1,838.79	\$500.00	367.76%	100.00% ▼	-267.76%	(\$1,338.79)	supplies and misc combined
Miscellaneous - Lifeguards	\$1,791.80	\$7,300.00	24.55%	80.00% ▲	55.45%	\$5,508.20	
Travel & Training - Lifeguards	\$1,324.25	\$800.00	165.53%	100.00% ▼	-65.53%	(\$524.25)	
Total Recreational Services	\$43,025.92	\$45,600.00	94.36%	95.00% ▲	0.64%	\$2,574.08	
Parks Department							CPI-W=2.7% COLA 1 non-rep employee; 3.0% CBA est COLA 4 employee
Seasonal Salaries & Wages	\$13,222.80	\$22,089.00	59.86%	66.67% ▲	6.81%	\$8,866.20	
Salaries & Wages	\$220,543.80	\$331,718.00	66.49%	66.67% ▲	0.18%	\$111,174.20	
Longevity	\$8,298.22	\$7,633.00	108.72%	66.67% ▼	-42.05%	(\$665.22)	Grievance decision led to retroactive Longevity pay for one employee
Education	\$1,920.00	\$3,240.00	59.26%	66.67% ▲	7.41%	\$1,320.00	
ICMA 457 Plan	\$8,340.00	\$10,800.00	77.22%	66.67% ▼	-10.56%	\$2,460.00	
Opt-Out Of Medical	\$6,687.40	\$7,806.00	85.67%	66.67% ▼	-19.00%	\$1,118.60	
Overtime	\$9,320.09	\$15,000.00	62.13%	66.67% ▲	4.53%	\$5,679.91	Special Events: Medina Days, Seafair, Parkboard, Snow Plowing

Personnel Benefits						
Personnel Benefits	\$81,758.14	\$118,429.00	69.04%	66.67% ▬	-2.37%	\$36,670.86
Uniforms	\$1,116.33	\$2,800.00	39.87%	66.67% ▲	26.80%	\$1,683.67
Total Personnel Benefits	\$82,874.47	\$121,229.00	68.36%	66.67% ▬	-1.70%	\$38,354.53
Supplies						
Operating Supplies	\$25,728.09	\$37,000.00	69.54%	66.67% ▬	-2.87%	\$11,271.91
Maintenance Supplies	\$263.62	\$0.00				(\$263.62)
Vehicle Fuel & Lube	\$6,118.83	\$5,000.00	122.38%	100.00% ▼	-22.38%	(\$1,118.83) Fuel purchased in bulk for storage and use at PW shop
Total Supplies	\$32,110.54	\$42,000.00	76.45%	66.67% ▼	-9.79%	\$9,889.46
Other Services & Charges						
Professional Services	\$598.61	\$20,000.00	2.99%	66.67% ▲	63.67%	\$19,401.39 Arborist, irrigation repairs, engineering Back-flow testing, hazardous material disposal, fertilizing and spraying
Professional Services-Misc	\$11,145.22	\$4,000.00	278.63%	66.67% ▼	-211.96%	(\$7,145.22) Debris disposal, one debris removal charge earlier in the year blew the budget
Miscellaneous	\$1,200.00	\$0.00				(\$1,200.00)
Telephone/postage	\$4,086.91	\$8,000.00	51.09%	66.67% ▲	15.58%	\$3,913.09 mobile phones, alarm/fire monitoring line, internet
Travel & Training	\$315.95	\$4,000.00	7.90%	66.67% ▲	58.77%	\$3,684.05 Pesticide training, flagger training, certifications, licenses, conferences, qtrly safety meetings, AE Training
Utilities	\$19,490.91	\$28,000.00	69.61%	66.67% ▬	-2.94%	\$8,509.09 Utilities for public works shop and park restrooms, irrigation water, pond power
Repair & Maint Equipment	\$328.57	\$12,500.00	2.63%	66.67% ▲	64.04%	\$12,171.43 Backhoe, Mowers, UTV (Old Equipment)
Miscellaneous, annual lease	\$0.00	\$600.00	0.00%	66.67% ▲	66.67%	\$600.00 yearly lease for Shop Yarc
Misc-Property Tax	\$390.52	\$450.00	86.78%	100.00% ▲	13.22%	\$59.48 KC Real Estate Tax (Noxious Weeds)
Total Other Services & Charges	\$37,556.69	\$77,550.00	48.43%	66.67% ▲	18.24%	\$39,993.31
Capital Outlay						
Park Improvements	(\$572.41)	\$0.00				\$572.41
Total Capital Outlay	(\$572.41)	\$0.00				\$572.41
Total Parks Department	\$420,301.60	\$639,065.00	65.77%	66.67% ▬	0.90%	\$218,763.40
Nonexpenditures						
Refund of DS Adv Deposit	\$519.75	\$0.00				(\$519.75)
Total Nonexpenditures	\$519.75	\$0.00				(\$519.75)
Capital Expenditures						
City Hall IT HW/SW >\$5K Capital Outlay	\$57,184.64	\$57,000.00	100.32%	100.00% ▬	-0.32%	(\$184.64) HW: VXRail Server Replacement over three years at \$45,000/year. Computer Replacement (4) \$12.00
City Hall Capital >\$5K	\$51,774.33	\$46,295.00	111.84%	66.67% ▼	-45.17%	(\$5,479.33) Replacement Mobile Generator, to power PW and emergency response station:
Police HW/SW Equipment >\$5K Capital Outlay	\$32,476.99	\$66,500.00	48.84%	66.67% ▲	17.83%	\$34,023.01 \$4500-Lanquage tranbslation function on Axon body camera
Police Lease Repayment, Principal Cos	\$107,768.89	\$93,600.00	115.14%	80.00% ▼	-35.14%	(\$14,168.89) Vehicle leasing costs - 7 vehicles, purchased remaining residual on car 31
Police Lease Repayment, Interest Cos	\$15,733.55	\$27,600.00	57.01%	66.67% ▲	9.66%	\$11,866.45 Vehicle leasing costs - 7 vehicles
Parks Improvements	\$706.82	\$9,000.00	7.85%	66.67% ▲	58.81%	\$8,293.18 Park Benches & Tables, Flags, Tennis Court Accessories
Parks Capital Outlay	\$186,115.70	\$180,000.00	103.40%	100.00% ▬	-3.40%	(\$6,115.70) Replacement Backhoe, used for PW projects and emergency response, 2 New Electric Leafblower
Total Capital Expenditures	\$451,760.92	\$479,995.00	94.12%	70.00% ▼	-24.12%	\$28,234.08
General Operating Transfers						
Transfer from General to Street	\$303,333.36	\$455,000.00	66.67%	66.67% ▬	0.00%	\$151,666.64
Trans from GF to Dev. Serv. Fund	\$66,666.64	\$100,000.00	66.67%	66.67% ▬	0.00%	\$33,333.36
Total General Operating Transfers	\$370,000.00	\$555,000.00	66.67%	66.67% ▬	0.00%	\$185,000.00
Total General Fund	\$5,395,816.61	\$8,631,313.00	62.51%	66.67% ▬	4.15%	\$3,235,496.35
City Street Fund						
Seasonal worker street	\$8,815.19	\$13,800.00	63.88%	66.67% ▬	2.79%	\$4,984.81 Seasonal Help
Salaries & Wages	\$145,695.88	\$221,146.00	65.88%	66.67% ▬	0.78%	\$75,450.12
Longevity	\$5,532.14	\$5,089.00	108.71%	66.67% ▼	-42.04%	(\$443.14) Grievance decision led to retroactive Longevity pay for one employee
Education	\$1,280.00	\$2,200.00	58.18%	66.67% ▲	8.48%	\$920.00
ICMA 457 Plan	\$5,560.00	\$7,200.00	77.22%	66.67% ▼	-10.56%	\$1,640.00
Opt-Out Of Medical	\$4,458.25	\$5,212.00	85.54%	66.67% ▼	-18.87%	\$753.75
Overtime	\$6,003.58	\$12,000.00	50.03%	66.67% ▲	16.64%	\$5,996.42 Special Events:Medina Days, Seafair, Parkboard, Snow plowing
Personnel Benefits						
Personnel Benefits	\$52,271.69	\$78,952.00	66.21%	66.67% ▬	0.46%	\$26,680.31
Uniforms	\$215.09	\$3,000.00	7.17%	66.67% ▲	59.50%	\$2,784.91
Total Personnel Benefits	\$52,486.78	\$81,952.00	64.05%	66.67% ▬	2.62%	\$29,465.22
Supplies						
Operating & Maintenance Supplies	\$6,194.21	\$7,000.00	88.49%	66.67% ▼	-21.82%	\$805.79 Storm drain pipe, catch basin grates, marking paint, gravel, cement, bark, roadside plantings REET1 eligible
Small Tools/minor Equipment	\$4,969.03	\$8,000.00	62.11%	66.67% ▬	4.55%	\$3,030.97 power tools, mower parts, Pole Saw, Weedeater
Total Supplies	\$11,163.24	\$15,000.00	74.42%	66.67% ▼	-7.75%	\$3,836.76

Professional Services	\$58,211.65	\$60,000.00	97.02%	66.67% ▼	-30.35%	\$1,788.35 84th Median & 24th Roadside Maint. 24th traffic Signal (shared Clydehill # nettec
NPDES Grant	\$8,645.36	\$60,000.00	14.41%	66.67% ▲	52.26%	\$51,354.64 NPDES Requirements Grant \$50k
Road & Street Maintenance	\$30,899.06	\$11,000.00	280.90%	66.67% ▼	-214.23%	(\$19,899.06) Pavement patching, pavement markings, sidewalk maintenance, curb repairs REET1 eligible
Machine/Facility Renta	\$3,293.83	\$4,000.00	82.35%	66.67% ▼	-15.68%	\$706.17 ditch witch, compactor, compressor, manlift
Utility Services	\$493.05	\$1,000.00	49.31%	66.67% ▲	17.36%	\$506.95 Utility locates
Equipment Maintenance	\$4,955.14	\$7,000.00	70.79%	66.67% ▼	-4.12%	\$2,044.86 PW vehicle and power equip repairs
Storm Drain Maintenance	\$14,853.30	\$15,000.00	99.02%	66.67% ▼	-32.36%	\$146.70 Catch Basin Vactoring, Storm Line jetting, root cutting, camera
Traffic And Pedestrian Services						
Street Light Utilities	\$14,029.73	\$22,500.00	62.35%	66.67% ▼	4.31%	\$8,470.27 PSE street light Power, REET1 eligible
Traffic Control Devices	\$2,077.36	\$10,000.00	20.77%	66.67% ▲	45.89%	\$7,922.64 Posts, reflective signs(Fed Req), barricades, cones
Snow & Ice Remova	\$0.00	\$2,000.00	0.00%	66.67% ▲	66.67%	\$2,000.00 Sand, ice melt
Street Cleaning	\$22,264.16	\$78,000.00	28.54%	66.67% ▲	38.12%	\$55,735.84 Street sweeping
Total Traffic And Pedestrian Services	\$38,371.25	\$112,500.00	34.11%	66.67% ▲	32.56%	\$74,128.75
Roadside						
Street Irrigation Utilities	\$3,540.21	\$18,000.00	19.67%	66.67% ▲	47.00%	\$14,459.79
Total Roadside	\$3,540.21	\$18,000.00	19.67%	66.67% ▲	47.00%	\$14,459.79
Capital Expenditures						
Street Capital Equipment	\$50,896.80	\$5,000.00	1,017.94%	100.00% ▼	-917.94%	(\$45,896.80) Asset Essentials Licensing \$5k, Skidsteer Vehicle approved by Council will be amended at year end
Total Capital Expenditures	\$50,896.80	\$5,000.00	1,017.94%	100.00% ▼	-917.94%	(\$45,896.80)
Total City Street Fund	\$455,154.71	\$657,099.00	69.27%	66.67% ▼	-2.60%	\$201,944.29
Tree Fund						
Professional Services/Landscape Consultan	\$2,922.95	\$0.00				(\$2,922.95)
Miscellaneous-Tree Replacement	\$261.42	\$30,000.00	0.87%	66.67% ▲	65.80%	\$29,738.58
Total Tree Fund	\$3,184.37	\$30,000.00	10.61%	66.67% ▲	56.05%	\$26,815.63
Capital Projects Fund						
Refund of Retainage Deposits	\$8,754.91	\$0.00				(\$8,754.91)
Building Improvements	\$80,493.34	\$40,000.00	201.23%	66.67% ▼	-134.57%	(\$40,493.34) Lobby Security Door, Repainting City Hall/Post Office,(Add Park Bathroom Locks and PW Storage Project)
Park Improvements	\$29,197.85	\$420,000.00	6.95%	66.67% ▲	59.71%	\$390,802.15 Fairweather Bridge, Tennis Courts, Sand at Beach Park, Park Vegetation Remove
Street Improvements, Overlays	\$173,054.46	\$260,000.00	66.56%	66.67% ▼	0.11%	\$86,945.51 78th Place, Bridge Repair
Storm Sewer Improvements	\$211,912.96	\$200,000.00	105.96%	100.00% ▼	-5.96%	(\$11,912.96) 78th Place Storm Improvements
Sidewalk Improvements	\$1,422.13	\$200,000.00	0.71%	66.67% ▲	65.96%	\$198,577.87 Evergreen Pt Rd./Overlake Drive Improvements Design
Medina Park Ponds	\$1,269.50	\$0.00				(\$1,269.50)
Transfer Out						
Transfer from Capital to Street	\$66,666.64	\$100,000.00	66.67%	66.67% ▼	0.00%	\$33,333.36
Total Transfer Out	\$66,666.64	\$100,000.00	66.67%	66.67% ▼	0.00%	\$33,333.36
Total Capital Projects Fund	\$572,771.82	\$1,220,000.00	46.95%	72.00% ▲	25.05%	\$647,228.18
Development Services Fund						
Sound Testing Consultant	\$2,310.00	\$0.00				(\$2,310.00) A process change will eliminate the need for sound testing mechanical appliances.
Insurance Allocation (WCIA)	\$39,954.50	\$40,031.00	99.81%	100.00% ▼	0.19%	\$76.50 AWC Liability insurance, 15.56% alloc to DS
City Attorney, Dev. Serv	\$9,900.00	\$0.00				(\$9,900.00) Pass through to permit holder only
Technical Services, Software Services	\$12,311.80	\$26,250.00	46.90%	66.67% ▲	19.76%	\$13,938.20 IT - TIG DS allocation of 15.56% of total from CS for Maint, monitoring, helpdesk, incident support
Building Inspector Contract	\$2,203.50	\$2,500.00	88.14%	66.67% ▼	-21.47%	\$296.50 Building Official performs inspections, \$6,000 is contingency, vacations, medical leave, and similar.
Engineering Consultant	\$50,115.53	\$85,000.00	58.96%	66.67% ▲	7.71%	\$34,884.47 Grading & drainage Svcs similar to 2025 82% of 2025 of service costs have been recovered through Adv. Dep.
Arborist	\$26,362.50	\$50,000.00	52.73%	66.67% ▲	13.94%	\$23,637.50 Hourly rate increase in 2025. Approx. 50% of the 2025 invoiced service costs, recovered by Adv. Dep.
Shoreline Consultant	\$54,115.00	\$32,000.00	169.11%	66.67% ▼	-102.44%	(\$22,115.00) Shorelines and critical areas specialist. We will issue an RFP to compare costs and service.
Salaries & Wages	\$227,185.81	\$342,168.00	66.40%	66.67% ▼	0.27%	\$114,982.19 CPI-W=2.7% COLA 3 non-rep employees; 2.7% CBA est COLA 1 employee
Longevity	\$1,231.36	\$0.00				(\$1,231.36)
Education	\$2,024.00	\$2,400.00	84.33%	66.67% ▼	-17.67%	\$376.00
ICMA 457 Plan	\$8,000.00	\$12,000.00	66.67%	66.67% ▼	0.00%	\$4,000.00
Opt-Out of Medical	\$6,374.56	\$5,408.00	117.87%	66.67% ▼	-51.21%	(\$966.56)
Overtime	\$0.00	\$3,000.00	0.00%	66.67% ▲	66.67%	\$3,000.00
Personnel Benefits	\$72,284.71	\$103,950.00	69.54%	66.67% ▼	-2.87%	\$31,665.29
Operating Supplies	\$249.38	\$1,500.00	16.63%	66.67% ▲	50.04%	\$1,250.62
Vehicle Expenses - Gas, Oil, Maint.	\$218.59	\$1,000.00	21.86%	66.67% ▲	44.81%	\$781.41
Professional Services	\$21,600.00	\$35,000.00	61.71%	66.67% ▼	4.95%	\$13,400.00 Building permit architectural and engineering review.
Planning Consultant	\$87,305.43	\$175,000.00	49.89%	66.67% ▲	16.78%	\$87,694.57 Increased use of consultant for permit review and planning support. T some cost recovery through adv dep.
Hearing Examiner	\$2,452.50	\$20,000.00	12.26%	66.67% ▲	54.40%	\$17,547.50 Partial cost recovery is through fee.
Communications	\$1,100.22	\$5,000.00	22.00%	66.67% ▲	44.66%	\$3,899.78
Travel & Training	\$0.00	\$5,000.00	0.00%	66.67% ▲	66.67%	\$5,000.00
Dues, Subscriptions, Memberships	\$1,496.29	\$3,600.00	41.56%	66.67% ▲	25.10%	\$2,103.71
Miscellaneous	\$18,683.17	\$24,000.00	77.85%	66.67% ▼	-11.18%	\$5,316.83 Bank fees for permits paid by CC which are reimbursed with customer fees, postal expense:
Refund of PGB/CMP Deposits (DS)	\$10,000.00	\$0.00				(\$10,000.00)
Refund of DS Adv Deposits	\$8,420.83	\$40,000.00	21.05%	66.67% ▲	45.61%	\$31,579.17

DS- IT HW/SW >\$5K Capital Outlay	\$21,256.61	\$30,000.00	70.86%	66.67%	-4.19%	\$8,743.39
Total Development Services Fund	\$687,156.29	\$1,044,807.00	65.77%	66.67%	0.90%	\$357,650.71



King County Recorder's Office
201 S. Jackson St., Ste 204
Seattle, WA 98104
(206) 477-6620

Monthly REE

AGENDA ITEM 6.1d

From 8/1/2026
Print Date:
Jurisdiction:

Excise Tax Number	Recorded Date	Conveyance Doc	Sale Date	Taxable Selling Price	Address	CIP 1	CIP 2	CIP 1 INT	COUNTY	Total Local	Tax Amount
Jurisdiction: MEDINA											
3390566	8/12/2026	WARRANTY DEED	08/04/2026	22,800,000.00	1655 73rd Ave NE	56,430.00	56,430.00	0.00	9,629.98	122,489.98	767,075.00
Grantor: LAKE VIEW MEDINA LLC,				Grantee: FD PERSONAL RESIDENCE TRUST,			Parcel ID: 4000500075 Instrument: 20260812000626				
3391048	8/17/2026	WARRANTY DEED	08/06/2026	4,250,000.00	842 84th Ave NE	10,518.75	10,518.75	0.00	1,467.98	22,505.48	117,825.00
Grantor: SCRIBNER, SCOTT E				Grantee: LIM, CHEK TOON			Parcel ID: 2210500006 Instrument: 20260817000242				
3392019	8/24/2026	WARRANTY DEED	08/18/2026	4,520,000.00	8612 NE 10th St	11,187.00	11,187.00	0.00	1,586.78	23,960.78	127,275.00
Grantor: OU, JUNBIAO				Grantee: HS HH&L TRUST,			Parcel ID: 2540700170 Instrument: 20260824000299				
MEDINA Subtotal:				31,570,000.00		78,135.75	78,135.75	0.00	12,684.74	168,956.24	1,012,175.00
Count:	3	Report Totals:		31,570,000.00		78,135.75	78,135.75	0.00	12,684.74	168,956.24	1,012,175.00



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

Date: September 14, 2026
To: Honorable Mayor and City Council
Via: Jeff Swanson, City Manager
From: Dawn Nations, Acting City Clerk
Subject: Central Services Department Monthly Report

SEPTEMBER AND OCTOBER PUBLIC MEETINGS AND EVENTS

Event	Date	Time	Location
City Council Special and Regular Meeting	Sept. 14	5:00 pm	In-Person/Online
Park Board Meeting	Sept. 21	5:00 pm	In-Person/Online
Planning Commission Meeting	Sept. 22	6:00 pm	In-Person/Online
City Council Special and Regular Meeting	Sept. 28	5:00 pm	In-Person/Online
City Council Special and Regular Meeting	Oct. 12	5:00 pm	In-Person/Online
Fall Shredder Day/E-Cycling/Drug Take Back	Oct. 17	9:00 am – 12:00 pm	Medina Park -West Parking Lot
City Council Special and Regular Meeting	Oct. 26	5:00 pm	In-Person/Online
Planning Commission Meeting	Oct. 27	6:00 pm	In-Person/Online

Meetings are publicly noticed on the City's three official notice boards, City website, and via GovDelivery. Occasionally notices require publication in the City's official newspaper, The Seattle Times. Public meetings scheduled after publication of this report can be found on the City's website.

