



LYNNWOOD CITY COUNCIL Business Meeting
City Hall Council Chambers 19100 44th Ave W Lynnwood WA 98036
MONDAY, OCTOBER 12, 2026 6:00 PM

1. CALL TO ORDER
2. FLAG SALUTE
3. LAND ACKNOWLEDGEMENT
4. ROLL CALL
5. MESSAGES AND PAPERS FROM THE MAYOR
6. WRITTEN COMMUNICATIONS AND PETITIONS
7. PRESENTATIONS AND PROCLAMATIONS
 - 7.A [Award Presentation: Monster Mad Dash 5k](#) - 10 minutes
Deborah Brandi, Executive Director of the Foundation for Edmonds School District
8. PUBLIC COMMENTS AND COMMUNICATIONS - up to 30 minutes
9. COUNCIL COMMENTS AND ANNOUNCEMENTS
10. PUBLIC HEARING
 - 10.A [Public Hearing: Interim Paid Parking Ordinance Extension](#) - 20 minutes
Karl Almgren, AICP, Community Planning Manager
11. APPROVAL OF MINUTES
 - 11.A [Minutes Approval](#) - 5 minutes
Darcy Kirschner
12. UNANIMOUS CONSENT AGENDA
 - 12.A [Voucher Approval](#) - 0 minutes
13. BUSINESS ITEMS AND OTHER MATTERS
 - 13.A [Ordinance: Interim Paid Parking Ordinance Extension](#) - 20 minutes

Karl Almgren, AICP, Community Planning Manager

13.B [Resolution: 2026 Budget Calendar](#) - 10 minutes

Monisha Harrell, Interim Finance Director

13.C [2027-2028 Preliminary Budget Presentation](#) - 120 minutes

Mayor George Hurst

13.D [Proposed 2027 Property Tax Levy](#) - 45 minutes

Monisha Harrell, Interim Finance Director

14. NEW BUSINESS

ADJOURN

CITY COUNCIL 7.A

CITY OF LYNNWOOD CITY COUNCIL

TITLE: Award Presentation: Monster Mad Dash 5k

DEPARTMENT CONTACT: Darcy Kirschner, Executive Office

PRESENTER:

Deborah Brandi, Executive Director of the Foundation for Edmonds School District

ESTIMATED TIME:

10

BACKGROUND:

The 18th annual Monster Mad Dash 5K, hosted by the Foundation for Edmonds School District, took place on October 3, 2026. In a friendly competition with the cities of Mountlake Terrace and Edmonds, the City of Lynnwood staff and friends raised the most donations for this worthy nonprofit.

DEPARTMENT ATTACHMENTS

Description:

CITY COUNCIL 10.A

CITY OF LYNNWOOD CITY COUNCIL

TITLE: Public Hearing: Interim Paid Parking Ordinance Extension

DEPARTMENT CONTACT: Karl Almgren, Development and Business Services

SUMMARY:

The proposed ordinance is a six-month extension of Ordinance No. 3510 which established paid parking as an interim use expiring December 4, 2026.

PRESENTER:

Karl Almgren, AICP, Community Planning Manager

ESTIMATED TIME:

20

BACKGROUND:

Lynnwood has focused on redevelopment of City Center for office, retail, and housing uses. The concern of paid surface parking lots is an economic condition where parking revenue from underutilized land could stall vertical construction and redevelopment. This is the primary reason Staff has not recommended paid surface parking in the past.

Staff is seeking additional time to determine need and impacts of the allowed use.

SUGGESTED ACTION:

After taking public testimony and ask clarifying questions regarding the draft ordinance.

PREVIOUS COUNCIL ACTIONS:

On May 11, 2026 City Council held a public hearing accepting testimony hearing concerns regarding parking availability and charging for parking.

On May 26, 2026 City Council approved the ordinance.

On October 5, 2026 City Council was briefed on the ordinance extension.

FUNDING:

Paid surface parking will be subject to sales tax.

DEPARTMENT ATTACHMENTS

Description:



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LYNNWOOD, WASHINGTON, EXTENDING INTERIM USES RELATED
TO PAID SURFACE PARKING APPROVING FOR SEVERABILITY;
ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR
SUMMARY PUBLICATION**

WHEREAS, the City of Lynnwood is a municipal corporation organized under the laws of the State of Washington; and

WHEREAS, on March 27, 2026, the City of Lynnwood SEPA Responsible Official issued a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) on the proposed ordinance, which is a non-project proposal; and

WHEREAS, on April 23, 2026, the Lynnwood Planning Commission held a duly noticed public hearing on the proposed ordinance, accepted testimony and by regular motion voted 4-1 to recommend that the Lynnwood City Council adopt the amendments to the Lynnwood Municipal Code as provided herein; and

WHEREAS, on May 11, 2026, the City Council of the City of Lynnwood held a duly noticed public hearing to consider the Planning Commission recommendation and accept public testimony; and

WHEREAS, on May 26, 2026, the City Council of the City of Lynnwood passed Ordinance 3510 and is subject to expire on December 4, 2026; and

WHEREAS, a work plan has been prepared to identify measures to determine information necessary for consideration; and

WHEREAS, the City Council determined an extension is necessary to execute the work plan and determine impacts to achieving the Lynnwood Comprehensive Plan; and

WHEREAS, adoption of the ordinance will serve the general welfare of the public;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Findings of Fact: The City Council hereby incorporates by this reference as Findings of Fact all recitals set forth as "WHEREAS" clauses. In addition, and upon consideration of the provisions of this Ordinance, the City Council finds that the new code and amendments contained herein are: a) consistent with the comprehensive plan; b) substantially related to the public health, safety, or welfare; and c) not contrary to the best interest of the citizens and property owners of the City of Lynnwood.

Section 2. Purpose: To extend the effectiveness of Ordinance 3510 providing additional time to determine impacts to development and associated needs; and

Section 3. Extension: Ordinance 3510 is extended from December 6, 2026 to no later than June 2, 2027 (180 days).

Section 4. Work Plan: A work plan below has been prepared to determine necessary information for consideration of a final ordinance.

November: Seek input from parking providers reflecting from August, 2026 through October, 2026.

December: Review land use implications of paid surface parking.

January, 2027: No action.

February: Seek input from parking providers reflecting from November, 2026 through February, 2027.

March: Prepare staff recommendation to Planning Commission and review environmental adverse impacts.

April: Hold public hearing with Planning Commission.

May: Hold public hearing with City Council for consideration of adoption.

Section 5. 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 or constitutionality of any other section, sentence, clause or phrase or word of this ordinance.

Section 6. Effective Date: This ordinance or an approved summary thereof consisting of its title shall be published in the City's official newspaper of record and shall take effect and be in full force five days following its publication subject to Section 3.

PASSED BY THE CITY COUNCIL THIS ___ day of _____, 2026.

