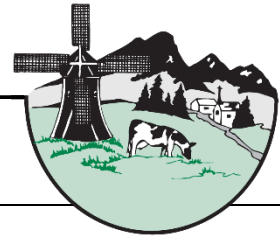


CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	April 7, 2025	
Name of Agenda Item:	Guide Meridian Sewer Latecomer Agreement	
Section of Agenda:	Public Hearing	
Department:	Public Works	
Council Committee Review		Legal Review
<input type="checkbox"/> Community Development	<input type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> No - Not Reviewed
<input type="checkbox"/> Parks	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Review Not Required
Attachments		
Guide Sewer Notice of Preliminary Determination – 02/18/2025 Scholten Hearing Request – 03/03/2025 Gosal Hearing Request – 3/10/25 Notice of Public Hearing on Preliminary Determination – 03/21/2025		
Fiscal Impact		
Amount: Potential Revenue - \$1,094,898.08	Included in the 2025 Budget?	
Source/Fund: 405	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Comments: The City is seeking cost recoveries to the Sewer Fund in the amount of \$1,094,898.08.		
Summary Statement		
<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. Public Hearing was set for 7:00 p.m. on April 7, 2025, by advertisement in the Lynden Tribune on March 26 & April 2, 2025, and notification to property owners by mail on March 24, 2025.</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>		
Recommended Action		
That City Council, after hearing public comment, approves the property assessments as written for the Guide Meridian Sewer Latecomer Agreement and direct staff to prepare an ordinance.		