RECORDS REQUESTS

During the month of August **17** public records requests were received by Central Services. See **Attachment 1**.

COMMUNICATION TO OUR COMMUNITY

E-Notice Program: In August 2026 the city sent 17 bulletins to 462,936 recipients. For a list of topics and how many subscribers we have signed up for each topic. See **Attachment 2**

Type of Notice	# sent	# of Subscribers
Agenda Packet Notices (Council, PB, PC)	6	15,618
Development Notices	5	305,490
Police Notices (E-Lert program, city event and information, etc.)	4	129,420
City Event/Information Notices (Medina Days, Bridge Repair, pond maintenance, E-bike safety, closures)	2	12,408

**ATTACHMENT 1**

501 EVERGREEN POINT ROAD • P.O. BOX 144 • MEDINA, WA 98039-0144
TELEPHONE (425) 233-6400 • FAX (425) 451-8197 • www.medina-wa.gov

DATE: September 14, 2026

TO: Mayor and City Council

From: Dawn Nations, Acting City Clerk

Subject: August 2026, Public Records Request Tracking

In August 2026, Central Services staff received **17** new public records requests. These requests required approximately **8 hours** of Central Services and Development Services staff time and **0 hours** of consulting time with the City Attorney. The overall August cost, which includes staff hourly rate plus benefits and City Attorney fees, is approximately **\$550**.

In addition, the police department receives public records requests specific to police business that require records research and information distribution. In August 2026, the Police Department received **7** new records requests. These requests required approximately **10 hours** of staff time and **0 hours** of consulting time with the City Attorney. The overall August cost, which includes staff hourly rate plus benefits, is approximately **\$890**. The requests are from outside law enforcement agencies, insurance carriers, the public and persons involved in the incidents.

August 2026 Monthly PRR Report

Ref. #	Public Records Request	Requester Name	Request Date	Dept.	Assigned Staff
26-225	Dear Records Officer, I hope you are doing well. Thank you for your time and for the work you do. Pursuant to the Washington Public Records Act (RCW 42.56.001 et seq.), I am requesting an electronic summary of purchase orders (not the individual purchase orders themselves) issued by City of Medina from March 1, 2026 to July 31, 2026. This report may also be referred to as an accounts payable summary, check summary, check register, bill or claims report, or vendor analysis report. Any spreadsheet or report that lists vendor names and amounts paid would be fully responsive to this request. If available, please include: -Vendor name -Description of purchase or payment -Total price or amount paid If vendor names are coded, please include the code key if it's easily available. We're happy to accept whatever form this data is already maintained in — raw exports or standard reports (Excel, CSV, or PDF) are perfectly fine. We will accept partial data if you do not have a document with each of the above components or the entire timeframe requested. If another department is better suited to handle this request, I'd appreciate it if you could forward it to them or share their contact information. If any part of this request is withheld, please provide the specific statutory exemption and release all non-exempt portions. To ensure prompt follow-up, please send any correspondence regarding clarifications, extensions, online portal access, and response letters through email only to records@sunlightaccess.com and reference: FR:120702 Reference #: FR:120702 Oshea Smith 215 N Payne St STE 33025 Alexandria, VA 22314 www.sunlightaccess.com	Oshea Smith	8/31/2026	Finance	Dawn Nations

SmartProcure is submitting a public records request to City of Medina for any and all purchasing records from 2/27/2026 to current. The request is limited to readily available records without physically copying, scanning, or printing paper documents. Any editable electronic document is acceptable. The specific information requested from your record-keeping system is:

Purchase order number. If purchase orders are not used a comparable substitute is acceptable, i.e., invoice, encumbrance, or check number
Purchase date Line item details (Detailed description of the purchase) Line item quantity Line item price Vendor ID number, name, address, contact person and their email address If applicable, please include any available department or school identifier such as a location code, organization code, or function code, ship code to help us distinguish records within a consolidated file for the City, County, Township, or School District If you would like to let me know what type of financial software you use, I may have report samples that help to determine how, or if, you are able to respond. As an added security and privacy measure, there will be a unique upload link for any new requests moving forward, including this one. We appreciate your assistance towards this request.

Jade Winbusl 8/31/2026 City Manager Nations Dawn

Hi Public Records / Parks & Rec / Finance Department, My name is JP Balmaceda. I'm reaching out for a research project on the utilization of parks & recreation facilities. Can you please share your parks & recreation revenue data for the complete 2025 fiscal year? If you have more utilization metrics, data from prior years, or more detailed information based on activity type, we'd love to include that in our research. We are happy to receive the data in whichever format is easiest for your team. If there is a more appropriate contact or department for this request, please feel free to forward this message or let me know. Thank you very much for your time and assistance.

JP Balmaced 8/28/2026 Parks and Recreation Nations Dawn

26-224

26-223

ATTACHMENT 1

26-222	We request all records, including executed contracts, purchase orders, invoices, and solicitation/RFP documents for products or services purchased from Capital StreetScapes, Custom Products Corporation, Hall Signs, and Signature StreetScapes, covering the past three years to present. Spreadsheet exports preferred; PDF, Word, or standard ERP/finance reports also work. This is a commercial research request, and we're happy to narrow or clarify the scope to ease fulfillment.	Glenda Walpo	8/27/2026	City Manager	Dawn Nations
26-221	Meeting recordings from all regular and special Medina City Council meetings since March 9 2026. This records request may be fulfilled by posting such recordings to the city's public meetings website.	Ryan Packer	8/26/2026	Central Services	Dawn Nations
26-220	I would like to apply for a PV system and need to know what documents are needed. Can you please share all the submitted documents for the PV system in B-26-049.	Senthil Gnan	8/24/2026	Development Services	Dawn Nations
26-219	We request all records, including executed contracts, purchase orders, invoices, and solicitation/RFP documents for products or services purchased from Brycer the Compliance Engine, ESO Records Management System, ImageTrend, IROL, National Time & Signal, Pyramid Time Systems, and Vector Solutions, covering the past three years to present. Spreadsheet exports preferred; PDF, Word, or standard ERP/finance reports also work. This is a commercial research request, and we're happy to narrow or clarify the scope to ease fulfillment.	Woo Park	8/24/2026	Finance	Dawn Nations
26-216	I am a home owner in MEDina and I am interested in Medina neighborhood	Amit	8/19/2026	Development Services	Dawn Nations
26-215	We request all records, including executed contracts, purchase orders, invoices, and solicitation/RFP documents for products or services purchased from hamilton construction, kiewit, MCM Construction, sundt, and Walsh, covering the past three years to present. Spreadsheet exports preferred; PDF, Word, or standard ERP/finance reports also work. This is a commercial research request, and we're happy to narrow or clarify the scope to ease fulfillment.	Woo Park	8/19/2026	Finance	Dawn Nations

ATTACHMENT 1

26-214	We request all records, including executed contracts, purchase orders, invoices, and solicitation/RFP documents for products or services purchased from CrewSense, ePR Fireworks, Fire Engineering Training, and TeleStaff, covering the past three years to present. Spreadsheet exports preferred; PDF, Word, or standard ERP/finance reports also work. This is a commercial research request, and we're happy to narrow or clarify the scope to ease fulfillment.	Woo Park	8/19/2026		Dawn Nations
26-213	We request all records, including executed contracts, purchase orders, invoices, and solicitation/RFP documents for products or services purchased from Audio Enhancement, Boxlight, and Vivi, covering the past three years to present. Spreadsheet exports preferred; PDF, Word, or standard ERP/finance reports also work. This is a commercial research request, and we're happy to narrow or clarify the scope to ease fulfillment.	Woo Park	8/19/2026		Dawn Nations
26-210	Could you tell me if PL-16-023 refers to a past planning or land use permit? I believe it pertains to properties along Rambling Lane. I found reference to it in a past permit set for 1625 Rambling Lane, but I can't tell what it the number refers to otherwise. It seems to impose an additional height limit on 1625 Rambling Lane. If this is an old permit, can you help me request a copy?	John Adams	8/11/2026	Development Services	Dawn Nations
26-209	We request all records, including executed contracts, purchase orders, invoices, and solicitation/RFP documents for products or services purchased from Recorded Future, Dataminr, Shadow Dragon, Galls, Webbs, and GT Distributors, covering the past three years to present. Spreadsheet exports preferred; PDF, Word, or standard ERP/finance reports also work. This is a commercial research request, and we're happy to narrow or clarify the scope to ease fulfillment.	Woo Park	8/12/2026	Finance; Police Department	Dawn Nations
26-206	Requesting a report of all issued and pending building permits for residential & commercial properties from 7/1/2026 to 7/31/2026. Report to include if possible: permit number, issue date, site addresses, valuation of project, description of work, contractor information and owner name. If a report is unavailable, then copies of the original permits would be more than adequate.	Kristen Hoffm	8/10/2026		Dawn Nations

ATTACHMENT 1

26-205	We request all records, including executed contracts, purchase orders, invoices, and solicitation/RFP documents for products or services purchased from Darkwing Tech, Eflare Corporation, Night Searcher, Orion Safety Products, and PowerFlare Corporation, covering the past three years to present. Spreadsheet exports preferred; PDF, Word, or standard ERP/finance reports also work. This is a commercial research request, and we're happy to narrow or clarify the scope to ease fulfillment.	Woo Park	8/7/2026	Finance; Police Department	Dawn Nations
26-203	Hello. I am looking for records of variances and minor deviations associated with: 2841 Evergreen Point Road, Medina, WA from years 2016-2022. The minor deviation that I'm aware of is PL-18-028. I only know the number—I have not seen the actual text of the minor deviation, but apparently it granted an additional 1.05% of structural coverage, taking the allowable from 21% to 22.05%. And then there was an administrative variance granting another 1%, taking structural coverage from 22.05% to 23.05%. I don't know the number for that one. If you could provide text and images from these minor deviations and variances, along with any other minor deviations and variances applied for or granted, I'd appreciate it. Thank you.	Jerry Parrish	8/5/2026	Development Services	Dawn Nations
26-202	Hi, May we please have the building plans/ as-built record/ related plans for the address: 804 84th Avenue NE, Medina, WA 98039 (Parcel 2210500020) ? Thank you!	Ki Yeung	8/3/2026	Development Services	Dawn Nations

ATTACHMENT 2

COMMUNICATION TO OUR COMMUNITY (E-Notice Program)

All Topic Subscribers

- News
 - City Council News (2,899)
 - City Events and Information (16,003)
 - City Manager News (2,832)
 - City Newsletter (16,408)
 - Development Services News (2,805)
 - Emergency Preparedness News (2,996)
 - Police E-lert (2,505)
 - Public Works News (2,868)
- City Council
 - City Council Agenda Packet (2,603)
- Boards and Commissions Agendas
 - Civil Service Minutes (2,414)
 - Park Board Agenda Packets (2,494)
 - Planning Commission Agenda Packet (2,519)
- Police
 - Employment (2,582)
 - Crime Prevention (2,883)
 - E-Lert Program (1,886)
 - Home Alarm Information (2,796)
- Emergency Preparedness
 - Comprehensive Emergency Management Plan Updates (2,744)
 - Extreme Weather Response (2,931)
 - Map Your Neighborhood Plan (2,692)

- Development Services
 - Comprehensive Plan Update (2,557)
 - Shoreline Master Program Update (2,528)
- Public Works
 - Call for Bids (13,633)
 - Capital and Transportation Improvement Plans (2,609)
 - Park Improvement Projects (2,573)
- Central Services
 - Annual Budget (2,428)
 - Development Notices (2,425)
 - Fee Schedule (2,403)
 - Public Meeting Notices (2,447)
 - RFP/RFQ (2,433)
- Getting Involved
 - Volunteer Events (2,584)
 - Volunteer Notices (2,546)
 - Volunteer Opportunities (2,600)
- Finance Department News (2)
- SR-520 Project - Road Closures (15,557)
- Middle Housing - Updates and Information (0)



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

Date: September 14, 2026
To: Honorable Mayor and City Council
Via: Jeff Swanson, City Manager
From: Ryan Osada, Public Works Director
Subject: Public Works Monthly Report

- 1. LAKE LANE DOCK REPAIRS** – The Lake Lane dock has remained closed throughout the summer due to fire damage that occurred earlier this year. To initiate the repairs, the city was required to obtain permits from the Washington Department of Fish and Wildlife, since the work is located over waters of the state. Coordinating the permitting requirements with the state departments and consultants took several months. Once the permit was issued, Waterfront Construction was able to complete the necessary repairs and restore the dock to its original condition.



2. **BEAVER DAM MITIGATION** – Over the last several years, the city has been dealing with beaver activity around the Medina Park ponds and wetlands area. Recently, they constructed a dam that restricted flow out of the ponds, resulting in higher than usual water levels. To address flooding issues and maintain the wetlands area, the city was issued a Hydraulic Project Approval permit to mitigate impacts of the beaver dam. Public Works staff recently installed a “Beaver Deceiver” system, which allows water to continue flowing through the area while reducing the ability of beavers to block the outlet. This system should provide a long-term solution for maintaining water flow and reducing flooding issues and allow the beavers to remain in the area.



3. **2026 PHASE 2 WATERMAIN REPLACEMENT PROJECT** – Bellevue Water has contracted with Kar-Vel Construction to replace aging AC watermains at two locations. The work includes approximately 615 linear feet of watermain replacement on NE 28th Street and 1,280 linear feet on 79th Avenue NE. Construction is expected to take approximately eight weeks to complete, excluding the final asphalt overlay. The asphalt overlay restoration will be scheduled for summer 2027. A full grind and overlay is necessary as part of the ROW permit requirements.



