



Where Life is Sweet

Mayor and Members of the City Council

STAFF REPORT

For the Meeting of August 25, 2025

Title/Subject

Resolution 2392 - Declare Intent to Form LID for NW 2nd Street

Summary and Background

Resolution 2362 discusses the need for improvements to NW 2nd street to accommodate increased traffic accessing businesses between Elm and Cherry.

A report has been developed which contains the relevant information regarding scope, cost, impacted properties, methodology and estimated cost to each property.

Resolution 2363 accepted the report, and declared the City Council's intent to form the LID as outlined, and set a date for a public hearing. Upon approval of Resolution 2363, the five impacted properties were immediately mailed notice of the hearing date, as well as informing them of the project scope, estimated cost, methodology for assigning costs, estimated amount assigned to their property, and rights available to submit written comment and formal remonstrance.

Although Resolution 2363 is technically declared "intent to form," it did not form the LID; a decision which would be made after the public hearing.

Four of the five impacted properties submitted valid remonstrances, which required unanimous action by the City Council to over-ride the remonstrances. The City Council voted 7-1 in favor of overriding the remonstrances, and forming the LID as presented. Lacking unanimity, it was requested to bring the issue back in not less than 6 months.

Throughout the Summer, Staff continued discussions with the property owners/representatives, and ended up with an agreement for the City to help pay for \$75,000 of the cost of LID323 in order to buy-down the cost to the impacted properties. In exchange, the owner of Tax Lot 2200 signed an updated Non-Remonstrance Agreement.

The current status of only 3 valid remonstrances allows for the issue to be brought back to Council consideration at this time, and also for the LID formation to proceed without a unanimous vote. Therefore, LID 323 is being re-proposed exactly the same as before, with the

only exception being that previously there was \$0 of city cost-share included, and as presented now, there is \$75,000 of city cost-share included.

Finally, although the scope of the project is the exact same, in doing this extra round of review, one line-item for base rock, which would have been addressed in construction, was identified to be too high, and so the revised amount of base rock was amended lower in the updated version. This reduces the total estimated cost by \$57,000.

Tie-In to Council Goals

Transportation: Improve Mobility and Transportation

Fiscal Information

The city's cost will be paid from through Street Reserves.

This resolution does not actually form an LID, or create any obligation whatsoever on to property owners. This resolution simply sets a public hearing date at which point Council will consider whether or not to actually form the LID.

Alternatives and Recommendation

Alternatives

1. Approve resolution 2392
2. Reject resolution 2392

Recommended Action/Motion

Motion to approve Resolution 2392

Submitted By:

Mark Morgan