APPROVED:

George Hurst, Mayor

ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

85
86
87
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Darcy Kirschner, City Clerk

Lisa Marshall, City Attorney

DRAFT

CITY COUNCIL 11.A

CITY OF LYNNWOOD CITY COUNCIL

TITLE: Minutes Approval

DEPARTMENT CONTACT: Darcy Kirschner, Executive Office

PRESENTER:

Darcy Kirschner

ESTIMATED TIME:

5

SUGGESTED ACTION:

Approve the minutes for the following meetings:

- City Council Work Sessions: August 3, September 8, September 16, and September 21, 2026
- Council Finance Committee: September 15, 2026
- City Council Business Meetings: August 10, September 14, and September 28, 2026

VISIONS AND PRIORITIES ALIGNMENT:

Supports the Lynnwood Community Vision of an accountable government and aligns with Strategic Plan Priority 3 of Operational Excellence by maintaining transparent, accurate, and compliant official public records.

DEPARTMENT ATTACHMENTS

Description:

[08-03-26 WS Draft Minutes.pdf](#)

[08-10-26 BM Draft Minutes.pdf](#)

[09-08-26 WS Draft Minutes.pdf](#)

[09-14-26 BM Draft Minutes.pdf](#)

[09-15-26 Finance Committee Minutes Draft.pdf](#)

[09-16-26 WS Draft Minutes.pdf](#)

[09-21-26 WS Draft Minutes.pdf](#)

[09-28-26 BM Draft Minutes.pdf](#)



**CITY OF LYNNWOOD
CITY COUNCIL WORK SESSION MINUTES
August 3, 2026**

1. CALL TO ORDER

The meeting was called to order at 6:00 pm.

2. ROLL CALL

Present

Mayor George Hurst
Council President Nick Coelho
Council Vice President Derica Escamilla
Councilmember Robert Leutwyler
Councilmember Isabel Mata
Councilmember Bryce Owings
Councilmember David Parshall
Councilmember Chelsea Wright

3. MAYOR COMMENTS

4. COUNCIL COMMENTS

5. COMMENTS AND QUESTIONS ON MEMO ITEMS

6. WORK SESSION ITEMS

6.A Water System Plan 2026

Jared Bond, Public Works Director; Ehsan Shirkhani, WWTP Manager; and Debra Tseng, Project Manager; presented water system plan overview, findings and recommendations.

6.B PFD Board Candidate Review and Selection for Interviews

Ryan Bush, Tourism/Project Manager; and Ben Wolters, Development and Business Services Director; advised on next steps in the interview and selection process for the PFD Board of Directors positions.

6.C Wage Theft Research Update

Isaiah Sinclair, Intern to the Mayor, presented wage theft topic research and policy options.

Council took a break from 7:52pm – 8:00pm

6.D Vision Zero Road Safety Resolution

Councilmember Leutwyler discussed revised draft resolution and balancing city resource constraints with council's desire for an actionable, impactful traffic safety plan.

6.E County Public Safety Sales Tax

Council President Coelho led a discussion on how a proposed countywide 0.1% public safety tax would impact local consumers, noting that it would stack on top of Lynnwood's existing tax rate. Reviewed compromise models and formal response to the County.

6.F Annexation

Council President Coelho discussed the Council's interest in continuing annexation efforts and determine whether additional analysis should be pursued.

9:00pm Council Vice President Escamilla moved to extend the meeting to the end of the agenda.

Motion Passed.

7. NEW BUSINESS

7.A Farmer's Market Update

Council President Coelho provided an update that the Lynnwood Farmer's Market Manager has filed the permit application with Sound Transit for next year's market space. A formal presentation to the council will be scheduled in the near future.

ADJOURN

The meeting was adjourned at 9:25 pm.



**CITY OF LYNNWOOD
CITY COUNCIL BUSINESS MEETING MINUTES
August 10, 2026**

1. CALL TO ORDER

The meeting was called to order at 6:00 pm

2. FLAG SALUTE

3. LAND ACKNOWLEDGEMENT

4. ROLL CALL

Present:

Mayor George Hurst
Council President Nick Coelho
Council Vice President Derica Escamilla
Councilmember Robert Leutwyler
Councilmember Bryce Owings
Councilmember David Parshall
Councilmember Chelsea Wright

City Attorney Lisa Marshall

Absent:

Councilmember Isabel Mata

5. MESSAGES AND PAPERS FROM THE MAYOR

6. WRITTEN COMMUNICATIONS AND PETITIONS

There were no written communications provided by community members.

7. PRESENTATIONS AND PROCLAMATIONS

7.A Proclamation: Labor Day

Councilmember Owings read the proclamation for Labor Day. The proclamation was received by Darlene Stokes and Charles Burgess.

8. PUBLIC COMMENTS AND COMMUNICATIONS

Public Comment was given by 1 community member.

9. COUNCIL COMMENTS AND ANNOUNCEMENTS

10. APPROVAL OF MINUTES

Moved by Councilmember Escamilla to approve the minutes of the June 16, 2026, City Council Finance Committee Meeting, the July 6, 2026, City Council Work Session, the July 13, 2026, City Council Business Meeting, the July 15, 2026, City Council Work Session, the July 20, 2026, City Council Work Session, the July 21, 2026, City Council Finance Committee Meeting and the July 27, 2026, City Council Business Meeting. The motion passed unanimously.

11. UNANIMOUS CONSENT AGENDA

The following items were approved by Unanimous Consent:

11.A Voucher Approval

Approve claims in the amount of \$3,394,319.75 for the period of 7/20/26 through 8/2/26 and in the amount of \$1,558,990.14 for the period of 7/6/26 through 7/19/26.

Approve payroll in the amount of \$1,878,852.25 dated 7/10/26 and in the amount of \$1,883,949.56 dated 7/24/26.

11.B Bid Award: 44th Ave W I-5 Underpass Pedestrian and Bicycle Improvements Project

Authorize the Mayor to enter into and execute on behalf of the City, a contract with CA Carey Corp of Issaquah, WA for construction services related to the 44th Ave W I-5 Underpass Pedestrian and Bicycle Improvement Projects in an amount not to exceed \$7,389,963 with an additional 10% contingency for a total amount of \$8,128,959.

11.C Bid Award: 2026 Paving and Meadowdale Ramps Project

Authorize the Mayor to enter into and execute on behalf of the City, a contract with P&A Civil, LLC of Tacoma, Washington, for construction services related to the 2026 Paving and Meadowdale Ramps Project, in

amount not to exceed \$3,078,257 with an additional 10% contingency for a total amount of \$3,386,083.

12. BUSINESS ITEMS AND OTHER MATTERS

12.A Amendment to Previous Motions: Correction of Position Number

Moved by Council President Coelho to amend the motion adopted on March 11, 2024, regarding the appointment of Frank Percival to the Lynnwood Public Facilities District Board, by striking the reference to “Position #2” and inserting “Position #3” in its place, to correct the position number stated in the original motion. The motion shall read: “George Hurst moved to appoint Frank Percival as a board member of the Public Facilities District Position #3 for a four-year term ending December 31, 2028. The motion passed unanimously.

