



*Where Life is Sweet*

Mayor and Members of the City Council  
**STAFF REPORT**  
For the Meeting of August 24, 2026

**Title/Subject**

Ordinance 2383- Creating LID 324.

**Summary and Background**

**BACKGROUND**

This action will be the third meeting involving Ordinance 2383, and the fourth City Council meeting in total on the issue of LID 324 which will construct E. Jennie Ave. Approval of Ordinance 2383 will officially form the LID, which will allow for final design and advertisement of the project in Fall '26, with construction in Spring/Summer '27.

**ACTION TO-DATE**

- City Council, on June 8, 2026, approved Resolution 2427 to initiate LID formation by calling for development of a preliminary engineering report (PER) outlining the improvements to be made.
- City Council, on June 8, 2026, reviewed the PER and approved Resolution 2428 which declared the City's intent to form an LID to construct the improvements called for in the report. This action also established July 27, 2026 for a Public Hearing in order to receive feedback from impacted property owners, stakeholders, and the general public.
- City Council, on July 27, 2026, held a Public Hearing on Ordinance 2383. No formal opposition to creation of the LID was received. The hearing was closed. Based on testimony, Council asked staff to bring back several alternative options to consider for assigning costs in the LID.
- City Council, on August 10, 2026, reviewed several alternative options for assigning LID costs and directed staff to come back with Ordinance 2383 in the same form as originally presented on July 27.

**Tie-In to Council Goals**

Transportation: Improve Mobility and Transportation

## **Fiscal Information**

This LID will be paid for predominantly by the benefitting property owners, with the city taxpayers contributing an estimated \$305,000 in hard costs to be paid from Transportation SDC's and other sources which will need to be diverted from other street priorities.

The property owners will not be levied with an assessment until the project is completed, and all costs are reconciled, which is anticipated for Summer/Fall '27. Upon final reconciliation, City Council will then have to adopt the final assessments based on actual costs, and utilizing the linear foot methodology outlined in Ordinance 2383.

Given feedback from Council on August 10, pertaining to costs placed on the property owners, it is worth noting that staff is optimistic that the existing cost estimates are high, given the nature of the existing right of way, the recent bidding environment, and the 20% contingency which is included. Since the City has already accounted and budgeted for an assumption of covering \$305,000 of the overall project, an option available to the Council could be to honor that dollar amount, regardless of the final cost of the project. This would take the form of applying the \$305,000 taxpayer contribution to the final accounting, which would result in all of the impacted properties sharing in any cost savings equally. This approach was used when Council considered the final assessments for LID322.

## **Alternatives and Recommendation**

### **Alternatives**

1. Approve Ordinance 2383
2. Reject Ordinance 2383

### **Recommended Action/Motion**

Motion to approve Ordinance 2383

### **Submitted By:**

Mark Morgan