4. PROJECT UPDATES -

STREETS:

2026 Overlake Drive Bridge Repairs 1014C – completed

78th PL NE Asphalt Overlay – restoration and punchlist

SIDEWALK:

Resurface Gravel Sidewalk OLDr & Points Loop Trail – completed

Pedestrian Improvements Design – RFP/RFQ due 4p Sept 11th

PARKS:

Fairweather Invasive Species Removal - completed

Fairweather Nature Preserve Foot Bridge Improvements – design and permitting

Post Office Park Design – Park Board to discuss and bring to council

Medina Beach Park Tree Planting *trees purchased in 2025 - TBD

STORMWATER:

2026 Drainage Improvements - 78th PL NE + three locations – in progress

2025 Medina Park North Pond Vegetation Removal – phase 1 completed, phase 2 permitting

Citywide Stormwater System Mapping – on going updates

BUILDING:

2026 Post Office Interior Painting – completed

Public Works Carport & Storage – containers installed, canopy is being reviewed

City Hall Backup Generator Inlet Plug – scheduling load study and options

City Hall Security, Lobby Design & Space Planning – moved to next year

City Hall Water Filler Station – completed

OTHER:

Points Loop Trail - QR Code Sign – completed

Beach & Medina Park Restroom Automated Locks – completed

2026 Hazardous Tree Removal & Planting Program – ongoing

August 2026 Check Register

Vendor	Invoice Number	Expense Notes	Invoice Amount	Check Number	Check Date	Account Number	Account Description
7935 Overlake Revocable Trust	Advance Deposit Refund Permit # PA-2026-009	Advance Deposit Refund Permit # PA-2026-009	\$2,000.00	67905	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
7935 Overlake Revocable Trust Total			\$2,000.00				
8X8, Inc.	5761645	CH Phones	\$921.75	EFT Payment 8/6/2026 3:57:15 PM - 1	8/6/2026	001-000-000-518-80-41-50	Technical Services, Software Services
8X8, Inc. Total			\$921.75				
911 Supply Inc	INV-2-62617	Uniform - Robles	\$35.44	67916	8/5/2026	001-000-000-521-20-22-00	Uniforms
911 Supply Inc	INV-2-62618	Uniform Bingcang	\$156.76	67916	8/5/2026	001-000-000-521-20-22-00	Uniforms
911 Supply Inc	INV-2-62620	Uniform - Bingcang	\$249.46	67916	8/5/2026	001-000-000-521-20-22-00	Uniforms
911 Supply Inc	INV-2-62619	PD Uniform Patchs Robles	\$340.03	67916	8/5/2026	001-000-000-521-20-22-00	Uniforms
911 Supply Inc	INV-2-62621	Uniform - Robles	\$372.04	67916	8/5/2026	001-000-000-521-20-22-00	Uniforms
911 Supply Inc Total			\$1,153.73				
ADP, Inc.	August Payroll Fee	Executive - Employee Federal/PFML/WA Cares Taxes	\$2,647.06	EFT Payment 8/7/2026 2:50:09 PM - 1	8/7/2026	001-000-000-514-20-41-01	Professional Services
ADP, Inc. Total			\$2,647.06				
Amazon Capital Services	14PF-NCJW-JW7R	Agility Cones	\$28.68	67917	8/5/2026	001-000-000-521-20-31-40	Police Operating Supplies
Amazon Capital Services	19NL-TV4Q-KTW1	Earmuffs/Eyeglasses - Firearms	\$83.89	67917	8/5/2026	001-000-000-521-20-35-20	Firearms (Purchase & Repair)
Amazon Capital Services	1KRD-D1YY-MLLD	PD Water Filters	\$145.30	67917	8/5/2026	001-000-000-521-20-31-00	Office Supplies
Amazon Capital Services	1611-9NCL-GHPC	PD Label Maker	\$171.11	67917	8/5/2026	001-000-000-521-20-31-00	Office Supplies
Amazon Capital Services	1NP1-71JM-NKKF	PD Uniform - handcuffs/streamlight	\$212.36	67917	8/5/2026	001-000-000-521-20-22-00	Uniforms
Amazon Capital Services	1YMQ-LTP9-RVFM	PD Office Supplies	\$551.95	67917	8/5/2026	001-000-000-521-20-31-00	Office Supplies
Amazon Capital Services Total			\$1,193.29				
AT&T MOBILITY	287290584494X08132026	PW Cell Phones	\$432.29	67951	8/25/2026	001-000-000-576-80-42-00	Telephone/postage
AT&T Mobility	287287975246x07272026	PD Patrol Cars	\$1,214.37	67950	8/25/2026	001-000-000-521-20-42-00	Communications (phone,Pager)
AT&T MOBILITY Total			\$1,646.66				
Bellevue City Treasurer - Water	04/22/26 to 06/24/26 100 84th Ave NE	Irrigation for View Pt Pk	\$85.61	EFT Payment 8/5/2026 3:26:30 PM - 1	8/5/2026	001-000-000-576-80-47-00	Utilities
Bellevue City Treasurer - Water	04/22/26 to 06/24/26 8401 Overlake Dr W	Irrigation for View Pt Pk	\$227.17	EFT Payment 8/5/2026 3:26:30 PM - 1	8/5/2026	001-000-000-576-80-47-00	Utilities
Bellevue City Treasurer - Water	05/29/2026 to 07/31/2026 ON 84th NE N NE 24	Clyde Hill - 84th 24th Irrigation	\$75.75	EFT Payment 8/25/2026 5:15:23 PM - 1	8/25/2026	101-000-000-542-70-40-00	Street Irrigation Utilities
Bellevue City Treasurer - Water	05/29/2026 to 07/31/2026 ON 84th NE N NE 24	84th 24th Irrigation	\$75.75	EFT Payment 8/25/2026 5:15:23 PM - 1	8/25/2026	101-000-000-542-70-40-00	Street Irrigation Utilities
Bellevue City Treasurer - Water	05/14/2026 to 07/16/2026 1078 Lake Washington Blvd NE	Lk WA Blvd Irrigation	\$85.61	EFT Payment 8/25/2026 5:15:23 PM - 1	8/25/2026	101-000-000-542-70-40-00	Street Irrigation Utilities
Bellevue City Treasurer - Water	05/19/2026 to 07/26/2026 CNTR R W of 84th NE	Clyde Hill - 84th Median Irrigation	\$759.94	EFT Payment 8/25/2026 5:15:23 PM - 1	8/25/2026	001-000-000-576-80-47-00	Utilities
Bellevue City Treasurer - Water	05/19/2026 to 07/26/2026 CNTR R W of 84th NE	84th Median Irrigation	\$759.95	EFT Payment 8/25/2026 5:15:23 PM - 1	8/25/2026	001-000-000-576-80-47-00	Utilities
Bellevue City Treasurer - Water Total			\$2,069.78				
Bellevue, City of	56779	Cares Q2	\$2,732.57	EFT Payment 8/25/2026 3:45:50 PM - 1	8/25/2026	001-000-000-521-20-41-41	Bellevue CARE program
Bellevue, City of Total			\$2,732.57				
Buenavista Services, Inc	13335	Park Janitorial Svcs	\$1,053.29	67952	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Buenavista Services, Inc	13577	Parks Janitorial Svcs	\$1,053.29	67952	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Buenavista Services, Inc	13656	Parks Janitorial Svcs	\$1,053.29	67952	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Buenavista Services, Inc	13456	Parks Janitorial Svcs	\$1,053.29	67952	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Buenavista Services, Inc	13578	CH & PO Janitorial Svcs	\$1,852.50	67952	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Buenavista Services, Inc	13457	CH & PO Janitorial Svcs	\$1,852.50	67952	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Buenavista Services, Inc	13336	CH & PO Janitorial Svcs	\$1,852.50	67952	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Buenavista Services, Inc	13657	Ch & PO Janitorial Svcs	\$1,852.50	67952	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Buenavista Services, Inc	13322	Roof Cleaning	\$3,950.00	67952	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Buenavista Services, Inc Total			\$15,573.16				
Chen Binhong & Shao Lian	Advance Deposit Refund Permit # PA-2026-011	Advance Deposit Refund Permit # PA-2026-011	\$21.80	67906	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Chen Binhong & Shao Lian Total			\$21.80				
Ching Stanley W	Advance Deposit Refund Permit # ENG-GD-24-009	Advance Deposit Refund Permit # ENG-GD-24-009	\$608.48	67907	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Ching Stanley W Total			\$608.48				
Clyde Hill, City of	2026-09	84th 24th Signal Power	\$113.00	67918	8/5/2026	101-000-000-542-63-41-00	Street Light Utilities
Clyde Hill, City of	2026-09	84th 24th Irrigation	\$1,133.48	67918	8/5/2026	101-000-000-542-70-40-00	Street Irrigation Utilities
Clyde Hill, City of Total			\$1,246.48				
Coffman Engineers	26012058	Sound Testing Mechanical	\$630.00	67919	8/5/2026	401-000-000-555-50-41-08	Sound Testing Consultant
Coffman Engineers Total			\$630.00				
Comcast	Services from Jul 25, 2026 to Aug 24, 2026	PW Shop Internet Svc	\$146.40	67920	8/5/2026	001-000-000-576-80-42-00	Telephone/postage
Comcast Total			\$146.40				
CWA Consultants	26-101	Building Code Permit Review	\$135.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-055	Building Permit Review	\$270.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-049	Building Permit Review	\$270.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-106	Building Code Permit Review	\$270.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-054	Building Permit Review	\$270.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-053	Building Permit Review	\$270.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-104	Building Code Permit Review	\$270.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-100	Building Code Permit Review	\$405.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-050	Building Permit Review	\$405.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-048	Building Permit Review	\$405.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-107	Building Code Permit Review	\$405.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-095	Building Code Permit Review	\$405.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-105	Building Code Permit Review	\$405.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-047	Building Permit Review	\$540.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-051	Building Permit Review	\$540.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services

CWA Consultants	26-098	Building Code Permit Review	\$540.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-094	Building Code Permit Review	\$540.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-052	Building Permit Review	\$540.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-056	Building Permit Review	\$540.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-097	Building Code Permit Review	\$675.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-102	Building Code Permit Review	\$675.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-096	Building Code Permit Review	\$945.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-057	Building Permit Review	\$3,510.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-103	Building Code Permit Review	\$3,780.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants	26-099	Building Code Permit Review	\$4,590.00	67921	8/5/2026	401-000-000-558-60-41-00	Professional Services
CWA Consultants Total			\$21,600.00				
Daily Journal of Commerce	3421296	Legal Postings - Drainage Improvements	\$539.00	67922	8/5/2026	001-000-000-518-10-44-00	Advertising
Daily Journal of Commerce Total			\$539.00				
Dapper Plumbing	46879591	City Hall Condensate Line Repairs	\$591.74	67953	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Dapper Plumbing Total			\$591.74				
David Bonewitz (Homeowner:Goodrich, Andrew R-TTEES)	Permit# ENG-GD-21-014 Advance Deposit Refund	Permit# ENG-GD-21-014 Advance Deposit Refund	\$1,445.42	EFT Payment 8/11/2026 3:47:42 PM - 1	8/11/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
David Bonewitz (Homeowner:Goodrich, Andrew R-TTEES) Total			\$1,445.42				
Edwards, Obi	Lifeguard Training - Blended Learning - 2026	Lifeguard Training - Blended Learning - 2026	\$323.03	EFT Payment 8/6/2026 3:57:15 PM - 2	8/6/2026	001-000-000-571-00-40-00	Travel & Training - Lifeguards
Edwards, Obi Total			\$323.03				
EVGP 3327 LLC	Permit# PA-2026-016 , P-25-019 Advance Deposit Refund	Permit# PA-2026-016 , P-25-019 Advance Deposit Refund	\$1,381.20	EFT Payment 8/11/2026 3:47:42 PM - 2	8/11/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
EVGP 3327 LLC Total			\$1,381.20				
EVGP3263	Permit# PA-2026-013 Advance Deposit Refund	Permit# PA-2026-013 Advance Deposit Refund	\$1,425.40	EFT Payment 8/11/2026 3:47:42 PM - 3	8/11/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
EVGP3263 Total			\$1,425.40				
Facet/DCG/Watershed	0074914	Critical Areas Map	\$8,107.88	67954	8/25/2026	001-000-000-558-62-41-00	Special Planning Projects
Facet/DCG/Watershed Total			\$8,107.88				
Farallon Consulting	0060887	Critical Area Review	\$11,840.30	EFT Payment 8/25/2026 3:45:50 PM - 2	8/25/2026	401-000-000-558-50-41-55	Shoreline Consultant
Farallon Consulting Total			\$11,840.30				
FCI - Custom Police Vehicles	17693	Interest MPD Veh	\$349.22	67923	8/5/2026	001-000-000-594-21-80-00	Police Lease Repayment, Interest Cost
FCI - Custom Police Vehicles	17692	Interest MPD Veh	\$471.86	67923	8/5/2026	001-000-000-594-21-80-00	Police Lease Repayment, Interest Cost
FCI - Custom Police Vehicles	17694	Interest MPD Veh	\$488.48	67923	8/5/2026	001-000-000-594-21-80-00	Police Lease Repayment, Interest Cost
FCI - Custom Police Vehicles	17693	Lease MPD Car 32	\$624.72	67923	8/5/2026	001-000-000-594-21-70-00	Police Lease Repayment, Principal Cost
FCI - Custom Police Vehicles	17694	Lease MPD Car 33	\$892.09	67923	8/5/2026	001-000-000-594-21-70-00	Police Lease Repayment, Principal Cost
FCI - Custom Police Vehicles	17692	Lease MPD Car 30 & 31	\$2,242.74	67923	8/5/2026	001-000-000-594-21-70-00	Police Lease Repayment, Principal Cost
FCI - Custom Police Vehicles	17764	Interest MPD Veh	\$230.34	EFT Payment 8/25/2026 3:45:50 PM - 3	8/25/2026	001-000-000-594-21-80-00	Police Lease Repayment, Interest Cost
FCI - Custom Police Vehicles	17765	Interest MPD Veh	\$345.32	EFT Payment 8/25/2026 3:45:50 PM - 3	8/25/2026	001-000-000-594-21-80-00	Police Lease Repayment, Interest Cost
FCI - Custom Police Vehicles	17766	Interest MPD Veh	\$482.90	EFT Payment 8/25/2026 3:45:50 PM - 3	8/25/2026	001-000-000-594-21-80-00	Police Lease Repayment, Interest Cost
FCI - Custom Police Vehicles	17765	Lease MPD Car 32	\$628.62	EFT Payment 8/25/2026 3:45:50 PM - 3	8/25/2026	001-000-000-594-21-70-00	Police Lease Repayment, Principal Cost
FCI - Custom Police Vehicles	17766	Lease MPD Car 33	\$897.67	EFT Payment 8/25/2026 3:45:50 PM - 3	8/25/2026	001-000-000-594-21-70-00	Police Lease Repayment, Principal Cost
FCI - Custom Police Vehicles	17764	Lease MPD Car 30	\$1,126.97	EFT Payment 8/25/2026 3:45:50 PM - 3	8/25/2026	001-000-000-594-21-70-00	Police Lease Repayment, Principal Cost
FCI - Custom Police Vehicles	17750	Lease MPD Car 31 - Final Payment	\$21,791.25	EFT Payment 8/25/2026 3:45:50 PM - 3	8/25/2026	001-000-000-594-21-70-00	Police Lease Repayment, Principal Cost
FCI - Custom Police Vehicles Total			\$30,572.18				
Ford Credit Municipal Finance	1784065	Interest MPD veh	\$320.32	67955	8/25/2026	001-000-000-594-21-80-00	Police Lease Repayment, Interest Cost
Ford Credit Municipal Finance	1784065	MPD Lease Car 34	\$885.34	67955	8/25/2026	001-000-000-594-21-70-00	Police Lease Repayment, Principal Cost
Ford Credit Municipal Finance Total			\$1,205.66				
Frey, Roger (Chance)	Lifeguard Training - Blended Learning - 2026	Lifeguard Training - Blended Learning - 2026	\$248.18	EFT Payment 8/6/2026 3:57:15 PM - 3	8/6/2026	001-000-000-571-00-40-00	Travel & Training - Lifeguards
Frey, Roger (Chance) Total			\$248.18				
Goodyear Auto Service Center	0000046055	Tire Replacement/Repair	\$198.17	67956	8/25/2026	001-000-000-521-20-48-10	Repairs & Maint-Automobiles
Goodyear Auto Service Center Total			\$198.17				
Gray & Osborne, Inc.	Inv # 9 Project # 24427.02	Grading and Drainage Services	\$276.17	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 8 Project # 25427.10	Grading and Drainage Services	\$367.26	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 2 Project # 26427.75	Grading and Drainage Services	\$367.98	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 15 Project # 21427.22	Grading and Drainage Services	\$455.48	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 6 Project # 24427.06	Grading and Drainage Services	\$537.93	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 2 Project # 25427.30	Grading and Drainage Services	\$537.93	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 12 Project # 23427.09	Grading and Drainage Services	\$555.21	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 1 Project # 26427.03	Grading and Drainage Services	\$624.29	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 5 Project # 25427.08	Grading and Drainage Services	\$644.15	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 5 Project # 25427.06	Grading and Drainage Services	\$644.87	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 6 Project # 25427.01	Grading and Drainage Services	\$725.88	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 6 Project # 22427.27	Grading and Drainage Services	\$734.52	67924	8/5/2026	401-000-000-558-50-41-07	Engineering Consultant
Gray & Osborne, Inc.	Inv # 4 Project # 26449.00	2026 Drainage Imp.	\$1,711.66	67924	8/5/2026	307-000-000-595-30-63-02	Storm Sewer Improvements
Gray & Osborne, Inc.	Inv # 5 Project # 26447.00	78th Place NE Impr.	\$1,763.44	67924	8/5/2026	307-000-000-595-30-63-01	Street Improvements, Overlays
Gray & Osborne, Inc.	Inv # 4 Project # 26460.00	Fairweather Preserve Bridge Replacement	\$2,478.62	67924	8/5/2026	307-000-000-594-76-63-20	Park Improvements
Gray & Osborne, Inc.	Inv # 13 Project # 25439.01	Overlake Dr Bridge Repair	\$3,471.79	67924	8/5/2026	307-000-000-595-30-63-01	Street Improvements, Overlays
Gray & Osborne, Inc.	Inv # 7 Project # 25548.00	Medina Pk North Pond Imp.	\$3,662.56	67924	8/5/2026	307-000-000-595-30-63-02	Storm Sewer Improvements
Gray & Osborne, Inc.	Inv # 3 Project # 26439.00	Lake Lane Dock Repairs	\$5,141.93	67924	8/5/2026	307-000-000-594-76-63-20	Park Improvements
Gray & Osborne, Inc.	PROGRESS EST 1 -- 78TH PL NE IMPROVEMENTS	78th PL NE Retainage	(\$5,740.73)	67957	8/25/2026	001-000-000-382-20-00-00	Retainage Deposits
Gray & Osborne, Inc.	Inv # 3 Project # 25518.00	NPDES Assistance	\$651.42	67957	8/25/2026	101-000-000-542-30-41-03	NPDES Grant
Gray & Osborne, Inc.	Inv # 8 Project # 25548.00	Medina Park Pond Imp.	\$889.13	67957	8/25/2026	307-000-000-595-30-63-02	Storm Sewer Improvements
Gray & Osborne, Inc.	Inv # 4 Project # 26439.00	Lake Lane Dock Repairs	\$1,071.32	67957	8/25/2026	307-000-000-594-76-63-20	Park Improvements