Moved by Council President Coelho to amend the motion adopted on March 11, 2024, regarding the appointment of Chris Collier to the Lynnwood Public Facilities District Board, by striking the reference to “Position #3” and inserting “Position #2” in its place, to correct the position number stated in the original motion. The motion shall read: “George Hurst moved to appoint Chris Collier as a Board Member of the Public Facilities District Position #2 for a four-year term ending December 31, 2028. The motion passed unanimously.

12.B Lynnwood Public Facilities District Board of Directors Candidate Interviews & Appointment

The Council interviewed Lynnwood Public Facilities District Board of Directors candidates Charles Burgess and Jacqueline Manlastas.

The Council voted for their preferred candidate by written ballot.

Council Vice President Derica Escamilla	Jacqueline Manlastas
Councilmember Bryce Owings	Charles Burgess
Council President Nick Coelho	Jacqueline Manlastas
Councilmember Robert Leutwyler	Charles Burgess
Councilmember Chelsea Wright	Charles Burgess
Councilmember David Parshall	Charles Burgess

Concilmember Parshall moved to appoint Charles Burgess to Lynnwood Public Facilities District position 2 for a term ending October 18th of 2028. The motion passed unanimously.

The council took a 7 minute break at 7:02 pm

12.C Critical Areas Ordinance

Community Planning Manager Karl Almgren and Principal Planner Rebecca Samy briefed the council on the proposed Critical Areas Ordinance.

Moved by Councilmember Leutwyler to adopt ordinance 3513 an ordinance of the City Council of the City of Lynnwood, Washington, amending Title 8 to add a new chapter, 8.10 Critical Areas Regulations, amending LMC chapters 8.90 and 8.99 and repealing LMC chapter 17.10, and amending LMC chapter 3.104; providing for severability; establishing an effective date; and providing for summary publication

Voting For: David Parshall, Robert Leutwyler, Bryce Owings, Derica Escamilla, Chelsra Wright, Nick Coelho

Voting Against: None

Motion Passed: 6-0

12.D Ordinance: Water System Plan 2026-2036

Public Works Director Jared Bond briefed the Council on the proposed ordinance for the 2026-2036 water system plan.

Moved by Council Vice President Escamilla to adopt ordinance 3514 an ordinance of the City Council of the City of Lynnwood, Washington, adopting the 2026 Water System Plan for the period 2026 through 2036; providing for severability; establishing an effective date; and providing for summary publication.

Voting For: Bryce Owings, Robert Leutwyler, Chelsea Wright, Nick Coelho, David Parshall, Derica Escamilla

Voting Against: None

Motion Passed: 6-0

12.E Public Safety Sales Tax Update

Police Chief Langdon provided the Council with an update on the Public Safety Sales Tax.

12.F Joint Statement: County Public Safety Sales Tax

The Council considered a proposed statement regarding the Snohomish County Public Safety Safety Sales Tax and whether to approve forwarding the city's formal position to the County prior to its vote.

Council President Coelho moved to authorize the Council President to provide oral and written testimony on behalf of the Lynnwood City Council concerning Snohomish County Proposed Ordinance 26- 030, stating that the Council supports enactment of the proposed public safety sales and use tax provided that the ordinance is amended to: 1. Distribute to each incorporated city or town twenty percent of the tax receipts attributable to taxable events occurring within that jurisdiction; 2. Allow Snohomish County to retain the remaining eighty percent of city-generated receipts and one hundred percent of receipts attributable to unincorporated areas; 3. Make municipal distributions automatic and source-based, using Washington State Department of Revenue sourcing data, rather than subject to a competitive grant process; and 4. Require that distributed revenue be used exclusively for criminal justice purposes permitted by RCW 82.14.345. The Council President is authorized to explain and advocate for this position, make nonsubstantive adjustments necessary for presentation, and submit supporting written materials consistent with the Council's direction. The motion passed unanimously.

13. NEW BUSINESS

ADJOURNMENT

The meeting was adjourned at 8:47 pm.



**CITY OF LYNNWOOD
CITY COUNCIL WORK SESSION MINUTES
September 8, 2026**

1. CALL TO ORDER

The meeting was called to order at 6:00 pm.

2. ROLL CALL

Present

Mayor George Hurst
Council President Nick Coelho
Council Vice President Derica Escamilla
Councilmember Robert Leutwyler
Councilmember Isabel Mata
Councilmember Bryce Owings
Councilmember David Parshall
Councilmember Chelsea Wright

3. MAYOR COMMENTS

4. COUNCIL COMMENTS

5. COMMENTS AND QUESTIONS ON MEMO ITEMS

6. WORK SESSION ITEMS

6.A Budget Summit

Assistant City Administrator and Interim Finance Director Monisha Harrell provided an update on the City's financial situation and outlined the upcoming budget process timeline. Councilmembers shared their individual priorities to help guide the development of the final budget.

Council took a break from 7:35 pm – 7:45 pm.

7. NEW BUSINESS

7.A Council Interest in Resolution

Councilmember Mata proposed drafting resolutions opposing state measures IL26-638 and IL26-001, alongside Snohomish County Proposition 3, to bring forward for public comment. The item was for discussion only; no Council consensus was reached, and no formal action or decision was made.

ADJOURN

The meeting was adjourned at 9:00 pm.



**CITY OF LYNNWOOD
CITY COUNCIL BUSINESS MEETING MINUTES
September 14, 2026**

1. CALL TO ORDER

The meeting was called to order at 6:00 pm

2. FLAG SALUTE

3. LAND ACKNOWLEDGEMENT

4. ROLL CALL

Present:

Mayor George Hurst
Council President Nick Coelho
Council Vice President Derica Escamilla
Councilmember Robert Leutwyler
Councilmember Isabel Mata
Councilmember Bryce Owings
Councilmember David Parshall
Councilmember Chelsea Wright

City Attorney Lisa Marshall

5. MESSAGES AND PAPERS FROM THE MAYOR

6. WRITTEN COMMUNICATIONS AND PETITIONS

There was 2 written communications provided by community members.

7. PRESENTATIONS AND PROCLAMATIONS

7.A Proclamation: National Hispanic Heritage Month

Council Vice President Escamilla read the proclamation for National Hispanic Heritage Month. The proclamation was received by Se Habla

Media CEO Jaime Mendez, Se Habla Media COO Diana Oliveros, Rosamaria Graziani, Luis Aroche and Felisa Garcia of LETI.

8. PUBLIC COMMENTS AND COMMUNICATIONS

Public Comment was given by 3 community members.

9. COUNCIL COMMENTS AND ANNOUNCEMENTS

10. UNANIMOUS CONSENT AGENDA

Items 10.C Contract: Traffic Modeling On-Call (Fehr & Peers) and 10.D Contract: Traffic Modeling Oncall (TSI) were removed from the consent agenda per Council Vice President Escamilla.

