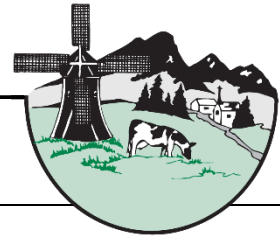


# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	July 7, 2025	
<b>Name of Agenda Item:</b>	Guide Meridian Sewer Latecomer Agreement – Continued	
<b>Section of Agenda:</b>	Public Hearing	
<b>Department:</b>	Public Works	
<b>Council Committee Review</b> <input type="checkbox"/> Community Development <input type="checkbox"/> Public Safety <input type="checkbox"/> Finance <input checked="" type="checkbox"/> Public Works <input type="checkbox"/> Parks <input type="checkbox"/> Other: _____		<b>Legal Review</b> <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
<b>Attachments</b>		
Guide Sewer Assessment Options		
<b>Fiscal Impact</b>		
<b>Amount:</b> Potential Revenue - \$1,094,898.08 <b>Source/Fund:</b> 405		<b>Included in the 2025 Budget?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Comments:</b> The City is seeking cost recoveries to the Sewer Fund in the amount of \$1,094,898.08.		
<b>Summary Statement</b>		
<p>The City constructed approximately 900 linear feet of 8-inch sewer main along Front Street west of Guide Meridian, extending north along Guide Meridian to the AM/PM gas station, then crossing to the east side of the Guide. RCW 35.91.060 and LMC 13.28.130, authorize the City to establish an assessment reimbursement area, finance the costs associated with a utility system improvement, and become the sole beneficiary of reimbursements.</p> <p>The total reimbursable costs associated with the Sewer Improvements financed by the City are \$1,094,898.08. The preliminary assessment boundaries determined by the Public Works Director included all properties which would, in the City's determination, require construction or improvement of sewer facilities upon development or redevelopment. Preliminary assessment amounts were allocated to each property based on the ratio of the Parcel's square footage to the total square footage of the Assessment Reimbursement Area.</p> <p>Property owners were notified of the Preliminary Determination of Assessment by letter mailed February 18, 2025. Property owners have the right to make a written request for a public hearing before the Lynden City Council within 20 days of notification. The City received a written request on March 3, 2025, from Duane Scholten, and on March 10, 2025, from Serj Gosal, to hold a public hearing. The first Public Hearing was held on April 7, 2025, and has been continued on April 21<sup>st</sup>, May 5<sup>th</sup>, May 19<sup>th</sup> and July 7, 2025.</p> <p><b>A motion was made on May 19, 2025, to remand the matter back to the Public Works Director to run additional cost scenarios, one of which will reflect at least 30% of allocated costs to the city, and to answer the question about whether the property owner can use his own service line to his buildings on his property.</b></p> <p>At this meeting the Council may approve the latecomer assessments as written, reject, modify, or send back for further review to the PW Director.</p>		
<b>Recommended Action</b>		
That City Council establish property assessments for the Guide Meridian Sewer Latecomer Agreement and direct staff to prepare an ordinance.		