Gray & Osborne, Inc.	Inv # 5 Project # 26449.00	2026 Drainage Imp - PE	\$1,727.27	67957	8/25/2026	307-000-000-595-30-63-02	Storm Sewer Improvements
Gray & Osborne, Inc.	Inv # 5 Project # 26460.00	Fairweather Preserve Bridge Repl - PE	\$1,848.97	67957	8/25/2026	307-000-000-594-76-63-20	Park Improvements
Gray & Osborne, Inc.	Inv # 14 Project # 25439.01	Overlake Dr E Bridge Repair - PE	\$1,967.82	67957	8/25/2026	307-000-000-595-30-63-01	Street Improvements, Overlays
Gray & Osborne, Inc.	Inv # 6 Project # 26447.00	78th PL NE Imp. - PE	\$6,989.12	67957	8/25/2026	307-000-000-595-30-63-01	Street Improvements, Overlays
Gray & Osborne, Inc.	PROGRESS EST 1 – 78TH PL NE IMPROVEMENTS	78TH PL NE IMPROVEMENTS	\$114,814.51	67957	8/25/2026	307-000-000-595-30-63-01	Street Improvements, Overlays
Gray & Osborne, Inc. Total			\$148,920.50				
Gryphon Development LLC	Advance Deposit Refund Permit # PA-2026-005	Advance Deposit Refund Permit # PA-2026-005	\$1,425.40	67908	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Gryphon Development LLC Total			\$1,425.40				
Home Depot Credit Services	47112169548	SHop Supplies	\$151.61	EFT Payment 8/25/2026 2:58:37 PM - 1	8/25/2026	001-000-000-576-80-31-00	Operating Supplies
Home Depot Credit Services	47115302872	Shop Supplies	\$217.25	EFT Payment 8/25/2026 2:58:37 PM - 1	8/25/2026	001-000-000-576-80-31-00	Operating Supplies
Home Depot Credit Services Total			\$368.86				
Honey Bucket	0555698549	Lake Lane Dock Repair	\$77.28	67958	8/25/2026	307-000-000-594-76-63-20	Park Improvements
Honey Bucket	0555693126	Bathrooms for Seafair & Medina	\$7,404.00	67958	8/25/2026	001-000-000-511-60-49-10	Medina Days
Honey Bucket Total			\$7,481.28				
Horticultural Elements, Inc.	11218	Clyde Hill - 84/24th & 84th Median Maintenance	\$1,490.00	67925	8/5/2026	101-000-000-542-30-41-00	Professional Services
Horticultural Elements, Inc.	11218	84/24th & 84th Median Maintenance	\$3,135.00	67925	8/5/2026	101-000-000-542-30-41-00	Professional Services
Horticultural Elements, Inc. Total			\$4,625.00				
Inslee Best Doezie & Ryder, P.S.	458143	City Attorney	\$64,008.71	EFT Payment 8/25/2026 3:45:50 PM - 4	8/25/2026	001-000-000-515-41-40-00	City Attorney
Inslee Best Doezie & Ryder, P.S. Total			\$64,008.71				
Issaquah Honda Kubota	16052P	Stihl Trimmer Head & Pressure Washer Gun Assembly	\$231.82	67959	8/25/2026	001-000-000-576-80-48-00	Repair & Maint Equipment
Issaquah Honda Kubota Total			\$231.82				
James Boshaw Living Trust	Permit# PA-2026-014 Advance Deposit Refund	Permit# PA-2026-014 Advance Deposit Refund	\$1,469.60	EFT Payment 8/11/2026 3:47:42 PM - 4	8/11/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
James Boshaw Living Trust Total			\$1,469.60				
K. Berry Associates	2764	AV - Medina Days	\$2,091.90	67926	8/5/2026	001-000-000-511-60-49-10	Medina Days
K. Berry Associates Total			\$2,091.90				
KC Office of Finance	11017882	KC Inet	\$375.00	EFT Payment 8/26/2026 11:47:13 AM - 1	8/26/2026	001-000-000-518-80-41-50	Technical Services, Software Services
KC Office of Finance	11017654	KC Inet	\$375.95	EFT Payment 8/26/2026 11:47:13 AM - 1	8/26/2026	001-000-000-518-80-41-50	Technical Services, Software Services
KC Office of Finance Total			\$750.95				
Kirkland Municipal Court	JUL26MED	Filing Fees	\$2,439.74	67927	8/5/2026	001-000-000-512-52-40-10	Municipal Court-Traffic/NonTrf
Kirkland Municipal Court	Aug26MED	Filing Fees	\$3,952.80	67960	8/25/2026	001-000-000-512-52-40-10	Municipal Court-Traffic/NonTrf
Kirkland Municipal Court Total			\$6,392.54				
Kirkland, City of	KPD2026-049	Inmate Housing	\$294.00	67961	8/25/2026	001-000-000-521-20-41-55	Jail Service-Prisoner Board
Kirkland, City of Total			\$294.00				
Kolbert, Sergey	Permit# M-26-053 Advance Deposit Refund	Permit# M-26-053 Advance Deposit Refund	\$1,789.10	EFT Payment 8/11/2026 3:47:42 PM - 5	8/11/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Kolbert, Sergey Total			\$1,789.10				
Konica Minolta Premier Finance	5039744795	Printer - DS Printer	\$81.66	67962	8/25/2026	001-000-000-518-10-31-00	Office And Operating Supplies
Konica Minolta Premier Finance	5039710538	Printer - PW	\$115.56	67962	8/25/2026	001-000-000-518-10-31-00	Office And Operating Supplies
Konica Minolta Premier Finance	5039676931	Printer - Main Floor Printer	\$519.91	67962	8/25/2026	001-000-000-518-10-31-00	Office And Operating Supplies
Konica Minolta Premier Finance Total			\$717.13				
Landau Associates, Inc	0067765	2025 Medina Park North Pond Vegetation Removal	\$12,759.56	67928	8/5/2026	307-000-000-595-30-63-02	Storm Sewer Improvements
Landau Associates, Inc Total			\$12,759.56				
LexisNexis Risk Management - Account	1100341736	Investigative Tool	\$131.83	67963	8/25/2026	001-000-000-521-20-41-00	Professional Services
LexisNexis Risk Management - Account 1011660 Total			\$131.83				
Li Lan	Advance Deposit Refund Permit # ENG-GD-24-015	Advance Deposit Refund Permit # ENG-GD-24-015	\$1,390.91	67909	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Li Lan Total			\$1,390.91				
Mahoney Planning, LLC	26-07	Current Planning	\$6,674.20	67929	8/5/2026	401-000-000-558-60-41-01	Planning Consultant
Mahoney Planning, LLC	26-07	Long Range Planning	\$10,923.74	67929	8/5/2026	001-000-000-558-60-41-01	Planning Consultant
Mahoney Planning, LLC Total			\$17,597.94				
McKay, Kelsey (Homeowner: John Rossmelssl) Total	Permit# PA-2026-020 Advance Deposit Refund	Permit# PA-2026-020 Advance Deposit Refund	\$1,602.20	EFT Payment 8/11/2026 3:47:42 PM - 6	8/11/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Message Watcher, LLC	2-64523	Email/SM/Web Archiving	\$384.70	67930	8/5/2026	001-000-000-518-80-41-50	Technical Services, Software Services
Message Watcher, LLC Total			\$384.70				
Michael Axtman	Advance Deposit Refund Permit# ENG-GD-004, CAP-26-014, B-26-021	Advance Deposit Refund Permit# ENG-GD-004, CAP-26-014, B-26-021	\$1,636.37	67910	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Michael Axtman Total			\$1,636.37				
Michael's Fine Dry Cleaning	625	PD Dry Cleaning	\$229.71	67964	8/25/2026	001-000-000-521-20-22-00	Uniforms
Michael's Fine Dry Cleaning Total			\$229.71				
Mitra Rudra Raj	Advance Deposit Refund Permit # PA-2026-010	Advance Deposit Refund Permit # PA-2026-010	\$1,425.40	67911	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Mitra Rudra Raj Total			\$1,425.40				
Moberly & Roberts, PLLC	1317	Prosecuting Attorney	\$4,000.00	67931	8/5/2026	001-000-000-515-93-40-10	Prosecuting Attorney
Moberly & Roberts, PLLC Total			\$4,000.00				
Modern Enterprises LLC	80126	talent Consultant - MD	\$500.00	67932	8/5/2026	001-000-000-511-60-49-10	Medina Days
Modern Enterprises LLC Total			\$500.00				
Nations, Dawn	07/26/26	Toilet Seats for City Hall Bathrooms	\$87.48	EFT Payment 8/6/2026 3:57:15 PM - 4	8/6/2026	001-000-000-518-10-31-00	Office And Operating Supplies
Nations, Dawn Total			\$87.48				
Navia Benefit Solutions	11104430	Navia Fees	\$100.00	EFT Payment 8/25/2026 3:45:50 PM - 5	8/25/2026	001-000-000-514-20-49-10	Miscellaneous
Navia Benefit Solutions Total			\$100.00				
New Horizon Real Estate Development LLC	Advance Deposit Refund Permit # ENG-EG-22-004	Advance Deposit Refund Permit # ENG-EG-22-004	\$1,373.76	67912	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits

New Horizon Real Estate Development			\$1,373.76				
Northwest Traffic Inc	26705	Crosswalk & Street Striping	\$12,781.98	EFT Payment 8/25/2026 3:45:50 PM - 6	8/25/2026	101-000-000-542-30-41-10	Road & Street Maintenance
Northwest Traffic Inc Total			\$12,781.98				
Northwestern University Center For Public	30643	Tuition Reimbursement - Glenn	\$4,500.00	67965	8/25/2026	001-000-000-521-20-23-00	Tuition
Northwestern University Center For Public Safety Total			\$4,500.00				
Numoto, Takeshi	Advance Deposit Refund Permit # PA-2026-019	Advance Deposit Refund Permit # PA-2026-019	\$1,381.20	67966	8/25/2026	401-000-000-582-10-00-02	Refund of DS Adv Deposits
Numoto, Takeshi Total			\$1,381.20				
Original Watermen, Inc.	507856	Lifeguard Uniforms	\$892.74	67933	8/5/2026	001-000-000-571-00-30-00	Uniforms - Lifeguards
Original Watermen, Inc. Total			\$892.74				
Osada, Ryan	07/27/26	Water for Council Meetings	\$40.22	EFT Payment 8/6/2026 3:57:15 PM - 5	8/6/2026	001-000-000-518-90-49-00	Misc.
Osada, Ryan Total			\$40.22				
Overlake Golf & Country Club	Advance Deposit Refund Permit # ENG-GD-25-022	Advance Deposit Refund Permit # ENG-GD-25-022	\$1,040.92	67913	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Overlake Golf & Country Club Total			\$1,040.92				
Pacific Power Group, LLC	541595	City Hall Generator Maint	\$975.74	67967	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Pacific Power Group, LLC Total			\$975.74				
Pacific Rim Talent	Medina Days - Po'okela Street Band	Band - Medina Days	\$2,500.00	67934	8/5/2026	001-000-000-511-60-49-10	Medina Days
Pacific Rim Talent Total			\$2,500.00				
PC Specialists, Inc.	5634243	Anti Malware	\$735.26	67935	8/5/2026	001-000-000-518-80-41-60	Software Services
PC Specialists, Inc.	5635174	DUO Subscription	\$92.74	67968	8/25/2026	001-000-000-518-80-41-60	Software Services
PC Specialists, Inc.	5635921	Sophos	\$720.91	67968	8/25/2026	001-000-000-518-80-41-60	Software Services
PC Specialists, Inc.	5636217	Warrantly Lic. for New Computers	\$1,673.66	67968	8/25/2026	001-000-000-518-80-48-00	Repairs & Maint., Annual Software Maint.
PC Specialists, Inc.	71850	IT Services	\$1,693.11	67968	8/25/2026	401-000-000-558-50-05-00	Technical Services, Software Services
PC Specialists, Inc.	71850	IT Services	\$9,188.08	67968	8/25/2026	001-000-000-518-80-41-50	Technical Services, Software Services
PC Specialists, Inc. Total			\$14,103.76				
Petersen Brothers, Inc	2607001	Overlake Dr E Guardrail - Retention	(\$743.22)	67969	8/25/2026	001-000-000-382-20-00-00	Retainage Deposits
Petersen Brothers, Inc	2607001	Overlake Dr E Guardrail	\$14,864.33	67969	8/25/2026	307-000-000-595-30-63-01	Street Improvements, Overlays
Petersen Brothers, Inc Total			\$14,121.11				
Premier Painting Solutions LLC	0000124Retention	Post Office Interior Painting - Retention	\$684.07	67936	8/5/2026	307-000-000-382-20-00-00	Retainage Deposits
Premier Painting Solutions LLC Total			\$684.07				
Primo Brands	06G8750289278	PW Drinking Water	\$81.01	67937	8/5/2026	001-000-000-576-80-31-00	Operating Supplies
Primo Brands	06G8750289272	CH Drinking Water	\$106.45	67937	8/5/2026	001-000-000-518-10-31-00	Office And Operating Supplies
Primo Brands	06H8750289278	PW Drinking Water	\$155.41	67970	8/25/2026	001-000-000-576-80-31-00	Operating Supplies
Primo Brands Total			\$342.87				
Pro-Vac LLC	269544	Street Sweeping	\$2,344.08	EFT Payment 8/6/2026 3:57:15 PM - 6	8/6/2026	101-000-000-542-67-41-00	Street Cleaning
Pro-Vac LLC	269543	Street Sweeping	\$3,036.65	EFT Payment 8/6/2026 3:57:15 PM - 6	8/6/2026	101-000-000-542-67-41-00	Street Cleaning
Pro-Vac LLC	269545	CB Vactoring	\$7,210.68	EFT Payment 8/6/2026 3:57:15 PM - 6	8/6/2026	101-000-000-542-40-41-00	Storm Drain Maintenance
Pro-Vac LLC	269546	CB Vactoring	\$7,642.62	EFT Payment 8/6/2026 3:57:15 PM - 6	8/6/2026	101-000-000-542-40-41-00	Storm Drain Maintenance
Pro-Vac LLC Total			\$20,234.03				
Publisher's Mailing Services	0406-27	Medina days - Postage for postcards	\$967.64	67938	8/5/2026	001-000-000-511-60-49-10	Medina Days
Publisher's Mailing Services Total			\$967.64				
Puget Sound Energy	07/02/26 - 07/31/26 80th Ave NE & NE 10th St	Street Light Power	\$13.44	EFT Payment 8/5/2026 3:53:14 PM - 1	8/5/2026	101-000-000-542-63-41-00	Street Light Utilities
Puget Sound Energy	06/22/26 - 07/22/26 84th Ave NE # PKNG	View Pt Pk Power	\$18.83	EFT Payment 8/5/2026 3:53:14 PM - 1	8/5/2026	001-000-000-576-80-47-00	Utilities
Puget Sound Energy	07/02/26 - 07/31/26 88th AVE NE & LK WA BLVD		\$40.65	EFT Payment 8/5/2026 3:53:14 PM - 1	8/5/2026	101-000-000-542-63-41-00	Street Light Utilities
Puget Sound Energy	07/02/26 - 07/31/26 515 Evergreen Point RD		\$43.50	EFT Payment 8/5/2026 3:53:14 PM - 1	8/5/2026	101-000-000-542-63-41-00	Street Light Utilities
Puget Sound Energy	06/18/26 - 07/21/26 1050 82nd Ave NE	Five Corners Power	\$51.36	EFT Payment 8/5/2026 3:53:14 PM - 1	8/5/2026	101-000-000-542-30-47-00	Utility Services
Puget Sound Energy	07/01/26 - 07/30/26 77th Ave NE & 79th Ave NE Takeover	Street Light Power	\$172.83	EFT Payment 8/5/2026 3:53:14 PM - 1	8/5/2026	101-000-000-542-63-41-00	Street Light Utilities
Puget Sound Energy	06/18/26 - 07/21/26 1000 80th Ave NE	Medina Pk Power	\$368.63	EFT Payment 8/5/2026 3:53:14 PM - 1	8/5/2026	001-000-000-576-80-47-00	Utilities
Puget Sound Energy	06/18/26 - 07/21/26 501 Evergreen Point Rd	Medina City Hall July Gas and Elect.	\$2,685.43	EFT Payment 8/5/2026 3:55:47 PM - 1	8/5/2026	001-000-000-518-10-47-00	Utility Serv-Elec,Water,Waste
Puget Sound Energy	02/28/26 - 06/30/26 TIB LED Conversion - ST Lights	Street Light Power	\$4,394.84	EFT Payment 8/5/2026 3:53:14 PM - 1	8/5/2026	101-000-000-542-63-41-00	Street Light Utilities
Puget Sound Energy	07/01/26-07/30/26 TIB LED Conversion	Street Light Pwr	\$1,461.88	EFT Payment 8/25/2026 5:15:23 PM - 2	8/25/2026	101-000-000-542-63-41-00	Street Light Utilities
Puget Sound Energy Total			\$9,251.39				
Ramp	August 2026 Ramp		\$6.37	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-576-80-42-00	Telephone/postage
Ramp	August 2026 Ramp		\$12.90	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-518-10-42-00	Postage/Telephone
Ramp	August 2026 Ramp		\$14.31	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-518-10-31-00	Office And Operating Supplies
Ramp	August 2026 Ramp		\$22.07	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-518-80-31-00	IT HW, SW, Operating Supplies
Ramp	August 2026 Ramp		\$23.17	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	401-000-000-558-60-31-00	Operating Supplies
Ramp	August 2026 Ramp		\$40.00	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-518-80-41-60	Software Services
Ramp	August 2026 Ramp		\$44.66	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-558-60-41-03	Code Enforcement
Ramp	August 2026 Ramp		\$127.65	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-571-00-40-00	Travel & Training - Lifeguards
Ramp	August 2026 Ramp		\$400.40	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-513-10-49-01	Dues, Subscriptions
Ramp	August 2026 Ramp		\$436.50	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-518-10-49-10	Miscellaneous
Ramp	August 2026 Ramp		\$483.00	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	101-000-000-542-30-31-00	Operating & Maintenance Supplies
Ramp	August 2026 Ramp		\$599.00	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-518-30-45-00	Facility Rental
Ramp	August 2026 Ramp		\$638.37	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-576-80-32-00	Vehicle Fuel & Lube
Ramp	August 2026 Ramp		\$639.66	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-521-20-43-00	Travel & Training
Ramp	August 2026 Ramp		\$843.25	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-521-20-32-00	Vehicle Expenses-Gas, Car Wash
Ramp	August 2026 Ramp		\$1,107.50	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-521-20-22-00	Uniforms
Ramp	August 2026 Ramp		\$1,315.24	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-511-60-49-10	Medina Days
Ramp	August 2026 Ramp		\$1,660.18	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-576-80-31-00	Operating Supplies
Ramp	August 2026 Ramp		\$2,802.61	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	101-000-000-542-30-48-00	Equipment Maintenance