The following items were approved by Unanimous Consent:

10.A Contract Approval: Inmate In-Cell Vitals Monitoring Services and Equipment

Approve the purchase of medical sensors amounting to \$105,490.00 (excluding taxes).

10.B Contract Supplement 2: 2027 Watermain Replacement Project

Authorize the Mayor to enter into and execute, on behalf of the City, a contract supplement with Otak, Inc. for design services for the 2027 Watermain Replacement Project, in an amount not to exceed a new total contract value of \$592,774.74.

10.E Cooperative Contract: Vertosoft Cartegraph Asset Management Software

Approve the request to purchase Cartegraph software from third-party provider, Vertosoft, under the Sourcewell cooperative contract. Subscription to last 3 years at total cost of \$251,079.95, not including applicable taxes.

10.F Voucher Approval

Approve claims in the amount of \$1,814,247.33 for the period of 8/03/2026 through 09/04/2026.

Approve payroll in the amount of \$1,878,852.25 dated 8/07/26, \$1,810,115.57 dated 8/21/26 and in the amount of \$1,732,991.85 dated 9/04/26.

- 10.C Moved by Councilmember Leutwyler to authorize the Mayor to enter into and execute, on behalf of the City, a contract with Fehr & Peers to provide on-call Traffic Modeling and Analysis Engineering Services, in an amount not to exceed a total contract value of \$500,000.

Moved by Council Vice President Escamilla to amend the total contract value amount from \$500,000 to \$250,000.

Voting For: Derica Escamilla, Isabel Mata

Voting Against: Bryce Owings, Nick Coelho, Chelsea Wright
parshall leut

Amended Motion Failed: 2-5

Voting For: David Parshall, Nick Coelho, Robert Leutwyler, Bryce Owings, Chelsea Wright, Isabel Mata

Voting Against: Derica Escamilla

Main Motion Passed: 6-1

- 10.D Moved by Councilmember Leutwyler to authorize the Mayor to enter into and execute, on behalf of the City, a contract with Transportation Solutions, Inc. (TSI) to provide on-call Traffic Modeling and Analysis Engineering Services, in an amount not to exceed a total contract value of \$500,000.

Moved by Council Vice President Escamilla to amend the total contract value amount from \$500,000 to \$250,000. Motion failed due to lack of second.

Voting For: Nick Coelho, Robert Leutwyler, Chelsea Wright, Bryce Owings, David Parshall, Isabel Mata

Voting Against: Derica Escamilla

Motion Passed: 6-1

11. BUSINESS ITEMS AND OTHER MATTERS

11.A Youth Council Member Appointment

Moved by Council Vice President Escamilla to appoint Armeen Malhi to position #8 of the Youth Council for a term ending 6/1/2027. The motion passed unanimously.

The Council took a 9 minute break at 7:22 pm.

- 11.B Proposed Preliminary 2027-2028 Budget Limited to a General Overview of Fund Revenues and Expenditures Delivered to City Council per LMC 2.72.030 and RCW 35A.34.070

Assistant City Administrator Monisha Harrell briefed the Council on the proposed preliminary 2027-2028 Budget.

Moved by Council President Coelho to extend the meeting to the end of the agenda. The Motion passed unanimously.

12. NEW BUSINESS

13. EXECUTIVE SESSION

- 13.A Executive Session scheduled in pursuant to RCW 42.30.110(1)(i)

The Council moved into Executive Session at 9:03 pm for a period of 30 minutes.

ADJOURNMENT

The meeting was adjourned from Executive Session at 9:33 pm.



City of Lynnwood

Finance Committee – Regular Finance Committee Meeting Minutes Tuesday, September 15, 2026

1. Call to Order

2. Roll Call

Present at the meeting were: Nick Coelho-Chairperson/Council President, Derica Escamilla-Council Vice President, Robert Leutwyler-Councilmember, Monisha Harrell-Assistant City Administrator, Jared Bond-Public Works Director, Julie Kofoed-Public Works Utility Billing Manager and Estee Milburn-Council Executive Assistant.

3. Financial Reports

3.A. Sales Tax Report

Assistant City Administrator Harrell shared the August sales tax report. Revenues from August 2026 for June 2026 sales remained below budget, reflecting ongoing declines and resulting in a year-to-date shortfall. Note there is a two-month delay on reporting.

Discussed Public Safety Sales Tax revenues and the potential future use of Fund 105 to support the General Fund, noting that no transfer is currently planned but that funds were used for this purpose in the prior year. The Committee also discussed current economic conditions and their potential impact on fourth-quarter sales tax revenues, including retail and vehicle sales. Staff referenced the State's annual economic and revenue forecast as a resource for monitoring statewide trends and estimating anticipated local revenues.

4. Discussion Item

4.A. Utility Discount Program(s) Discussion

Received an update on efforts to develop sustainable utility assistance and discount programs, including coordination with community partners and other municipalities. Staff discussed the existing reduced-rate program for qualifying property owners and ongoing research into options that could better serve renters and residents of income-restricted housing. The Committee discussed the need to evaluate the fiscal impact of potential discounts as part of the upcoming utility rate study, with further analysis anticipated in 2027. Staff also noted that a separate donation-based utility assistance program could potentially be implemented sooner without a fiscal impact to the City's utilities.

4.B. Extension of 2.0 Month Reserve Policy Review

Reviewed the City's General Fund reserve policy, which was temporarily reduced from two and a half months to two months through the end of fiscal year 2026. Staff explained that current financial conditions will not allow the City to rebuild reserves to the previous level by the end of 2026 and that allowing the temporary policy to expire would require approximately \$2.5 million in additional funding. The Committee also discussed the City's Revenue Stabilization Fund and the need to consider whether its funding level should be adjusted in the future to better reflect current monthly operating expenses. The Committee recommended extending the two-month General Fund reserve requirement through fiscal year 2028 and forwarding the recommendation to the full Council for consideration.

4.C. Budget Calendar Review

The Finance Committee reviewed the current budget calendar and discussed bringing key budget decisions forward earlier in the process to allow additional time for Council discussion, public input, and budget adjustments. The Committee specifically discussed moving consideration of the 2027 property tax levy to

October, noting the benefit of providing greater certainty for departmental budget planning while also raising concerns about making the decision before Council and the public have fully reviewed budget presentations and potential service impacts. The Committee agreed to move the proposed calendar change forward to the full Council for discussion. The Committee also discussed how Public Safety Sales Tax revenues and expenditures will be reflected in the budget and the need to monitor both the General Fund and Fund 105.

