

City of Blaine
Request for Council Action
Meeting Date: 10/14/19

Subject: Resolution Number 1778-19 of the City Council of the City of Blaine, Washington, declaring its intention to order the construction of storm water improvements in the Gateway Manufacturing District and to create a local improvement district to assess a portion of the costs of such storm water improvements against the properties specially benefitted thereby; setting a hearing on the creation of such district; and providing for notice of such hearing. (Whitewolf/Sitkin)

Department: Public Works

Prepared By: _____
(Digital Signature)

Agenda Location: ☐ Consent Agenda ☒ Council Action ☐ Unfinished Business

Attachments:

Draft Resolution 1778-19 and Exhibits

Background/Summary:

This project has been in the works since 2009 and is currently under construction. The intent of the project was to design and build a regional Stormwater pond to address the Stormwater infrastructure required for development of the airport properties. These improvements will consolidate storm water from properties within the district into one location and provide developable parcels with storm water connections for off-site detention instead of on-site systems and allow the property owners to more fully use their property. Now that the property is either sold or under contract, the local improvement district (LID) formation is needed to pay for the EDI loan for the project. This resolution sets the date for the public hearing as November 12, 2019.

Budget Implications: ☒ Current Budget ☐ New Budget Request ☐ Non-Budgetary

The project is on the 2019 CIP and is being constructed using Stormwater (425) funding. An EDI Grant and Loan has been approved by the County and loan will be repaid through the LID.

Recommendation:

Approve Resolution Number 1778-19 of the City Council of the City of Blaine, Washington, declaring its intention to order the construction of storm water improvements in the Gateway Manufacturing District and to create a local improvement district to assess a portion of the costs of such storm water improvements against the properties specially benefitted thereby; setting a hearing on the creation of such district; and providing for notice of such hearing.

Reviewed By:

City Manager _____ Finance Director _____ City Clerk _____
(Digital Signature) (Digital Signature) (Digital Signature)

CITY OF BLAINE, WASHINGTON

RESOLUTION NO. 1778-19

A Resolution of the City Council of the City of Blaine, Washington, declaring its intention to order the construction of storm water improvements in the Gateway Manufacturing District and to create a local improvement district to assess a portion of the costs of such storm water improvements against the properties specially benefitted thereby; setting a hearing on the creation of such district; and providing for notice of such hearing.

WHEREAS, the City Council of the City of Blaine, Washington (the “City”) intends to order certain local improvements within the City and to create a local improvement district in the Gateway Manufacturing District to finance storm water and related improvements; and

WHEREAS, the improvements will consolidate storm water from properties within the district into one location and provide developable parcels with storm water connections for off-site detention instead of on-site systems and allow the property owners to more fully use their property; and

WHEREAS, the City Council desires to fix a time and place for a public hearing on the formation of the local improvement district;

Now therefore, be it resolved by the City Council of the City of Blaine as follows:

Section 1. It is the intention of the City Council to construct and install the following improvements within the following described area of the City: a storm water “wet” pond to treat quality and mitigate quantity of storm water leaving the Gateway Manufacturing District in the City, including a storm water treatment and detention facility and associated conveyance piping and a public trail surrounding the pond (the “Improvements”). The Improvements shall be in accordance with the plans and specifications prepared by the City’s Public Works Department and may be modified by the City as long as the modifications do not affect the purpose of the Improvements. A bid for the construction of the Improvements was awarded by the City in July 2019.

Section 2 Exhibit A, attached hereto and by this reference made a part hereof, shows the Improvements to be constructed and the boundaries of the area to be included in the proposed local improvement district. It is hereby found that the boundaries shown on Exhibit A embrace as nearly as practicable all property specially benefited by such Improvements.

Section 3. The total estimated cost and expense of the Improvements and all work necessary in connection therewith and incidental thereto is estimated to be \$3,000,000. The City has received from the Whatcom County Economic Development Investment Project a grant in the amount of \$883,227.18 and a loan in the amount of \$1,766,454.36. The City has agreed to contribute \$350,000 to pay for a portion of the Improvements. If the local improvement district is formed, the cost of the Improvements not covered by the grant and the City's contribution, estimated to be \$1,766,667, shall be borne by and assessed against the property specially benefited by such Improvements. Actual assessments may vary from the estimated assessments as long as they do not exceed a figure equal to the increased true and fair value the Improvements add to the property.

Section 4. The Council sets November 12, 2019, at 6:00 p.m. in the Council Chambers as the time and place for hearing all matters relating the Improvements and the formation of a local improvement district. All persons who may desire to comment or object to the Improvements and the formation of a local improvement district should appear and present their comments or objections at that hearing.

Any person who may desire to file a written protest with the City must do so within 30 days after the date of passage of the ordinance forming the local improvement district. Any written protest should be signed by the property owner or other legal representative, should include the legal description of the property for which the protests is filed, and should be delivered to the City Clerk.

The City Clerk is directed to give notice of the adoption of this resolution and of the date, time and place fixed for the public hearing to each owners or reputed owner of any lot, tract, or parcel within the proposed local improvement district by mailing such notice at least 15 days

before the date fixed for the public hearing to the owner of the property at the address as shown on the tax rolls of the Whatcom County Assessor. The City Clerk shall published this resolution in at least two consecutive issues of the City's official newspaper, the date of the first publication to be at least 15 days prior to the date fixed for the public hearing.

Adopted and approved by the City Council and approved by the Mayor of the City of Blaine, Washington, at a regular open public meeting thereof, this _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Boundaries of Local Improvement District No. 2019-1 (Gateway Manufacturing Area) and location of the Improvements

DRAFT

CERTIFICATION

I, the undersigned, City Clerk of the City of Blaine, Washington (the "City"), hereby certify as follows:

1. The attached copy of Resolution No. ____ (the "Resolution") is a full, true and correct copy of a resolution duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on _____, 2019.

2. A quorum of the members of the City Council was present throughout the meeting and a majority of those members present voted in the proper manner for the passage of the Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2019.

CITY OF BLAINE, WASHINGTON

City Clerk