Ramp	August 2026 Ramp		\$3,590.80	EFT Payment 8/11/2026 7:56:24 PM - 1	8/11/2026	001-000-000-513-10-43-00	Travel & Training
Ramp Total			\$14,807.64				
Republic Services, Inc. dba Rabanco, Ltd.	0172-010350804	PW Debris Dumpster	\$15.96	EFT Payment 8/25/2026 5:15:23 PM - 3	8/25/2026	001-000-000-576-80-41-04	Professional Services-Misc
Republic Services, Inc. dba Rabanco,			\$15.96				
Riparia Environmental	619 Retention	Retention	\$6,024.80	67939	8/5/2026	307-000-000-382-20-00-00	Retainage Deposits
Riparia Environmental Total			\$6,024.80				
Schultz TY C	Advance Deposit Refund Permit # P-25-049	Advance Deposit Refund Permit # P-25-049	\$988.50	67914	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Schultz TY C Total			\$988.50				
SCORE	9817	Virtual Court	\$150.00	67972	8/25/2026	001-000-000-512-52-40-10	Municipal Court-Traffic/NonTrf
SCORE	9784	Inmate Housing	\$8,014.55	67972	8/25/2026	001-000-000-521-20-41-55	Jail Service-Prisoner Board
SCORE Total			\$8,164.55				
Scott-Fletcher, Calypso	Lifeguard Training - Blended Learning - 2026	Lifeguard Training - Blended Learning - 2026	\$325.39	EFT Payment 8/6/2026 3:57:15 PM - 7	8/6/2026	001-000-000-571-00-40-00	Travel & Training - Lifeguards
Scott-Fletcher, Calypso Total			\$325.39				
Seaborn Pile Driving Co.	40545	Medina Days Barging	\$13,811.04	26023006242518	8/20/2026	001-000-000-511-60-49-10	Medina Days
Seaborn Pile Driving Co. Total			\$13,811.04				
Seattle Times, The	88694	Legals drainage improvements & ordinance	\$1,251.37	67940	8/5/2026	001-000-000-518-10-44-00	Advertising
Seattle Times, The Total			\$1,251.37				
Sound View Strategies, LLC	3931	July Consulting Services	\$3,000.00	67941	8/5/2026	001-000-000-513-10-41-00	Professional Services
Sound View Strategies, LLC Total			\$3,000.00				
Spot-On Print & Design	63607		\$338.30	67942	8/5/2026	001-000-000-511-60-49-10	Medina Days
Spot-On Print & Design	63587	Medina Days Postcards to Residents	\$856.84	67942	8/5/2026	001-000-000-511-60-49-10	Medina Days
Spot-On Print & Design	63644	Business Cards - Kilmer	\$52.55	67973	8/25/2026	001-000-000-518-10-49-30	Postcard, Public information
Spot-On Print & Design Total			\$1,247.69				
Staples Business Advantage	6070572966	CH Office Supplies	\$349.92	EFT Payment 8/6/2026 3:57:15 PM - 8	8/6/2026	001-000-000-518-10-31-00	Office And Operating Supplies
Staples Business Advantage	6070572965	PD Office Supplies	\$127.70	EFT Payment 8/25/2026 3:45:50 PM - 7	8/25/2026	001-000-000-521-20-31-00	Office Supplies
Staples Business Advantage Total			\$477.62				
Summit Law Group	174024	PD Union Negotiations	\$5,793.50	67943	8/5/2026	001-000-000-515-45-40-00	Special Counsel
Summit Law Group	174800	PD Union Neg	\$2,640.00	67974	8/25/2026	001-000-000-515-45-40-00	Special Counsel
Summit Law Group Total			\$8,433.50				
Supply Source Inc., The	2602722	Janitorial Supplies	\$256.46	EFT Payment 8/25/2026 3:45:50 PM - 8	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Supply Source Inc., The	2602723	Janitorial Supplies	\$323.21	EFT Payment 8/25/2026 3:45:50 PM - 8	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Supply Source Inc., The	2602677	Janitorial Supplies	\$638.42	EFT Payment 8/25/2026 3:45:50 PM - 8	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Supply Source Inc., The Total			\$1,218.09				
Suver, Leo	Advance Deposit CC Refund Permit # B-26-047	Advance Refund Deposit Permit # B-26-047	\$381.74	67944	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Suver, Leo Total			\$381.74				
Tiki Car Wash	2401	PD Car Washes	\$171.90	67975	8/25/2026	001-000-000-521-20-32-00	Vehicle Expenses-Gas, Car Wash
Tiki Car Wash	2405	PD Car Washes	\$171.90	67975	8/25/2026	001-000-000-521-20-32-00	Vehicle Expenses-Gas, Car Wash
Tiki Car Wash Total			\$343.80				
Tinoco Duran Nadia Veronica	Advance Deposit Refund Permit # PA-2026-015	Advance Deposit Refund Permit # PA-2026-015	\$1,469.60	67915	8/5/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Tinoco Duran Nadia Veronica Total			\$1,469.60				
Tree Frog LLC	INV-0086	ROW Tree Inventory	\$1,050.00	67945	8/5/2026	401-000-000-558-50-41-50	Arborist
Tree Frog LLC	INV-0085	Arborist Services	\$6,375.00	67945	8/5/2026	401-000-000-558-50-41-50	Arborist
Tree Frog LLC Total			\$7,425.00				
Tuscan Enterprises, Inc.	011860	Bicycle Decals	\$596.16	67976	8/25/2026	001-000-000-521-20-31-40	Police Operating Supplies
Tuscan Enterprises, Inc. Total			\$596.16				
US Bank	Bank Fee August 2026		\$192.50	EFT Payment 8/3/2026 2:50:48 PM - 1	8/3/2026	001-000-000-514-20-49-10	Miscellaneous
US Bank	Merchant Fee August 2026		\$2,216.37	EFT Payment 8/3/2026 2:55:36 PM - 1	8/3/2026	401-000-000-558-60-49-10	Miscellaneous
US Bank Total			\$2,408.87				
Vital Records Control (Pro-shred)	6798469	CH Shredding Services	\$237.15	67977	8/25/2026	001-000-000-518-10-41-00	Professional Services
Vital Records Control (Pro-shred) Total			\$237.15				
Voyager Systems	08-08-2026	PD Fuel	\$302.86	EFT Payment 8/25/2026 2:58:37 PM - 2	8/25/2026	001-000-000-521-20-32-00	Vehicle Expenses-Gas, Car Wash
Voyager Systems Total			\$302.86				
WA ST Criminal Justice	201143293	Training Halverson	\$435.20	67946	8/5/2026	001-000-000-521-20-43-00	Travel & Training
WA ST Criminal Justice Total			\$435.20				
WA ST Dept of Licensing	CLP 08-27-26		\$18.00	EFT Payment 8/27/2026 2:51:09 PM - 1	8/27/2026	631-000-000-589-30-01-00	Dept Of Lic-Gun Permit
WA ST Dept of Licensing	CLP 08-13-26		\$36.00	EFT Payment 8/13/2026 2:56:01 PM - 1	8/13/2026	631-000-000-589-30-01-00	Dept Of Lic-Gun Permit
WA ST Dept of Licensing Total			\$54.00				
WA ST Dept of Revenue	Q2 2026 Leasehold Tax	Q2 2026 Leasehold Tax	\$3,900.59	EFT Payment 8/3/2026 1:25:29 PM - 1	8/3/2026	001-000-000-514-20-49-10	Miscellaneous
WA ST Dept of Revenue Total			\$3,900.59				
WA ST Dept of Transportation	*FB91017001271	Inspection Vehicle Fuel	\$49.21	67978	8/25/2026	401-000-000-558-60-32-00	Vehicle Expenses - Gas, Oil, Maint.
WA ST Dept of Transportation	*FB91017001271	PW Fuel	\$1,390.02	67978	8/25/2026	001-000-000-576-80-32-00	Vehicle Fuel & Lube
WA ST Dept of Transportation Total			\$1,439.23				
WA ST Patrol	I2700214	Solicitor Permits	\$44.00	67980	8/25/2026	631-000-000-589-30-02-00	WA ST Patrol-Gun-Fbi
WA ST Patrol	I2606475	Lifeguard Background Checks	\$55.00	67979	8/25/2026	001-000-000-571-00-32-00	Miscellaneous - Lifeguards
WA ST Patrol Total			\$99.00				
WA State Dept of Ecology	27-WAR045527-1	NPDES Permit Fee	\$3,000.00	EFT EFT Payment 8/6/2026 2:16:59 PM - 1	8/6/2026	101-000-000-542-30-41-03	NPDES Grant
WA State Dept of Ecology	27-WAG994640-1	APAM Permit Fee	\$565.00	EFT Payment 8/25/2026 5:15:38 PM - 1	8/25/2026	101-000-000-542-30-41-03	NPDES Grant
WA State Dept of Ecology Total			\$3,565.00				
Wagner, Ryan	08/08/26 Medina Day Supplies	Day of Purchases for Medina Days	\$132.91	EFT Payment 8/25/2026 3:45:50 PM - 9	8/25/2026	001-000-000-511-60-49-10	Medina Days
Wagner, Ryan Total			\$132.91				
Western Display Fireworks	26-8002 Final Installment	2nd Half Pmt - Fireworks	\$9,000.00	67981	8/25/2026	001-000-000-511-60-49-10	Medina Days
Western Display Fireworks Total			\$9,000.00				

Willard's Pest Control	467102	PO Pest Service	\$386.40	67947	8/5/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Willard's Pest Control	464847	CH Pest Control Svcs	\$246.59	67982	8/25/2026	001-000-000-518-30-48-00	Repairs/maint-City Hall Bldg
Willard's Pest Control Total			\$632.99				
Xiaohua, Ma	Permit# PA-2026-017 Advance Deposit Refund	Permit# PA-2026-017 Advance Deposit Refund	\$1,558.00	EFT Payment 8/11/2026 3:47:42 PM - 7	8/11/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Xiaohua, Ma Total			\$1,558.00				
Zheng, Honglin	Permit# PA-2026-012 Advance Deposit Refund	Permit# PA-2026-012 Advance Deposit Refund	\$1,646.40	EFT Payment 8/11/2026 3:47:42 PM - 8	8/11/2026	401-000-000-508-51-02-00	Dev Services, Assigned DS Advanced Deposits
Zheng, Honglin Total			\$1,646.40				
Grand Total			\$575,068.29				
Grand Total			\$575,068.29	AP Total			
Payroll	August 2026 Payroll	Payroll	\$ 24,053.07		8/31/2026	001-000-000-513-10-11-00	Salaries, Wages & Benefits
Payroll	August 2026 Payroll	Payroll	\$ 23,715.53		8/31/2026	001-000-000-514-20-11-00	Salaries, Wages & Benefits
Payroll	August 2026 Payroll	Payroll	\$ 29,151.73		8/31/2026	001-000-000-518-10-11-00	Salaries, Wages & Benefits
Payroll	August 2026 Payroll	Payroll	\$ 198,903.43		8/31/2026	001-000-000-521-20-11-00	Salaries, Wages & Benefits
Payroll	August 2026 Payroll	Payroll	\$ 17,730.25		8/31/2026	001-000-000-571-00-11-00	Salaries, Wages & Benefits
Payroll	August 2026 Payroll	Payroll	\$ 50,069.51		8/31/2026	001-000-000-576-80-11-00	Salaries, Wages & Benefits
Payroll	August 2026 Payroll	Payroll	\$ 32,918.07		8/31/2026	101-000-000-542-30-11-00	Salaries, Wages & Benefits
Payroll	August 2026 Payroll	Payroll	\$ 45,560.49		8/31/2026	401-000-000-558-60-11-00	Salaries, Wages & Benefits
			\$ 422,102.08	Payroll Total			
			\$ 997,170.37	Grand Total			



MEDINA, WASHINGTON

PARK BOARD MEETING

Hybrid - Virtual/In-Person
 Medina City Hall - Council Chambers
 501 Evergreen Point Road, Medina, WA 98039
Monday, May 18, 2026 – 5:00 PM

MINUTES

1. CALL TO ORDER / ROLL CALL

The Park Board meeting was called to order by Chair Katie Surbeck at 5:01pm.

PRESENT

Board Member Barbara Moe
 Board Chair Katie Surbeck
 Board Member India Fitting-Koh
 Board Vice-Chair Collette McMullen (arrived at 5:06 PM)
 Board Member Gretchen Stengel
 Board Member Michelle Lei (arrived at 5:06 PM)

ABSENT

Board Member Dana Brekke
 Board Member Mary Nelson

STAFF

Nations, Osada, Crickmore, Anderson

2. ANNOUNCEMENTS

No Announcements

3. APPROVAL OF PARK BOARD MINUTES

- 3.1 Park Board Meeting Minutes of:
 a) November 17, 2025, 2025:
 b) January 19, 2026; and
 c) March 16, 2026 - Joint City Council and Park Board Meeting.
Recommendation: Adopt minutes.
Staff Contact: Dawn Nations, Acting City Clerk

ACTION: Motion made by board member Moe, Seconded by board member Stengel and carried by 4:0 vote; the board adopted the meeting minutes as presented.

4. PUBLIC COMMENT

Chair Surbeck opened the public comment period. There were no comments; public comments was closed.

5. PARK BOARD BUSINESS

5.1 Easter Egg Hunt Recap

Chair Surbeck reported the event was a great success and thanked staff for their assistance. The board discussed adding additional signage for next year to help with flow for participants. Name tags will be made for Park Board members to wear at events to identify them to the community.

5.2 Arbor Day Recap

5.3 Preliminary Discussion - Donation Policy

Recommendation: Discussion.

Staff Contact: Ryan Osada, Public Works Director

Ryan Osada, Public Works Director, gave a brief update regarding the council's direction for the Park Board to begin drafting a policy for park and memorial donations criteria. The board members gave input, asked questions and staff responded. The board decided to hold a special meeting on June 15th to start the process of handling donation requests. The board members will research how other cities handle these requests and report back on June 15th. Director Osada will bring a draft policy for a starting point for the discussion.

6. PARK BOARD ROUNDTABLE

Board member Moe reported a resident contacted her regarding their dog getting bite by ticks at Fairweather Park/Lid area. Staff suggested the resident email the City Manager so the information could be sent to WSDOT.

7. PARK REPORTS

Fairweather – McMullen reported the mulch looked good. Staff reported the goats will be returning in June.

Points Loop Trail – Moe reported looks good. Staff reported the trail map will be posted at the post office and on notice boards.

Lake Lane – closed due to dock damage. Staff is getting estimates on repairs and permitting.

Medina Beach Park – Board members reported it looks beautiful

Medina Park - Board members reported it looks beautiful

Viewpoint Park – No report.

8. ADJOURNMENT

Chair Surbeck reminded the board the next meeting would be on June 15 as discussed earlier in the meeting.

By consensus, the meeting was adjourned at 5:53 PM.

Meeting minutes taken by Dawn Nations, Acting City Clerk



MEDINA, WASHINGTON

PARK BOARD MEETING

Hybrid - Virtual/In-Person
 Medina City Hall - Council Chambers
 501 Evergreen Point Road, Medina, WA 98039
Monday, June 15, 2026 – 5:00 PM

MINUTES

1. CALL TO ORDER / ROLL CALL

The Park Board meeting was called to order by Chair Katie Surbeck at 5:00pm.

PRESENT

Board Member Barbara Moe
 Board Chair Katie Surbeck
 Board Member Dana Brekke
 Board Member India Fitting-Koh
 Board Vice-Chair Collette McMullen
 Board Member Gretchen Stengel
 Board Member Mary Nelson

ABSENT

Board Member Michelle Lei

STAFF

Nations, Osada, Crickmore, Anderson

2. ANNOUNCEMENTS

Acting City Clerk Nations gave an update the board members regarding the changes in the parking stalls at city hall. City Staff and volunteers will now have parking permits to park in the permit stalls. Park Board members will be issued their permits at the July 20, 2026, meeting.

3. APPROVAL OF PARK BOARD MINUTES

ACTION: Motion made by Board Vice-Chair McMullen, Seconded by Board Member Moe and carried by 7:0 vote; the board adopted the meeting minutes as presented.

3.1 Park Board Minutes of May 18, 2026

Recommendation: Adopt minutes.

Staff Contact: Dawn Nations, Acting City Clerk

4. PUBLIC COMMENT

Chair Surbeck opened the public comment period. There were no comments; public comments was closed

5. PARK BOARD BUSINESS**5.1 Park/Memorial Donation Policy**

Recommendation: Discussion and direction.

Staff Contacts: Ryan Osada, Public Works Director, Jeff Swanson, City Manager

Ryan Osada, Public Works Director, gave a brief overview of the draft policy. The board members discussed the overall vision of what the policy should include. It was decided the title would be Park Enhancement and Memorial Donation Policy. This would allow for donations to be made for park enhancements as well as in memoriam. They discussed the following topics: eligibility, park enhancement opportunities, memorial recognition, monetary park donations, ownership and maintenance. Osada will bring an updated draft policy to the Park Board for further discussion at the July 20th meeting.

6. PARK BOARD ROUNDTABLE

None.

7. PARK REPORTS

No Reports given due to length of Park Board discussion.

8. ADJOURNMENT

Next Park Board Meeting: July 20, 2026, at 5:00 PM.

By consensus, the meeting was adjourned at 5:56 PM.

Meeting minutes taken by Dawn Nations, Acting City Clerk



MEDINA, WASHINGTON

PLANNING COMMISSION MEETING (AMENDED)

Hybrid - Virtual/In-Person
Medina City Hall - Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Tuesday, June 23, 2026 – 6:00 PM

MINUTES

1. CALL TO ORDER / ROLL CALL

Planning Commission Chair Shawn Schubring called the meeting of the Medina Planning Commission to order at 6:02 p.m. in the Council Chambers.

PRESENT

Commission Chair Shawn Schubring
Commissioner Vice-Chair Brian Pao
Commissioner Julie Barrett
Commissioner Li-Tan Hsu
Commissioner Evonne Lai (online)
Commissioner Mark Nelson (departed @ 6:28pm)

ABSENT

Commissioner Sandhya Edupuganti

STAFF

Bennett, Gunderson, Robertson, Wilcox

2. APPROVAL OF MEETING AGENDA

ACTION: Motion to approve the meeting agenda. Motion passed 5-0-1.

Motion made by Commissioner Nelson, Seconded by Commissioner Barrett.
Voting Yea: Commission Chair Schubring, Commissioner Barrett, Commissioner Hsu,
Commissioner Nelson, Commissioner Vice-Chair Pao
Voting Abstaining: Commissioner Lai

3. APPROVAL OF MINUTES

3.1 Planning Commission Meeting Minutes of May 19, 2026

Recommendation: Adopt Minutes

Staff Contact: Rebecca Bennett, Development Services Coordinator

ACTION: Motion to approve the meeting minutes. Motion passed 6-0.

Motion made by Commissioner Hsu, Seconded by Commissioner Nelson.
 Voting Yea: Commission Chair Schubring, Commissioner Barrett, Commissioner Hsu,
 Commissioner Lai, Commissioner Nelson, Commissioner Vice-Chair Pao

4. ANNOUNCEMENTS

4.1 Staff/Commissioners

None were heard.