4.D. Legislative Compensation

Discussed legislative compensation and reviewed research regarding Lynnwood's current compensation structure, historical adjustments and compensation models used by other jurisdictions. The presentation outlined several potential approaches, including maintaining the current structure, establishing compensation based on Area Median Income (AMI), using comparable jurisdictions as a benchmark or reestablishing an independent Salary Commission. Discussion also included the fiscal impacts and implementation differences between Council-adopted compensation changes and changes established by a Salary Commission. Committee members acknowledged the value of the research and discussed the importance of transparency and providing the public with information regarding Council compensation and workload. Given the City's current budget challenges, members expressed concerns regarding the timing of potential compensation changes. The Committee discussed potentially bringing forward an informational presentation for the full Council, without proposing immediate action, for consideration in a future biennium.

5. Adjourn

The meeting was adjourned at 5:15 pm.



**CITY OF LYNNWOOD
CITY COUNCIL WORK SESSION MINUTES
September 16, 2026**

1. CALL TO ORDER

The meeting was called to order at 6:00 pm.

2. ROLL CALL

Present

Council President Nick Coelho
Council Vice President Derica Escamilla
Councilmember Robert Leutwyler
Councilmember Bryce Owings
Councilmember David Parshall
Councilmember Chelsea Wright

Absent

Mayor George Hurst
Councilmember Isabel Mata

3. MAYOR COMMENTS

4. COUNCIL COMMENTS

5. COMMENTS AND QUESTIONS ON MEMO ITEMS

6. WORK SESSION ITEMS

6.A Lynnwood Public Facilities District Board of Directors Candidate Appointment

Council President Coelho announced that the appointment of Jacqueline Manlastas to PFD Board Position 5 will be brought forward for a vote at the next business meeting.

Council took a break from 6:06 pm – 6:17 pm.

6.B Developers Roundtable

The Council held a listening session with the homebuilding community to evaluate how middle housing regulations affect real-world development decisions. Community Planning Manager Karl Almgren and DBS Director Ben Wolters presented updates to the Unified Development Code and future revisions. Following this, local developers shared feedback on project feasibility, costs, and regulatory predictability to help guide future code adjustments.

Council members utilized physical flip-chart paper boards during the discussion to identify and map out the homebuilding community's primary pain points and regulatory concerns. Digital copies of the flip-chart sheets were captured, uploaded to the online agenda packet, and placed on file by the City Clerk as a matter of permanent public record.

Council took a break from 7:43 pm – 7:53 pm.

7. NEW BUSINESS

7.A None

8:36 pm Councilmember Parshall moved to extend the meeting to the end of the agenda. Motion Passed.

8. EXECUTIVE SESSION

8.A Pursuant to RCW 42.30.110(1)(g) concerning collective bargaining matters

ADJOURN

The meeting was adjourned at 9:02 pm from Executive Session.



**CITY OF LYNNWOOD
CITY COUNCIL WORK SESSION MINUTES
September 16, 2026**

1. CALL TO ORDER

The meeting was called to order at 6:00 pm.

2. ROLL CALL

Present

Mayor George Hurst
Council President Nick Coelho
Council Vice President Derica Escamilla arrived 6:08 pm
Councilmember Robert Leutwyler
Councilmember Isabel Mata
Councilmember Bryce Owings
Councilmember David Parshall
Councilmember Chelsea Wright

3. MAYOR COMMENTS

4. COUNCIL COMMENTS

5. COMMENTS AND QUESTIONS ON MEMO ITEMS

6. WORK SESSION ITEMS

6.A Briefing Future Ordinance: Endangerment with a Controlled Substance

Police Chief Coleman Langdon and Deputy Chief of Police Chuck Steichen discussed a proposed city ordinance that would establish a misdemeanor crime for anyone who knowingly or recklessly exposes a child or dependent person to a controlled substance.

The accompanying PowerPoint presentation was received by the City Clerk, uploaded to the posted agenda, and placed on file as a matter of permanent public record.

6.B Briefing Future Ordinance: 2027 Utility Rates

Public Works Director Jared Bond reviewed the 2022 utility rate study for water, sewer, and surface water, which established the city's rate structure through 2028. After evaluating current known expenses and revenues, Director Bond will propose no utility rate increases for the 2027 fiscal year.

An updated PowerPoint presentation, containing revised slides differing from the original agenda packet, was received by the City Clerk, uploaded to the posted agenda, and placed on file as a matter of permanent public record.

7. NEW BUSINESS

7.A None

8. EXECUTIVE SESSION

8.A Pursuant to RCW 42.30.110(1)(g) City Council Interviews of Finance Director Candidate

ADJOURN

The meeting was adjourned at 8:57 pm from Executive Session.



**CITY OF LYNNWOOD
CITY COUNCIL BUSINESS MEETING MINUTES
September 28, 2026**

1. CALL TO ORDER

The meeting was called to order at 6:02 pm

2. FLAG SALUTE

3. LAND ACKNOWLEDGEMENT

4. ROLL CALL

Present:

Mayor George Hurst
Council President Nick Coelho
Council Vice President Derica Escamilla
Councilmember Robert Leutwyler
Councilmember Isabel Mata
Councilmember David Parshall
Councilmember Chelsea Wright

City Attorney Lisa Marshall

Absent:

Councilmember Bryce Owings

5. MESSAGES AND PAPERS FROM THE MAYOR

6. WRITTEN COMMUNICATIONS AND PETITIONS

There were no written communications provided by community members.

7. PRESENTATIONS AND PROCLAMATIONS

7.A Proclamation: Domestic Violence Awareness Month

Councilmember Wright read the proclamation for Domestic Violence Awareness Month. The proclamation was received by Lynnwood Police Department Victim Services Coordinator Tiffany Krusey, Debra Bordsen of DVS, Kym Casteneda of DVS, Emma Titterness of DVS, Kresha Green of YWCA of King & Snohomish Counties and Maryanne Dillon of YWCA of King & Snohomish Counties.

7.B Proclamation: Indigenous Peoples Day

Council Vice President Escamilla read the proclamation for Indigenous Peoples Day. The proclamation was received by David Lopez of the Taíno Tribe, Donald Long Soldier of the Oglala/Lakota Tribe, Pamela SeaMonster of the Coast Salish/Takama Tribe, Natalia Bond of the Coast Salish/Ponca Tribe, Derica Escamilla, Laurie Loeber of the Snohomish Tribe, Jaci McCormack of the Nez Perce Tribe, Leticia Nunez Bond of the Coast Salish/D'ine Tribe, and Jennifer Bereskin SeaMonster of the Coast Salish/Unanga Tribe.

8. PUBLIC COMMENTS AND COMMUNICATIONS

Public Comment was given by 5 community members.

9. COUNCIL COMMENTS AND ANNOUNCEMENTS

10. PUBLIC HEARING

10.A Public Hearing: 2027-2028 Preliminary Budget

Assistant City Administrator and Interim Finance Director Monisha Harrell briefed the Council on the 2027-2028 preliminary budget.

3 community members provided comments.

The council took a 6 minute break at 7:50 pm

11. UNANIMOUS CONSENT AGENDA

The following items were approved by Unanimous Consent:

11.A Authorization for City Use Day at Lynnwood Event Center for North Puget Sound Business Builder Expo

Authorize the Mayor or his designee to approve, coordinate, and/or execute contracts with the Lynnwood Event Center utilizing one City Use Day provided for in the interlocal agreement with the Lynnwood Public Facilities District for the Business Builder Expo on March 17, 2027.

11.B Contract Supplement: Lynnwood Wastewater Treatment Plant Interim Sludge Hauling

Authorize the Mayor to enter into and execute on behalf of the City, a contract supplement with Waste Management for WWTP Interim Sludge Hauling services in an amount not to exceed a new total contract value of \$2,962,313.75.

11.C Voucher Approval

Approve claims in the amount of \$2,913,022.01 for the period of 09/05/2026 through 09/20/2026.

Approve payroll in the amount of \$1,729,656.96 dated 09/18/2026.

12. BUSINESS ITEMS AND OTHER MATTERS

12.A Lynnwood Public Facilities District Board of Directors Candidate Appointment

Moved by Councilmember Parshall to appoint Jacqueline Manlastas to the Lynnwood Public Facilities District Board, Position #5, for a term ending October 18, 2029.

Voted For: Derica Escamilla, Nick Coelho, David Parshall, Chelsea Wright, Isabel Mata, Robert Leutwyler

Voted Against: None

Motion Passed: 6-0

12.B Ordinance: 2027 Utility Rates

Moved by Council President Coelho to adopt ordinance 3515, an ordinance of the City Council of the City of Lynnwood, Washington, amending the rates and fees charged for water, sewer, and surface water services; amending sections 13.20.010, 13.20.080, 13.35.070, 14.40.035, and 14.40.040 of the Lynnwood Municipal Code; providing for severability; establishing an effective date; and providing for summary publication.

Voted For: David Parshall, Chelsea Wright, Isabel Mata, Derica Escamilla, Nick Coelho, Robert Leutwyler

Voted Against: None

Motion Passed: 6-0

12.C Ordinance - Endangerment with a Controlled Substance

Moved by Councilmember Parshall to adopt ordinance 3516, an ordinance of the City Council of the City of Lynnwood, Washington, adopting a new section of the Lynnwood Municipal Code ("LMC") chapter 10.02 relating to Endangerment with a Controlled Substance; providing for severability; establishing an effective date; and providing for summary publication.

Voted For: David Parshall, Robert Leutwyler, Chelsea Wright, Nick Coelho, Derica Escamilla

Voted Against: Isabel Mata

Motion Passed: 5-1

Moved by Council President Coelho to extend the meeting to the end of the agenda. The motion passed unanimously.

13. NEW BUSINESS

14. EXECUTIVE SESSION

14.A Executive Session pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel representing the agency matters relating to current or potential litigation

The council moved into Executive Session at 8:49 pm for a period of 15 minutes.

ADJOURNMENT

The meeting was adjourned from Executive Session at 9:04 pm.

CITY COUNCIL 12.A

**CITY OF LYNNWOOD
CITY COUNCIL**

TITLE: Voucher Approval

DEPARTMENT CONTACT: Darcy Kirschner, Finance

ESTIMATED TIME:

0

SUGGESTED ACTION:

Approve claims in the amount of \$5,432,614.36 for the period of 09/21/26 through 10/04/26.

Approve payroll in the amount of \$1,719,429.95 dated 10/02/26.

DEPARTMENT ATTACHMENTS

Description:

CITY COUNCIL 13.A

CITY OF LYNNWOOD CITY COUNCIL

TITLE: Ordinance: Interim Paid Parking Ordinance Extension

DEPARTMENT CONTACT: Karl Almgren, Development and Business Services

SUMMARY:

The proposed ordinance is a six-month extension of Ordinance No. 3510 which established paid parking as an interim use expiring December 4, 2026.

PRESENTER:

Karl Almgren, AICP, Community Planning Manager

ESTIMATED TIME:

20

BACKGROUND:

Lynnwood has focused on redevelopment of City Center for office, retail, and housing uses. The concern of paid surface parking lots is an economic condition where parking revenue from underutilized land could stall vertical construction and redevelopment. This is the primary reason Staff has not recommended paid surface parking in the past.

Staff is seeking additional time to determine need and impacts of the allowed use.

SUGGESTED ACTION:

Motion to approve ordinance.

PREVIOUS COUNCIL ACTIONS:

On May 11, 2026 City Council held a public hearing accepting testimony hearing concerns regarding parking availability and charging for parking.

On May 26, 2026 City Council approved the ordinance.

On October 5, 2026 City Council was briefed on the ordinance extension.

FUNDING:

Paid surface parking will be subject to sales tax.

DEPARTMENT ATTACHMENTS

Description:

[Draft-Ordinance_InterimPaidParking_Extension.pdf](#)



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LYNNWOOD, WASHINGTON, EXTENDING INTERIM USES RELATED
TO PAID SURFACE PARKING APPROVING FOR SEVERABILITY;
ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR
SUMMARY PUBLICATION**

WHEREAS, the City of Lynnwood is a municipal corporation organized under the laws of the State of Washington; and

WHEREAS, on March 27, 2026, the City of Lynnwood SEPA Responsible Official issued a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) on the proposed ordinance, which is a non-project proposal; and

WHEREAS, on April 23, 2026, the Lynnwood Planning Commission held a duly noticed public hearing on the proposed ordinance, accepted testimony and by regular motion voted 4-1 to recommend that the Lynnwood City Council adopt the amendments to the Lynnwood Municipal Code as provided herein; and

WHEREAS, on May 11, 2026, the City Council of the City of Lynnwood held a duly noticed public hearing to consider the Planning Commission recommendation and accept public testimony; and

WHEREAS, on May 26, 2026, the City Council of the City of Lynnwood passed Ordinance 3510 and is subject to expire on December 4, 2026; and

WHEREAS, a work plan has been prepared to identify measures to determine information necessary for consideration; and

WHEREAS, the City Council determined an extension is necessary to execute the work plan and determine impacts to achieving the Lynnwood Comprehensive Plan; and

WHEREAS, adoption of the ordinance will serve the general welfare of the public;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Findings of Fact: The City Council hereby incorporates by this reference as Findings of Fact all recitals set forth as "WHEREAS" clauses. In addition, and upon consideration of the provisions of this Ordinance, the City Council finds that the new code and amendments contained herein are: a) consistent with the comprehensive plan; b) substantially related to the public health, safety, or welfare; and c) not contrary to the best interest of the citizens and property owners of the City of Lynnwood.

Section 2. Purpose: To extend the effectiveness of Ordinance 3510 providing additional time to determine impacts to development and associated needs; and

Section 3. Extension: Ordinance 3510 is extended from December 6, 2026 to no later than June 2, 2027 (180 days).

Section 4. Work Plan: A work plan below has been prepared to determine necessary information for consideration of a final ordinance.

November: Seek input from parking providers reflecting from August, 2026 through October, 2026.

December: Review land use implications of paid surface parking.

January, 2027: No action.