5. PUBLIC COMMENT PERIOD

Chair Schubring opened the public comment period.

During the public comment period, two members of the audience spoke regarding concerns related to development impacts and Ordinance No. 1052. Those speakers were Scott Hommas and Jessica Roe, both representing 300 Overlake Drive East

Following public testimony, Chair Schubring closed the public comment period.

6. PUBLIC HEARING

6.1 IOC Outdoor Lighting Public Hearing

Recommendation: Accept public testimony

Staff Contact: Kim Gunderson, City Planning Consultant

City Planning Consultant, Kim Gunderson, provided a brief presentation regarding the proposed IOC Outdoor Lighting regulations.

Chair Schubring opened the public hearing.

Patricia Christopher, 7617 NE 8th St., provided public testimony.

Chair Schubring closed the public hearing.

ACTION: Motion to recommend approval of the Outdoor Lighting Ordinance and to direct staff to forward the Planning Commission recommendation to the City Council.

Motion made by Commissioner Nelson, Seconded by Commissioner Vice-Chair Pao.
 Voting Yea: Commission Chair Schubring, Commissioner Barrett, Commissioner Hsu,
 Commissioner Nelson, Commissioner Vice-Chair Pao
 Voting Abstaining: Commissioner Lai

7. DISCUSSION

7.1 Development Impacts Project

Recommendation: Discussion only

Staff Contact: Kim Gunderson, City Planning Consultant

City Planning Consultant, Kim Gunderson, provided a PowerPoint presentation regarding the Development Impacts Project. Commissioners discussed and asked questions.

8. ADJOURNMENT

Meeting adjourned at 7:42pm

ACTION: Motion to adjourn. Motion passed 4-0-1.

Motion made by Commissioner Hsu, Seconded by Commissioner Barrett.

Voting Yea: Commission Chair Schubring, Commissioner Barrett, Commissioner Hsu,
Commissioner Vice-Chair Pao

Voting Abstaining: Commissioner Lai

Meeting minutes taken by Rebecca Bennett, Development Services Coordinator



MEDINA, WASHINGTON

PLANNING COMMISSION MEETING

Hybrid - Virtual/In-Person
 Medina City Hall - Council Chambers
 501 Evergreen Point Road, Medina, WA 98039
Tuesday, July 28, 2026 – 6:00 PM

MINUTES

1. CALL TO ORDER / ROLL CALL

Planning Commission Chair Shawn Schubring called the meeting of the Medina Planning Commission to order at 6:06p.m. in the Council Chambers.

PRESENT

Commission Chair Shawn Schubring
 Commissioner Vice-Chair Brian Pao
 Commissioner Julie Barrett
 Commissioner Sandhya Edupuganti (Arrived @ 6:16pm)
 Commissioner Mark Nelson (Departed @ 6:34pm)

ABSENT

Commissioner Li-Tan Hsu
 Commissioner Evonne Lai

STAFF

Bennett, Gunderson, Robertson, Swanson, Wilcox

2. APPROVAL OF MEETING AGENDA

ACTION: Motion to approve the meeting agenda. Motion passed 4-0.

Motion made by Commissioner Barrett, Seconded by Commissioner Vice-Chair Pao.
 Voting Yea: Commission Chair Schubring, Commissioner Barrett, Commissioner Nelson,
 Commissioner Vice-Chair Pao

3. APPROVAL OF MINUTES

3.1 Planning Commission Meeting Minutes of June 23, 2026

Recommendation: Adopt Minutes

Staff Contact: Rebecca Bennett, Development Services Coordinator

ACTION: Motion to approve the meeting minutes. Motion passed 4-0.

Motion made by Commissioner Nelson, Seconded by Commissioner Barrett.
 Voting Yea: Commission Chair Schubring, Commissioner Barrett, Commissioner Nelson,
 Commissioner Vice-Chair Pao

4. ANNOUNCEMENTS

4.1 Staff/Commissioners

Director of Development Services, Steve Wilcox, announced that the Critical Areas Ordinance GIS map has been completed and is expected to be available online within approximately two weeks.

City planning consultant, Kim Gunderson, announced that the City Council approved the Outdoor Lighting Ordinance with amendments. Gunderson also reported that the Council adopted Interim Official Control Ordinance No. 1059, which modifies and extends Interim Official Control Ordinance No. 1052. Ordinance No. 1059 includes four modifications to the previous interim official control.

Commissioner Pao reported that he attended the City Council meeting the previous evening, where the Council discussed EZ Fiber internet service.

5. PUBLIC COMMENT PERIOD

Please see "Online Meeting Participation" above.

Chair Schubring opened the public comment period.

During the public comment period, five members of the audience spoke regarding concerns related to development impacts and Ordinance No. 1052. Those speakers were Brian Brand, representing Baylis Architects, Scott Hommas, representing 300 Overlake Drive E, Phil McCullough, representing McCullough Architects, Todd Bennett, representing The Custom Home Company, and Sarjana Mitra, representing 1811 73rd Ave NE.

Following public testimony, Chair Schubring closed the public comment period.

6. DISCUSSION

6.1 Development Impacts Project

Recommendation: Discussion only

Staff Contact: Kim Gunderson, City Planning Consultant

City Planning Consultant, Kim Gunderson, provided a PowerPoint presentation regarding the Development Impacts Project. Commissioners discussed and asked questions.

7. ADJOURNMENT

Meeting adjourned at 7:25pm

ACTION: Motion to adjourn. Motion passed 4-0.

Motion made by Commissioner Vice-Chair Pao, Seconded by Commissioner Edupuganti.

Voting Yea: Commission Chair Schubring, Commissioner Barrett, Commissioner Edupuganti, Commissioner Vice-Chair Pao

Meeting minutes taken by Rebecca Bennett, Development Services Coordinator.



MEDINA, WASHINGTON
MEDINA CITY COUNCIL
REGULAR AND SPECIAL MEETING
 Hybrid – Virtual/In-Person
 Medina City Hall – Council Chambers
 501 Evergreen Point Road, Medina, WA 98039
Tuesday, May 26, 2026 – 5:00 PM

MINUTES

1. REGULAR MEETING and Council Retreat - CALL TO ORDER / ROLL CALL

Deputy Mayor Randy Reeves called the Medina City Council regular meeting of Monday, May 26, 2026, to order at 5:03 PM.

PRESENT

Mayor Jessica Rossman (arrived at 5:41 pm)
 Deputy Mayor Randy Reeves
 Councilmember Harini Gokul (left at 7:20 pm)
 Councilmember Michael Luis
 Councilmember Heija Nunn
 Councilmember Laura Bustamante
 Councilmember Jeff Price

STAFF

Swanson, Osada, Wagner, Wilcox, Robertson, Sass, Nations

2. APPROVAL OF MEETING AGENDA

ACTION: By consensus the meeting agenda was approved as presented.

3. PRESENTATIONS

None.

4. PUBLIC COMMENT PERIOD

Deputy Mayor Randy Reeves opened the public comment period.
 The following person addressed the council:

Laura Burgess addressed the council regarding emergency procedures with her personal experiences.

No further public comment was provided, and the public comment period was closed.

5. CITY MANAGER'S REPORT

5.1a ARCH Update: 2027-2028 Work Plan and Budget

City Manager Jeff Swanson gave a brief update regarding the ARCH Update: 2027-2028 Work Plan and Budget. At the February 2026 ARCH Executive Board meeting, ARCH staff began the process of development and presentation of their 2027-2028 Work Plan and Budget. Subsequent discussions transpired in March and May.

Medina's member contribution towards administration for 2025 was \$10,538 and for 2026 it is \$10,865. Under the budgetary scenarios described above, Medina's member contribution towards administration would be:

- Baseline 2027-28 Budget - \$11,560 in 2027 and \$12,140 in 2028
- Option 1 - \$12,299 in 2027 and \$12,920 in 2028
- Option 2 - \$11,560 in 2027 and \$12,901 in 2028

Council asked questions, agreed that ARCH does very important work and supports the budget. Council provided feedback regarding cost and revenue efficiencies for City Manager Swanson to share with the executive board at the next ARCH meeting,

5.1b WSDOT Update

City Manager Jeff Swanson gave a brief update regarding his meeting with Brian Neilson Regional Administrator for WSDOT and lid maintenance discussion. Council asked questions and staff responded. Staff will continue discussions with WSDOT and work on getting information out to the community explaining the process and reasons behind the lack of lid maintenance from WSDOT.

6. CONSENT AGENDA

ACTION: Motion to approve the Consent Agenda as presented was made by Councilmember Gokul and seconded by Councilmember Luis
By consensus the consent agenda was approved as presented.

6.1 Park Board Approved Meeting Minutes of:

- a) November 17, 2025; and
- b) January 19, 2026.

Recommendation: Receive and file.

Staff Contact: Dawn Nations, Acting City Clerk

6.2 Planning Commission Approved Meeting Minutes of:

- a) April 28, 2026; and
- b) May 6, 2026.

Recommendation: Receive and file.

Staff Contact: Rebecca Bennett, Development Services Coordinator

6.3 Draft City Council Minutes of April 13, 2026.

Recommendation: Adopt minutes.

Staff Contact: Dawn Nations, Acting City Clerk

7. LEGISLATIVE HEARING

None.

8. PUBLIC HEARING

None.

9. CITY BUSINESS

None.

10. COUNCILMEMBER REPORTS AND ROUNDTABLE

a) Council Reports

Councilmember Bustamante adding the ARCH elected officials meeting and gave brief overview of affordable housing 101 discussion.

Councilmember Nunn Pic committee meeting regarding affordable housing.

Councilmember Gokul reported the Personnel committee met to close out the council vacancy.

b) Requests for future agenda items.

Councilmember Luis asked for update regarding Leaf Blower discussion, City Manager Swanson gave update, and this will be on the meeting.

City Manager Swanson discussed an advisory committee to assist staff, and he will put together a proposal for council discussion.

Councilmember Price and Councilmember Nunn asked regarding council's position on dark skies and clarification. Planning Commission drafted draft ordinance for review at a public hearing on June 23, 2026. City Attorney Robertson gave further clarification on the timeline for the IOC Outdoor Lighting.

Councilmember Nunn addressed staff regarding a communication plan with hot topics in the city. Deputy Mayor Reeves would like to see a communication plan as well.

Mayor Rossman agreed with communication plan regarding Ord.1052 and clarification. She reported that the Park Board will be holding a special meeting on June 15th to discuss the Park Memorial Policy.

11. PUBLIC COMMENT

Deputy Mayor Reeves opened the public comment period. There were no speakers, and the public comments was closed.

12. STUDY SESSION - RETREAT

Mayor Rossman called the Medina City Council study session of Monday, May 26, 2026, to order at 6:10 PM.

The Study Session is an informal discussion for the City Council. This session is held in person only and is not recorded. The public is welcome to attend; however, Zoom access will not be available during the study session.

12.1 City Council Retreat - Council Guidelines and 2027 Budget

City Manager Swanson and City Attorney Robertson gave a presentation on the City Council Guidelines. Council asked questions and gave input. The guidelines will be updated and presented to council in a future meeting.

13. ADJOURNMENT

The meeting was adjourned from the study session at 8:10 PM.

Meeting minutes taken by Dawn Nations, Acting City Clerk



MEDINA, WASHINGTON
MEDINA CITY COUNCIL
SPECIAL AND REGULAR MEETING
 Hybrid – Virtual/In-Person
 Medina City Hall – Council Chambers
 501 Evergreen Point Road, Medina, WA 98039
Monday, June 08, 2026 – 5:00 PM

MINUTES

1. STUDY SESSION

Mayor Jessica Rossman called the study session of Monday, June 8, 2026, to order at 5:02 PM.

PRESENT

Mayor Jessica Rossman
 Deputy Mayor Randy Reeves
 Councilmember Heija Nunn
 Councilmember Laura Bustamante
 Councilmember Jeff Price

ABSENT

Councilmember Harini Gokul
 Councilmember Michael Luis

STAFF

Swanson, Osada, Wagner, Wilcox (online), Robertson, Nations

1.1 Gas Powered Leaf Blowers

Public Works Director Ryan Osada and City Manager Jeff Swanson gave an update on gas powered leaf blowers and next steps for the city. Council asked questions and staff responded.

2. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Jessica Rossman called the regular meeting of Monday, June 8, 2026, to order at 6:01 PM.

PRESENT

Mayor Jessica Rossman
 Deputy Mayor Randy Reeves
 Councilmember Heija Nunn
 Councilmember Laura Bustamante
 Councilmember Jeff Price

ABSENT

Councilmember Harini Gokul
Councilmember Michael Luis

STAFF

Swanson, Osada, Wagner, Wilcox (online), Robertson, Nations

3. APPROVAL OF MEETING AGENDA

Mayor Rossman requested item 7.4 Park Rules for Tennis Courts Ordinance be pulled from the Consent Agenda for discussion. Mayor Rossman stated that the Park Rules for Tennis Courts Ordinance would be added as City Business Item 10.1. Amended ordinance was presented to council at the dais.

ACTION: With no further changes proposed by consensus, the meeting agenda was approved as amended.

4. PUBLIC COMMENT PERIOD

Mayor Jessica Rossman opened the public comment period. The following people addressed the council:

Mr. Nelson addressed the council regarding leaf blowers and gave input on his own personal use of electric blowers and commented the time requirement is longer using electric and the cost is higher.

Steven Burns addressed the council regarding leaf blowers and gave input on his own personal use of electric blowers. He asked the council to ask for citizens' opinions on this topic. He commented the gas-powered blowers are about noise.

No further public comment was provided, and the public comment period was closed.

5. PRESENTATIONS**5.1 Reports and announcements from Park Board, Planning Commission, and Emergency Preparedness.**

Acting City Clerk Nations reported on behalf of Park Board they will have a special meeting on June 15th to discuss the Park Donation Policy and will bring to council at future meeting.

Planning Commission report will be given during Development Services Director Wilcox will cover this under City Manager reporting.

Rosalie Gann Emergency Preparedness Chair reported they have their ongoing Sunday night radio check-in, and the next meeting is on September 16th at 4pm.

6. CITY MANAGER'S REPORT

City Manager Swanson directed council to the Bellevue Fire Report and meeting agenda calendar included in the agenda packet.

Chief Sass thanked Rosalie Gann for her participation on the police foundation board. He highlighted the Police Department's bike program and reported that 3 officers completed the intense training program to be certified. The department has already received positive feedback regarding seeing the officers on the bikes. He reported officer Tyson Bingcang graduated from the police academy on May 13th and the department is very excited about him joining the department. Chief Sass announced the department received the grant to add an additional officer. He thanked Captain Gidlof for all his efforts to get this grant approved.

Chief Sass addressed City Hall parking spaces and gave an overview of the research that was done to improve the parking situation. He highlighted the options for discussion with council. Council asked questions and staff responded. Option A parking lot was directed by the council. Staff will implement Option A parking lot changes on a trial basis and will be re-evaluated after the trial period.

Development Services Director Wilcox reported the Planning Commission had training on mandatory open public meetings act on May 6, special meeting on May 19 on the Outdoor lighting draft ordinance for continued discussion and May 27th meeting canceled. Upcoming Planning Commission meetings are June 23rd, Development Services Committee Meeting on July 14th, IOC Ordinance 1052- Development Impacts Phase 1 meeting on June 17th and June 23rd Planning Commission will be presented with the results from the June 17th forum. He reported information regarding inquiries for middle housing since Ord. 1040 was adopted on June 21, 2025. There have been 6 inquiries there have been 2 permits issued for detached cabana and ADU existing garage.

Finance/HR Director Wagner reported on financial updates for park donations and police foundation. Also expanding ACH system. 2025 audited report will happen at the end of the year. He updated the online auction for public works equipment and the income received covered the cost of the skid steer equipment.

Public Works Director Osada answered questions for ROW permits those were from PSE. He announced the CIP/TIP will be on the next 2 study sessions. He highlighted 2 projects regarding water filtration system into main bodies of water. Council asked questions and staff responded.

7. CONSENT AGENDA

ACTION: Deputy Mayor Reeves moved to approve the Consent Agenda as amended. The motion was Seconded by Councilmember Bustamante and carried by a vote of 5-0.

- 7.1 May 2026 - Check Register
Recommendation: Approve.
Staff Contact: Ryan Wagner, Finance/HR Director
- 7.2 Draft City Council Meeting Minutes of April 27, 2026
Recommendation: Adopt minutes.
Staff Contact: Dawn Nations, Acting City Clerk
- 7.3 Interim Official Control (IOC) Outdoor Lighting - Extended
Recommendation: Adopt Ordinance No. 1057 to extend and renew the interim official control, which was extended on December 8, 2025, under Ordinance No. 1050.
Staff Contact: Jeff Swanson, City Manager and Jennifer Robertson, City Attorney

8. LEGISLATIVE HEARING

None.

9. PUBLIC HEARING

None.

10. CITY BUSINESS

- 10.1 Park Rules for Tennis Courts Ordinance
Recommendation: Adopt Ordinance No. 1056 to amend MMC 12.20.015.
Staff Contacts: Jennifer S. Robertson, City Attorney and Ryan Osada, Public Works Director

Mayor Rossman gave brief overview of revised ordinance amending MMC 12.20.015 regarding pickle ball stripping and usage on the tennis courts. City Attorney Jennifer Robertson gave an update on the updated code for Medina Park and Fairweather Park tennis courts usage. Council directed staff to update language to clarify tennis courts verbiage in the code language and update the usage times in the code.

ACTION: Councilmember Bustamante moved to adopt Ordinance No.1056 as presented in the desk packet with additional revisions as described verbally by city attorney. The motion was Seconded by Councilmember Price and carried by a vote of 5-0.

11. COUNCILMEMBER REPORTS AND ROUNDTABLE

a) Council Reports

Councilmember Price commented on great work on the communication for the lid.

Councilmember Nunn suggested the Park Board expand their reporting criteria to City ROW, streets. Staff will work on the scope of how this will be implemented.

Mayor Rossman reported the city is getting more requests for proclamations and the city does not have a proposal for a proclamation policy. Finance Director and City Attorney are working on amending the donation policy and will be presented to council at a future meeting. Council asked questions and staff responded. Mayor Rossman will be

attending AWC conference in Spokane. On behalf of Councilmember Gokul, she reported the Personnel committee is working city's HR council on the align the review process for the City manager per his contract.

b) Requests for future agenda items.

12. PUBLIC COMMENT

Mayor Rossman opened the public comment period. There were no speakers, and the public comments was closed.