February: Seek input from parking providers reflecting from November, 2026 through February, 2027.

March: Prepare staff recommendation to Planning Commission and review environmental adverse impacts.

April: Hold public hearing with Planning Commission.

May: Hold public hearing with City Council for consideration of adoption.

Section 5. 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 or constitutionality of any other section, sentence, clause or phrase or word of this ordinance.

Section 6. Effective Date: This ordinance or an approved summary thereof consisting of its title shall be published in the City's official newspaper of record and shall take effect and be in full force five days following its publication subject to Section 3.

PASSED BY THE CITY COUNCIL THIS ___ day of _____, 2026.

APPROVED:

George Hurst, Mayor

ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

85
86
87
88

Darcy Kirschner, City Clerk

Lisa Marshall, City Attorney

DRAFT

CITY COUNCIL 13.B

CITY OF LYNNWOOD CITY COUNCIL

TITLE: Resolution: 2026 Budget Calendar

DEPARTMENT CONTACT: Darcy Kirschner, Executive Office

SUMMARY:

Resolution to Amend 2026 Planning Calendar to change the hearing and adoption date of the 2027 property tax levy.

PRESENTER:

Monisha Harrell, Interim Finance Director

ESTIMATED TIME:

10

BACKGROUND:

The Lynnwood Municipal Code requires approval of a budget calendar for the biennial budget process.

SUGGESTED ACTION:

Discuss amending budget calendar to move the public hearing and adoption of the 2027 property tax levy.

Adopt the resolution to amend the budget calendar.

PREVIOUS COUNCIL ACTIONS:

Memo for Future Action January 20, 2026 Work Session

Resolution Adoption January 26, 2026 Business Meeting

Work Session Discussion to Amend Budget Calendar October 5, 2026

VISIONS AND PRIORITIES ALIGNMENT:

Ensure Financial Stability and Economic Success and Nurture Operational and Organizational Excellence.

DEPARTMENT ATTACHMENTS

Description:

[Draft Resolution Amending 2026 Calendar for 2027-2028 Budget.pdf](#)



RESOLUTION NO. 2026-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LYNNWOOD, WASHINGTON AMENDING RESOLUTION 2026-03,
BY REVISING EXHIBIT A, THE PLANNING CALENDAR FOR THE
2027-2028 BUDGET.**

WHEREAS, in accordance with Chapter 35A.34 RCW and Chapter 2.72 LMC, the City has adopted a biennial budget process; and

WHEREAS, by January 31st of even-numbered years, LMC 2.72.020 calls for the adoption by resolution of a planning calendar for the preparation and adoption of the biennial budget; and

WHEREAS, this Resolution complies with Chapter 2.72 LMC and with Washington State Law governing the use of biennial budgets; and

WHEREAS, adjusting the timeline for the property tax levy is a critical component of this process, as this revenue stream serves as a foundational element of the 2027-2028 biennial budget; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD DOES RESOLVE AS FOLLOWS:

Section 1. The events and dates specified by Exhibit A to this Resolution shall comprise the 2026 budget planning calendar for the 2027-2028 biennial budget.

Section 2. The City Council shall retain its full authority to modify or amend the planning calendar as the Council deems necessary, and in a manner consistent with applicable law, adopted policies, and standard practices.

RESOLVED this XXth day of October 2026.

APPROVED:

George Hurst, Mayor

ATTEST/AUTHENTICATED:

Darcy Kirschner, City Clerk

Exhibit A, Resolution 2026-XX
2026 Calendar for the 2027-2028 Budget

Date	Budget Process/Step	Note
Jan. 26	Adoption of budget planning calendar per LMC 2.72.020 .	City Council Business Meeting
Feb.-May	As needed: Council discussion of strategic budget priorities, financial forecast, etc.	City Council Work Session(s)
Feb.-May	Outreach to the public, boards and commissions, community partners, and staff regarding budget priorities.	-
Sept. 14	Proposed Preliminary 2027-2028 Budget limited to a general overview of fund revenues and expenditures delivered to City Council per LMC 2.72.030 and RCW 35A.34.070 .	City Council Business Meeting
Sept. 28	First public hearing on 2027-2028 Budget priorities and assumptions.	City Council Business Meeting
Oct. 12	Preliminary 2027-2028 Budget with the Mayor's budget message presented to City Council per LMC 2.72.040 and RCW 35A.34.080 . Proposed 2027 property tax levy presented.	City Council Business Meeting
Oct. 19	Department budget presentations.	City Council Work Session
Oct. 26	Department budget presentations. Public hearing on 2027 property tax levy.	City Council Business Meeting
Nov. 2	Department budget presentations.	City Council Work Session
Nov. 9	Second public hearing on Preliminary 2027-2028 Budget. Public hearing on 2027 property tax levy. City Council review of preliminary budget. Adoption of 2027 property tax levy.	City Council Business Meeting
Nov. 16	City Council review of preliminary budget.	City Council Work Session
Nov. 23	Adoption of 2027-2028 Budget. Adoption of 2027 property tax levy.	City Council Business Meeting

Note: The City Council Finance Committee may review and provide guidance on portions or aspects of draft budget materials. Meetings of the Finance Committee are open to the public.

CITY COUNCIL 13.C

CITY OF LYNNWOOD CITY COUNCIL

TITLE: 2027-2028 Preliminary Budget Presentation

DEPARTMENT CONTACT: Darcy Kirschner, Finance

SUMMARY:

PRESENTER:

Mayor George Hurst

ESTIMATED TIME:

120

BACKGROUND:

On January 26, 2026, the City Council passed Resolution 2026-03 setting the schedule for the 2027-2028 biennial budget. In accordance with that schedule, the preliminary budget will be presented to City Council with the Mayor's budget message.

The comprehensive budget book is currently being finalized for data compilation. Once formally filed with the City Clerk, the digital version will be published and available to the public online via the [City of Lynnwood Budget and Financial Planning](#) webpage.

SUGGESTED ACTION:

Review the 2027-2028 Preliminary Budget Presentation.

PREVIOUS COUNCIL ACTIONS:

January 26, 2026 Adoption of Budget Planning Calendar

September 8, 2026 Budget Summit

September 14, 2026 Proposed Preliminary Budget

September 28, 2026 Budget Priorities and Assumptions Public Hearing

VISIONS AND PRIORITIES ALIGNMENT:

Priority 2: Safeguarding Financial Stability and Long-Term Economic Success Through Fiscal Responsibility.

DEPARTMENT ATTACHMENTS

Description:

CITY COUNCIL 13.D

CITY OF LYNNWOOD CITY COUNCIL

TITLE: Proposed 2027 Property Tax Levy

DEPARTMENT CONTACT: Darcy Kirschner, Finance

SUMMARY:

2027 Property Tax Levy Proposal

PRESENTER:

Monisha Harrell, Interim Finance Director

ESTIMATED TIME:

45

BACKGROUND:

Washington state law requires cities that impose a property tax to certify their levy for the subsequent year by the end of November. A public hearing is required.

SUGGESTED ACTION:

Discuss proposed 2027 property tax levy.

PREVIOUS COUNCIL ACTIONS:

FUNDING:

The City collects one regular property tax levy for general operations. The 2025-2026 Budget includes a general operating property tax levy of \$8.9 million for 2026.

VISIONS AND PRIORITIES ALIGNMENT:

Priority 2: Safeguarding Financial Stability and Long-Term Economic Success Through Fiscal Responsibility.

DEPARTMENT ATTACHMENTS

Description:

[2027 Property Tax Levy.pdf](#)

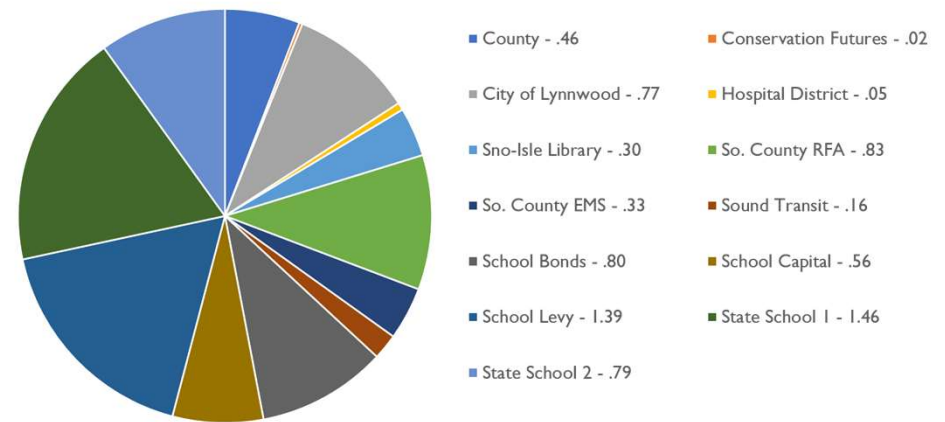


Property Tax Levy

October 12, 2026

Property Tax

- Oldest tax in Washington State
- Based on assessed value of property
- Supports Schools, County, Fire, Transit, Libraries and Cities
- Lynnwood taxes were 9.7% of total tax bill in 2026
 - Police, roads, parks and recreation, municipal court, etc.



Rate Adoption

The U.S. inflation rate over the last 10 complete calendar years is shown below, using the Consumer Price Index (CPI), the standard measure of consumer price inflation published by the U.S. Bureau of Labor Statistics (BLS). These figures represent the average increase in consumer prices compared with the previous year.  Bureau of La... +1

U.S. annual inflation rates (2016–2025)

Year	Inflation rate
2016	1.3%
2017	2.1%
2018	2.4%
2019	1.8%
2020	1.2%
2021	4.7%
2022	8.0%
2023	4.1%
2024	2.9%
2025	2.6%

Source: U.S. Bureau of Labor Statistics, annual average CPI-U data.  Bureau of Labor ...

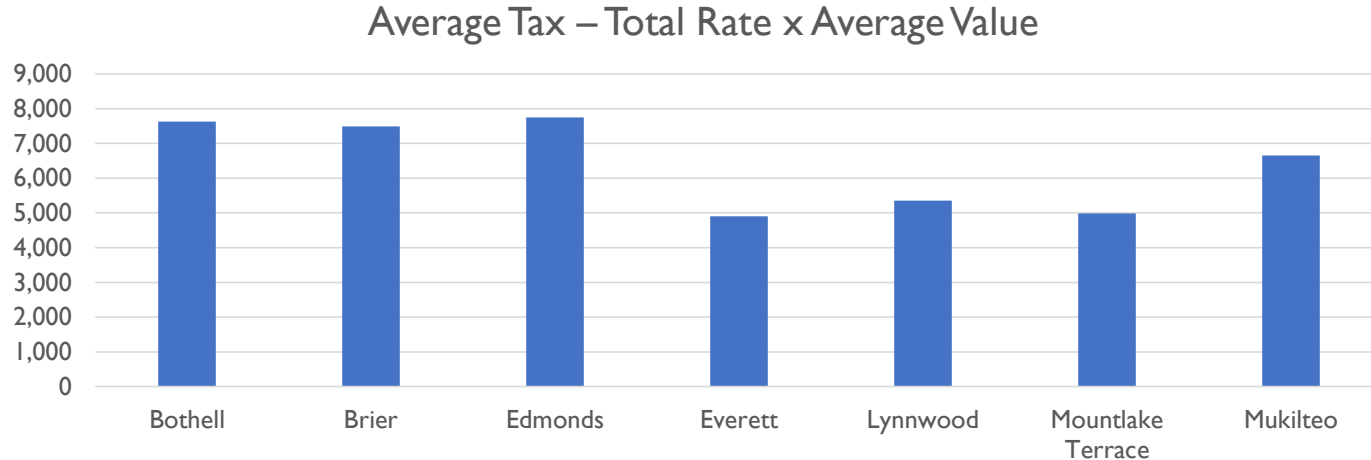
- Cities don't adopt a levy rate – they adopt a value. The county then calculates the rate based on the value adopted by the city.
- By Washington State law, cities are limited in how much they can increase property taxes (one percent per year).
 - As assessed values go up, actual levy rates fall.
 - Costs of services cities offer outpace available increases in property tax rates.

Property Taxes in Lynnwood - 2026

Average house value per Snohomish County Assessor - \$676,300

Lynnwood Total Tax Rate - \$7.9139

Average residential property tax in Lynnwood - \$5,352 per year



Banked Capacity

- The amount between the limit of property taxes a city can levy before sending the measure to the public for a vote.
- City of Lynnwood's current banked capacity is \$2,204,548
 - Current Levy is \$8,900,000
 - Highest Levy is \$11,104,548
- County historically collects 99.6% of property tax levies.
- Increases in Levy amounts must be certified and received by County on or before November 30th

2026 Lynnwood Valuation

- Current assessed valuation of \$11.6 Billion
- Average home value \$676,300
- Banked capacity increase for average household
 - \$128 per year
 - \$10.70 per month



Discount Programs

- Property tax relief is available for limited income senior citizens/people with disabilities.
- Legislation was passed in 2023 that provided changes to the program beginning in 2024 increasing the amount of disposable income you can have and qualify. For the 2026 property tax year, the disposable income threshold for Snohomish County residents participating in and applying for the Senior Citizens/People with Disabilities Exemption program is \$75,000.
- Participants are required to reside in their principle residence located in this county for 6 months per calendar year in order to qualify for 2026 tax relief. Applications and program information are available on the Snohomish County Assessor's website.

Next Steps

October 26th

- Public Hearing for 2027 Property Tax Levy

November 9th

- Vote on Adoption of 2027 Property Tax Levy

On or Before November 30th

- Certify and Submit 2027 Property Tax Levy to County Assessor



Thank you!