13. EXECUTIVE SESSION

Council entered the executive session at 7:54pm under RCW 42.30.110(1)(i) to discuss with legal counsel matters relating to agency enforcement actions or litigation or potential litigation when public knowledge of the discussion would likely result in adverse legal or financial consequence to the agency.

The Council announced that it would be in executive session for a total of 30 minutes and would adjourn directly from the closed session.

ACTION: No action was taken following the Executive Session.

The City Attorney Jennifer Robertson was present during the Executive Session.

14. ADJOURNMENT

The meeting was adjourned by Mayor Rossman from executive session.

Meeting minutes taken by Dawn Nations, Acting City Clerk



MEDINA, WASHINGTON

AGENDA BILL

Monday, September 14th, 2026

Subject/Topic: 2027 Budget Public Hearing & Revenue Presentation Dept. Origin: Finance/HR Category: Public Hearing Prepared by: Ryan Wagner – Finance Director Attachments: Attachment A – 2027 Revenue Presentation Attachment B – 2027 Budget Calendar Attachment C – 2027 Revenue Breakdown Attachment D – 2027 Budget Workbook, Revenue Items	Proposed Council Action/Motion: ☐ Information Only ☐ Receive and File ☐ Discuss ☐ Provide Direction ☒ Public Hearing ☐ Adopt/Approve ☐ Other:
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Summary

The Director of Finance will give a presentation that includes a roadmap of the budget process, 2027 numbers on key revenue drivers, and a brief refresh on the 2019 Levy. Please note that property taxes will be excluded and covered during the October 12th meeting.

This meeting will also include the first Public Hearing on the 2027 budget, where the community is given the opportunity to ask questions and provide comments.

Below are some highlights from the preliminary budget workbook.

- Expected 2027 revenue for the General Fund is \$9,479,751.
- Expected Street Fund Revenue is \$118,607 with \$570,000 in interfund transfers.
- Expected Capital Fund Revenue for 2027 is \$1,495,000

- Expected Development Services Revenue for 2027 is \$1,085,000.

Council Priorities

This proposal furthers Council Priorities 1 - 5.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Budget/Fiscal Impact: 2027 Budget Impacts.

Recommendation: N/A

City Manager Approval:



Proposed Council Motions: N/A

City of Medina 2027 Revenue Forecast

Medina City Council
September 14th, 2026

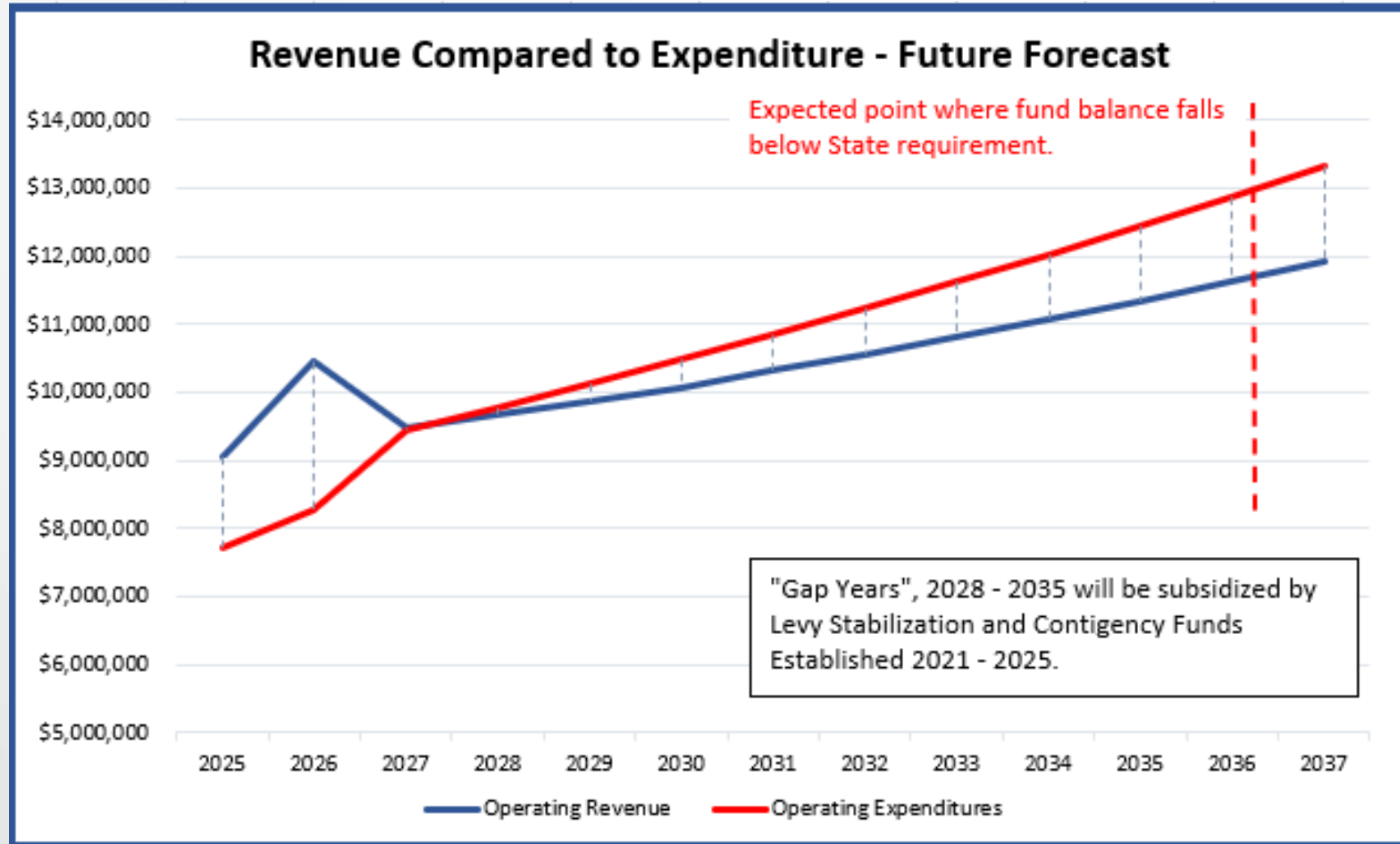
Budget Roadmap

- July 13th, 2026 – Council Approves 6 Year Capital Improvement Plan
- July 27th, 2026 – Department Directors start to prepare 2027 budget documents
- August 24th, 2026 – Staff and Council participate in the preliminary 2027 budget retreat
- September 14th, 2026 – Council holds the first Public Hearing on the 2027 budget, presentation on city revenues

2019 Levy Lid Lift Election Overview

- 10 Year Long Term Financial Plan for the City of Medina's General Fund (2020-2029)
 - Provide Sustainable Level of Funding
 - Maintain 2019 Level of Service Going Forward
 - Levy Stabilization Fund to Maintain Level of Service 2026-2029
 - \$2,685,000 will be the fund balance of the stabilization fund by 12/31/2025
 - 2021 – Deposited \$500,000 into Fund
 - 2022 – Deposited \$500,000 into Fund
 - 2023 – Deposited \$1,000,000 into Fund
 - 2024 – Deposited \$400,000 into Fund
 - 2025 – Depositing \$285,000 into Fund

General Fund



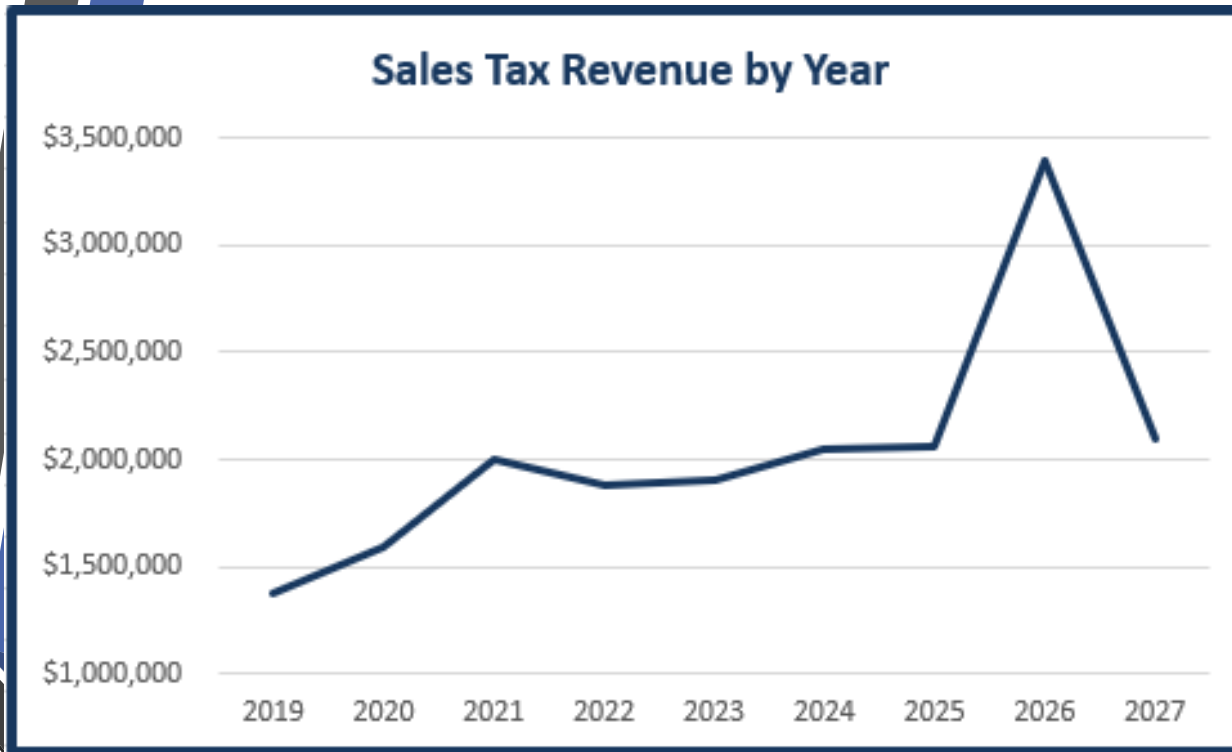
Fund Balances for Reserve Accounts

- Levy Stabilization Fund - a dedicated financial reserve used by local governments to hold excess tax or fee revenues collected during peak years to draw from later to offset deficit spending. Expected deficit spending within the General Fund starting in 2028.
 - Current Balance is \$2,685,000
- Contingency Fund - a dedicated financial reserve set aside to cover unexpected expenses or financial emergencies.
 - Current Balance is \$1,750,000

Key Medina Revenue Sources

- General Fund
 - Property Taxes
 - Will be covered in greater detail during the second public hearing on October 12th
 - Sales and Use Tax
 - Utility and Franchise Fees
 - Investment Income
- Capital Fund
 - REET 1 and REET 2
 - Grants
 - Investment Income

Local Retail Sales and Use Tax

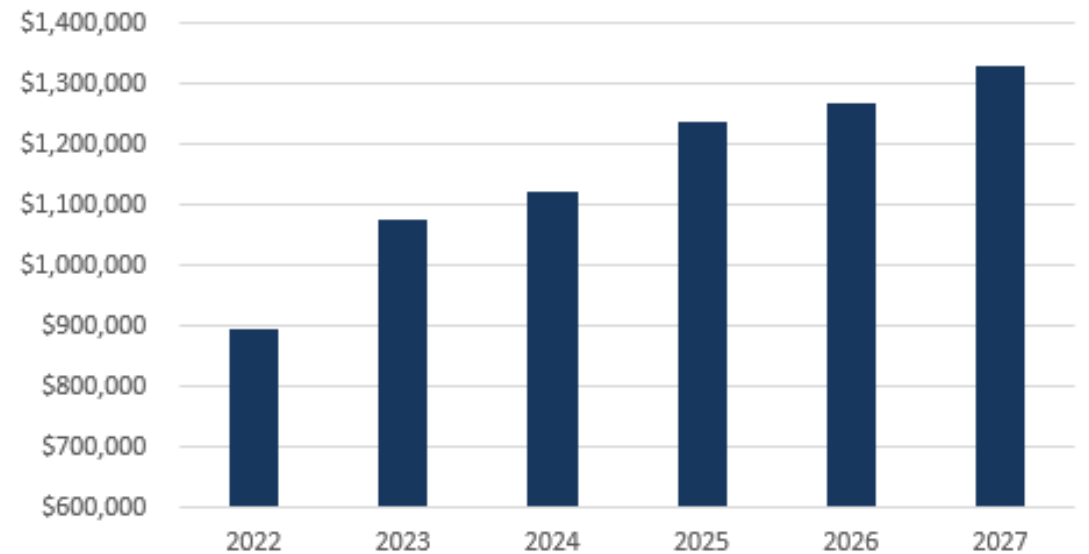


- 2027 budgeted amount - \$2,100,000
- 22% of General Fund Revenue - second largest
- Medina's tax is 10.4%
 - 6.5% State and 3.9% Local
 - includes construction, online orders along with the purchase of physical goods within city limits
 - Increase of 0.1% from HB2015 Passed in 2026 for Public Safety Funding

Utility and Franchise Fees

- 2027 budgeted amount - \$1,329,510
- 14% of General Fund Revenue - third largest
- Utilities included at a 6% rate
 - Electricity, Gas, Water and Sewer, Garbage and Solid Waste, Cable, Telephone
 - Additional 4% Franchise Fee for Water/Sewer and Cable

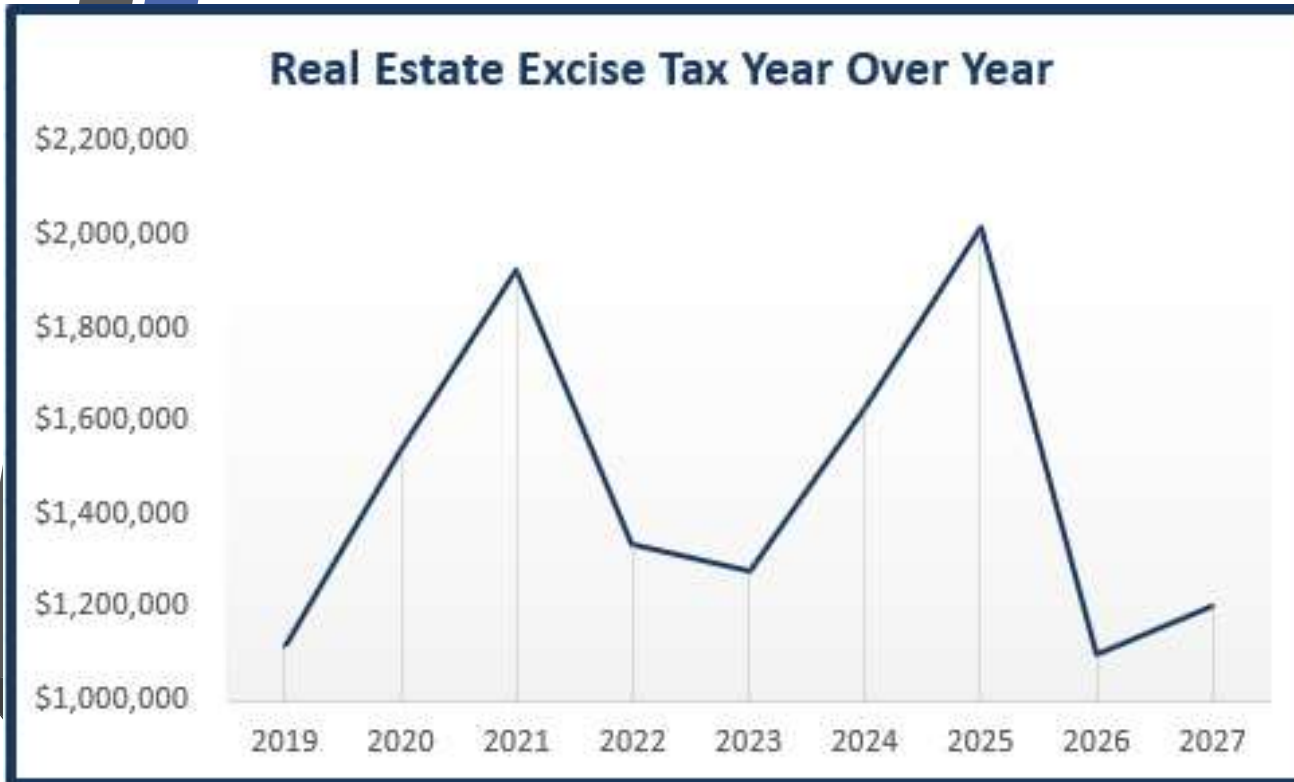
Utility and Franchise Fee Revenue



Investment Income

- Two sources of Investment Income, LGIP and Bond Portfolio
- LGIP is a state-mandated local government investment program that pools to provide safe but competitive returns.
- Medina's bond portfolio follows a ladder approach, with various investment spread at six-month intervals through March of 2029.

Real Estate Excise Tax



- Restrictive revenue source that is the primary funding source for major capital projects within the city.
- REET 1, or the “first quarter percent” – a 0.25% REET which may be imposed by any city, town, or county primarily for capital projects and limited maintenance;
- REET 2, or the “second quarter percent” – an additional 0.25% REET which may be imposed by any city, town, or county fully planning under the [Growth Management Act](#), to be used primarily for capital projects and limited maintenance;

Budget Roadmap

- September 28th, 2026 – City Council Discussion on Expenditures
- October 12th, 2026 – Second Public Hearing on Proposed Budget With Property Tax Breakdown
- October 14th, 2026– Scheduled 2027 Budget Open House
- November 9th, 2025 – Final Public Hearing on Proposed Budget, sets property tax levy to KC Assessors Office
- November 9th, 2026 – Council Votes to Adopt 2027 Budget



Questions?



2027 Budget Calendar City of Medina, Washington

Statutory Dates	Planned/Actual Dates	2027 Budget Process
July 1, 2026	June 22, 2026	Council holds Public Hearing on 6 year Capital Improvement Plan (CIP/TIB/Non-TIB)
July 31, 2026	July 13, 2026	Council approves 6 year Capital Improvement Plan, file w/ Sec of Transp. by 7/31
No legal requirement	August 24, 2026	Staff and Council will participate in a budget retreat to make sure community needs are heard prior to the preliminary budget being put together.
Sept 11, 2026	July 27, 2026	Department Directors begin preparing 2027 Budget Requests.
Sept 24, 2026	August 27, 2026	Department Directors 2027 Budget requests submitted to Finance Director. RCW 35.33.031 and RCW 35A.33.030.
Oct 2, 2026	August 27, 2026	2027 Preliminary Budget estimates are presented to the City Manager by Finance Director for modification, revision or addition. RCW 35.33.031 and RCW 35A.33.030.
No legal requirement	September 14, 2026	Council holds a Public Hearing to gather input on 2027 Preliminary Budget.
Oct 2, 2026	September 14, 2026	City Manager provides City Council with 2026 Revenue projections for the current year. City Manager provides a 2027 Preliminary Budget showing 2027 Revenue and Expenditures by Department.
No legal requirement	Sept 28, 2026	City Council holds a study session on 2027 Preliminary Budget. <i>Balancing decisions made if necessary.</i>
Nov 2, 2026	October 12, 2026	City Manager files 2027 Updated Preliminary Budget & Budget Message with the City Clerk and the City Council.
Prior to November 25, 2026	October 12, 2026	City Council holds Preliminary Public Hearing on 2027 Budget & Revenue Sources (Property Tax Levy)
No legal requirement	October 14, 2026	Council holds an Open House to engage the public on the 2027 budget process and preliminary numbers.
No later than Nov 2, through Nov 20, 2026	Dates as needed prior to Nov 9 th meeting	City Clerk publishes notice of filing of 2027 Budget and publishes notice of public hearing on final budget once a week for two consecutive weeks.
Nov 21, 2026	Nov 9, 2026	Copies of 2027 proposed final budget are made available to the public at the Regular City Council meeting.



Nov 30, 2026 (KC due date) (Hearing due date 12/4/26)	Nov 9, 2026	Council holds Final Public Hearing and sets the 2027 Property Tax Levy to certify property tax levy to King County Assessor's Office
Dec. 31, 2026	Nov 9, 2026	Council adopts Final 2027 Budget at the Regular Monthly City Council meeting.
After Adoption	After Adoption	Copies of 2027 Final Budget Ordinance are filed with the Washington State Auditor's Office, MRSC and AWC.

Revenue Breakdown – For More Information Please Follow the below Links to the MRSC website

Property Taxes

- The primary source of revenue for the City of Medina comes from property taxes. This makes up approximately 51% of all funds collected annually to be used within our General Fund. The Washington State Constitution limits cities to a maximum increase of 1%, plus increases for new construction and refunds.
- For 2027, the expected property tax distribution for the city is \$4,812,518.
- If you would like to learn more about how Washington State Property Taxes are calculated, please follow this link.

[MRSC - Property Tax Basics](#)

Local Retail and Use Tax

- The second largest source of revenue for Medina comes from local retail and use tax. This makes up approximately 22% of Medina's annual budget. Medina's tax rate is 10.4% which includes 6.5% State and 3.9% Local. Of the 10.4% tax rate, Medina only receives 0.95%. Of this percentage, 0.1% is restricted to public safety. The number one source of sales tax revenue for the city is from construction, followed by retail/online orders and landscaping. For 2027, the expected sales tax revenue for the city is \$2,100,000.
- If you would like to learn more about how sales and use tax impacts our local government and our residents, please follow this link.

[MRSC - Sales and Use Tax](#)

Utility and Franchise Fees

- Making up around 14% of Medina's General Fund revenue, utility and franchise fees allow the city to collect a six percent fee on the following utilities.
 - Electricity, Gas, Water and Sewer, Garbage and Solid Waste, Cable, Telephone
- An additional 4% through a "Franchise Fee" can be collected from the following,
 - Water and Sewer, Cable
- For 2027, the expected utility and franchise fee revenue for the city is \$1,329,510.
- To learn more about utility taxes, please follow the link below.

[MRSC - Utility Taxes](#)

Investment Income

- The city receives investment income from two sources, the LGIP Investment Pool and through Medina's bond portfolio. Investment income is split between the General Fund and the Capital Fund, which allows for less restrictive spend on certain projects when compared to the next revenue source.
- For 2027, the expected investment income revenue is \$450,000.

REET 1 and REET 2

- The City's various capital infrastructure projects are primarily funded through Real Estate Excise Tax or REET. Medina collects a quarter percent for REET 1 and a quarter percent for REET 2 for a total of a half percent per property sale. REET however is a restricted use form of revenue, and in most cases can only be used for major capital projects.
- For 2027, the expected revenue for REET is \$1,200,000.

- REET 1 and REET 2 also have slightly different rules for use, more information on REET can be found below.

[MRSC - Real Estate Excise Tax](#)

- If you have more questions on what these funds can be used for, maybe the article below can help.

[MRSC - Article on REET Funds](#)

Capital infrastructure Grants

- While not usually a budgeted form of revenue, Grant funding can help Medina pay for projects that might exceed Medina's current financial ability or supplement current CIP projects to reduce city costs.
- Most of the grants awarded to the city come at the state or county level, and in the past few years have helped pay for park improvements, street overlays, and sidewalk installation.

GENERAL FUND REVENUE

ACCOUNT NUMBER	DESCRIPTION	2022 Year End Actuals	2023 Year End Actuals	2024 Year End Actuals	2025 Year End Actuals	2026 Adopted Budget	2026 Year End Est.	2027 Prelim. Budget		Comments:
	GENERAL FUND - REVENUES									
	PROPERTY & SALES TAX									
001 000 000 311 10 00 00	General Property Taxes	4,185,656	4,329,063	4,460,475	4,585,732	4,741,397	4,741,397	4,812,518	▲1.50%	Includes 1% all'd increase (Placeholder) will be Based on First Preliminary Worksheet 2026 in an outlier due to one time state capital project, 2026 budget plus HB2015 Increase Flat to 2026.06 ytd rolling 12 mos + 2% Increase
001 000 000 313 11 00 00	Local Retail Sales & Use Tax	1,883,644	1,904,907	2,042,597	2,059,543	2,023,000	3,400,000	2,100,000	▲3.81%	
001 000 000 313 71 00 00	Criminal Justice Funding	104,390	106,831	104,614	105,119	108,150	110,000	112,200	▲3.74%	
	TOTAL PROPERTY & SALES TAX	5,598,847	6,340,801	6,607,685	6,750,394	6,872,547	8,251,397	7,024,718	▲2.21%	
	BUSINESS & OCCUPATION-UTILITY TAX									Util Tax 6% and Franchise Fees 4%
001 000 000 316 41 00 00	Electric - Puget Sound Energy	260,933	277,553	303,007	336,559	330,000	360,000	378,000	▲14.55%	Based on 2026.06 ytd rolling 12 mos, + 5 % increase
001 000 000 316 42 00 00	Gas - Puget Sound Energy	134,020	155,272	158,596	167,895	167,000	175,000	183,750	▲10.03%	
001 000 000 316 43 00 00	Water & Sewer	227,411	252,757	261,494	295,863	291,000	300,000	315,000	▲8.25%	
001 000 000 316 45 00 00	Garbage, Solid Waste	46,820	50,705	64,697	71,102	69,000	74,000	77,700	▲12.61%	
001 000 000 316 46 00 00	Cable - Comcast	92,924	80,555	88,200	97,737	97,000	92,000	96,600	▼0.41%	
001 000 000 316 47 00 00	Telephone - Mobile & landline	33,458	35,753	37,080	43,901	46,000	46,000	48,300	▲5.00%	
001 000 000 317 20 00 00	Leasehold Excise Tax	1,698	(2,480)	(3,093)	1,154	-	1,200	1,260		
	BUSINESS LICENSE/PERMITS-FRANCHISE FEES									
	Franchise Fees - Water/Sewer COB, Cable Comcast	196,894	222,209	212,085	221,416	218,000	218,000	228,900	▲5.00%	
001 000 000 321 91 00 00										Assumes 4% Franchise Fee per Ord 895 of 11/30/2012 , applied as above
	TOTAL UTILITY TAX & FRANCHISE FEES	891,325	1,072,324	1,122,066	1,235,626	1,218,000	1,266,200	1,329,510	▲9.16%	
	LICENSES & PERMITS									
001 000 000 322 30 00 00	Animal Licenses	165	350	440	230	4,500	30	4,500	▲0.00%	Moving to King County Pet Licensing Based on 2026.06 ytd annualized Flat to 2026 Budget
001 000 000 322 90 00 00	Other Non Bus. Licenses & Permits (Gun Permits)	20	-	362	563	750	600	600	▼20.00%	
001 000 000 322 99 00 00	Business Licenses	290	-	-		25,000	12,000	25,000	▲0.00%	
	TOTAL LICENSES & PERMITS	\$475	350	802	793	30,250	12,630	30,100	▼0.50%	
	INTERGOVERNMENTAL									
001 000 000 331 17 20 13	State Grant - Criminal Justice							235,000		Grant to cover cost of new officer for 2 years, plus cost to cover one new patrol car 2027: MRSC estimated distribution of State Shared Revenue, available late July 2027: MRSC estimated distribution of State Shared Revenue, available late July
001 000 000 336 06 21 00	MVET-Criminal Justice-Pop.	3,558	1,054	1,118	1,176	1,166	1,166	1,312	▲12.52%	
001 000 000 336 06 26 00	Criminal Justice-Special	334	202	3,928	4,117	4,081	4,081	4,547	▲11.42%	
001 000 000 336 06 51 00	DUI/Other Criminal Justice	20,645	-	285	288					2027: MRSC estimated distribution of State Shared Revenue, available late July 2027: MRSC estimated distribution of State Shared Revenue, available late July
001 000 000 336 06 94 00	Liquor Excise Tax	21,515	20,438	-	-	20,055	20,055	18,190	▼9.30%	
001 000 000 336 06 95 00	Liquor Control Board Profits	1,132	17,830	33,770	32,602	21,484	21,484	21,309	▼0.81%	
001 000 000 336 06 95 01	Liquor Control Board Profits-Public Safety Portion		4,458	8,443	8,151					Based on 13.1% avg previous years of expense subtotal line
001 000 000 342 11 00 00	Hunts Point Police Contract- Add'l Police Serv	322,030	338,353	267,920	451,178	378,984	378,984	416,883	▲10.00%	
	TOTAL INTERGOVERNMENTAL	370,232	395,635	504,689	569,978	425,770	425,770	697,241	▲63.76%	
	CHGS FOR GOODS AND SERVICES									
001 000 000 341 99 00 00	Passport & Naturalization Fees	2,100	2,646	1,365	595	1,000	600	750	▼25.00%	Potential reduction do to staff workload
	TOTAL CHGS FOR GOODS/SERVICES	312,057	2,646	1,365		1,000		750	▼25.00%	
	FINES & FORFEITURES									
001 000 000 353 10 00 00	Municipal Court-Traffic Infrac	15,965	11,099	19,606	34,193	30,000	45,000	40,000	▲33.33%	Hx ratio of court costs (75%) to revenue
	TOTAL FINES & FORFEITURES	31,250	11,099	19,606	34,193	30,000	45,000	40,000	▲33.33%	
	MISCELLANEOUS REVENUE									
001 000 000 361 11 00 00	Investment Interest	61,640	197,796	290,513	320,104	145,000	295,000	225,000	▲55.17%	Assumes LGIP and Bond Investments Interest, allocated between General Fund (50%) & Capital (50%) Based on 2026 actual annualized 7.1 2027 American Towers Corp. Increased in 2026 Lease of \$7,625/mo In 2027 we are not planning on asking for Community Donations
001 000 000 361 40 00 00	Sales Interest	1,741	5,131	7,069	9,045	6,000	4,000	4,000	▼33.33%	
001 000 000 362 00 00 10	Wireless Commun. Facility Leases	23,223	27,801	28,635	29,494	30,631	30,378	31,243	▲2.00%	
001 000 000 362 00 00 20	Post Office Facility Lease	88,508	88,508	88,508	100,951	93,054	95,054	93,054	▲0.00%	Based on 2026 Revenue, Misc Revenue coded here Based on 2026 Budget Based on 2026 Budget Based on 2026 Budget Based on 2026 Budget
001 000 000 367 11 00 00	Contributions/Donations		54,784		-	-	-	-		
001 000 000 369 30 00 10	Confiscated Property-Auction	199	-	-	-	-	-	-		
001 000 000 369 91 00 00	Other	25,354	18,571	5,362	1,941	3,500	6,000	3,500	▲0.00%	
001 000 000 369 91 00 10	Other-Copies	459	172	10	-	75	25	75	▲0.00%	
001 000 000 369 91 00 15	Other-Fingerprinting	240	379	220	105	400	80	400	▲0.00%	
001 000 000 369 91 00 35	Other-Notary	10	70	29	10	100	850	100	▲0.00%	
001 000 000 369 91 00 45	Other-Reports	78	60	30	69	60	25	60	▲0.00%	
	TOTAL MISCELLANEOUS REVENUES	128,007	393,272	420,375	461,719	278,820	431,412	357,432	▲28.19%	
	DISPOSITION OF CAPITAL ASSETS									
001 000 000 395 10 00 00	Proceeds From Sales of Capital Assets	6,474	18,288	655	982		26,284			
	TOTAL DISPOSITION OF CAPITAL ASSETS	3,000	59,509	655	982	-	26,284	-		
	TOTAL GENERAL FUND REVENUE	\$ 7,909,764	8,275,635	8,677,243	\$ 9,053,685	\$ 8,856,387	\$ 10,458,694	\$ 9,479,751	▲7.04%	

STREET FUND REVENUE

ACCOUNT NUMBER	DESCRIPTION	2022 Year End Actuals	2023 Year End Actuals	2024 Year End Actuals	2025 Year End Actuals	2026 Adopted Budget	2026 Year End Est.	2027 Prelim. Budget		
										Notes:
	CITY STREET FUND REVENUE									
	INTERGOVERNMENTAL REVENUE									
	DOE Sweeping Grant									
101 000 000 334 03 60 00	Nat'l Pollution Discharge Elim		75,000	32,897	130,000	65,000	65,000	65,000	▲0.00%	NPDES DOE Grant
101 000 000 336 00 71 00	Multimodal Transportation - Cities	3,846	3,785	3,750	7,687	3,236	3,647	3,615	▲11.71%	2027: MRSC estimated distribution of State Shared Revenue, available late July
101 000 000 336 00 87 00	Motor Fuel Tax and MVA Transpo	54,846	53,975	51,775	45,511	50,983	52,700	49,992	▼1.94%	2027: MRSC estimated distribution of State Shared Revenue, available late July
	TOTAL INTERGOVERNMENTAL	58,692	132,760	88,421	183,198	119,219	121,347	118,607	▼0.51%	
	OPERATING TRANSFERS									
101 000 000 397 00 20 00	From Capital Reserves (302)									
101 000 000 397 00 10 00	From General Fund (001)	405,628	478,000	460,000	444,856	455,000	455,000	470,000	▲3.30%	
101 000 000 397 00 30 00	From Capital Projects Fund (307)	-	75,000	75,000	100,000	100,000	100,000	100,000	▲0.00%	Transfer from Capital Fund to Street Fund or REET1 eligible or unrestricted Capital
	TOTAL OPERATING TRANSFERS	405,628	553,000	535,000	544,856	555,000	555,000	570,000	▲2.70%	
	TOTAL CITY STREET FUND	464,320	685,760	623,421	728,054	674,219	676,347	688,607	▲2.13%	

CAPITAL FUND REVENUE

		2022	2023	2024	2025	2026	2026	2027		
ACCOUNT NUMBER	DESCRIPTION	Year End Actuals	Year End Actuals	Year End Actuals	Year End Actuals	Adopted Budget	Year End Est.	Prelim. Budget		
CAPITAL PROJECTS FUND REVENUE										Notes:

DEVELOPMENT SERVICES REVENUE

Permitting Fees									
		2022 Year End Actuals	2023 Year End Actuals	2024 Year End Actuals	2025 Year End Actuals	2026 Adopted Budget	2026 Year End Est.	2027 Prelim. Budget	
ACCOUNT NUMBER	DESCRIPTION								
DEVELOPMENT SERV. ENT. FUND,									
Transfer from Gen. Rev tab:		Revenue forecasts, from 2026 actuals YTD							
401 000 000 322 10 00 00	Building Permits	\$ 656,228	\$ 914,174	\$ 709,829	\$ 663,680	\$ 635,000	\$ 625,000	\$ 635,000	▲0.00%
401 000 000 322 11 00 00	Building Permit - Technology Fee	\$ 11,769	\$ 9,316	\$ 8,786	\$ 8,582	\$ 8,500	\$ 8,500	\$ 8,500	▲0.00%
401 000 000 345 81 00 00	Zoning	\$ 46,900	\$ 56,401	\$ 70,808	\$ 43,764	\$ 40,000	\$ 55,000	\$ 50,000	▲25.00%
401 000 000 345 89 00 00	Additional Permit Fees	\$ 198,288	\$ 218,078	\$ 84,690	\$ 143,446	\$ 100,000	\$ 78,000	\$ 90,000	▼10.00%
401 000 000 359 00 00 00	Misc. Fine, Penalties, Code			\$ -	\$ 1,480	\$ 1,500	\$ 500	\$ 1,500	▲0.00%
401 000 000 369 91 00 05	Other-CC Convenience Fees	18,253	22,378	18,480	20,148	20,000	21,000	20,000	▲0.00%
401 000 000 397 00 30 00	Transfer from General Fund	\$ 1,010,835				\$ 100,000	\$ 100,000	\$ 200,000	▲100.00%
REVENUES		\$ 1,969,478	\$ 1,336,010	\$ 892,593	\$ 881,100	\$ 905,000	\$ 888,000	\$ 1,005,000	▲14.06%
TOTAL DEV. SERV. ENT. FUND		\$ 1,969,478	\$ 1,336,010	\$ 892,593	\$ 881,100	\$ 905,000	\$ 888,000	\$ 1,005,000	▲11.05%
Advanced Deposits									
Revenue		2022 Actuals	2023 Actuals	2024 Actuals	2025 Actuals	2026 Budget	2026 Estimate	2027 Budget	
401 000 000 382 10 00 02	Refundable DS Adv Deposit	\$ 15,590	\$ 34,711	\$ 48,399	\$ 76,522	\$ 40,000	\$ 125,000	\$ 75,000	▲87.50%
401 000 000 382 10 00 03	Advanced Deposits Used for Consulting Fees			\$ 79,073	\$ 82,903	\$ 80,000	\$ 80,000	\$ 80,000	▲0.00%
	Total Advanced Deposit \$ Brought In:	\$ 15,590	\$ 34,711	\$ 127,472	\$ 159,425	\$ 120,000	\$ 205,000	\$ 155,000	▲29.17%
		Money taken in for this deposit goes here until used for Consulting Fees							
		All Money that is paid to consulting via Advanced Deposit Goes to this Account							