



PUBLIC WORKS COMMITTEE MINUTES

4:00 PM May 17, 2022

City Hall 2nd Floor Large Conference Room

CALL TO ORDER

Members Present: Mayor Scott Korthuis; Councilors Gary Bode, Ron De Valois

Members Absent: Councilor Jerry Kuiken, with notice

Staff Present: City Administrator John Williams; Public Works Director Steve Banham; Programs Manager Mark Sandal; and Sr. Admin. Assistant Jessica King

Public Present: Gary Vis, John Mercer, Gary TeVelde

ACTION ITEMS

1. Approve Minutes from May 4, 2022

Bode motioned to approve the minutes, and De Valois seconded the motion.

Action

The minutes from May 4, 2022, were approved.

2. Amendment to Forge Fitness Agreement

Williams discussed the agreement and the thoughts behind the amendment. This amendment would clarify the process for City approval of expenses. It also distinguishes between maintenance, repair, and capital improvements. There will be a meeting with Forge Fitness owners to review the proposed amendment.

Bode suggested that basic structural needs should be responsibility of the City as the building owners and not for Forge Fitness as the renters of the building.

Vis expressed concern about the possibility about aggregating expenses to reach the \$15,000. The Committee asked staff to review this clause about the minimum \$15,000 repair threshold.

Banham also talked about future parking needs as use grows. De Valois asked about including additional ADA parking. Banham confirmed this. The Committee discussed converting the existing basketball court blacktop area into parking in the future.

The Committee discussed potential annual budget amounts for repairs. This will be addressed as part of the 2023 budget. Williams discussed capital improvements and the \$250,000 limit and what the approval process would be for those expenses.

Action

The Public Works Committee concurred to support staff making changes to the amendment based on Committee feedback and bringing the amendment to City Council at a future date.

3. Berthusen Wholesale Water Agreement

The Committee and members of the Berthusen Water Association that were present (Mercer and TeVelde) reviewed and discussed the water agreement in detail. Both groups agreed that there were a few changes that needed to be reviewed by the attorneys before finalizing the agreement. They also discussed the current water usage and provisions to the Berthusen area community.

The Committee asked about the existing groundwater right. Mercer stated that the Water Association, in the past, wanted to maintain control over the water right, but with this agreement in place that might be something to be reconsidered.

Action

The Public Works Committee concurred that the agreement requires further review by the attorneys.

4. Transportation Benefit District Resolution

Williams discussed the renewal of the Transportation Benefit District (TBD), including the recently passed legislation and the draft Resolution. The new legislation allows for up to a 3/10th percent tax increase with voter approval.

Korthuis, Bode, DeValois, and Vis agreed that it's best to continue at the same 2/10th percent rate rather than asking voters to approve a 3/10th percent increase.

Korthuis also mentioned other measures that will be on the fall ballot including:

- a proposed ballot measure for a new EMS tax (a 29-cent per \$1,000 assessed value, 50% increase);
- a potential 2/10th percent increase for the jail in 2023;
- a potential 1/10th percent increase for childcare;
- a potential 1/10th or 2/10th percent increase for What-comm.

If all are passed, the tax rate within City limits could be 9.5 to 10%.

Committee concurred that the TBD Resolution looked good.

Action

The Public Works Committee concurred and recommended that the Transportation Benefit District Resolution be forwarded to City Council with a 2/10th percent increase.

5. Amendment to Kode Kamp Developer Agreement

Bode explained how the agreement with Kode Kamp is being used to widen Northwood Road to provide a waterline and a pedestrian trail. The Committee discussed the extent of and benefits of the widening.

Banham added that Puget Sound Energy added lighting on Northwood Road between Brome Street and Badger Road last week.

Action

The Public Works Committee concurred and supported the Mayor's signature on the amendment to the Kode Kamp Developer Agreement.

INFORMATION ITEMS

None

NEW BUSINESS:

6. Judson Alley Truck Access Issues

Bode discussed turning radius issues with the intersection of 3rd Street and Judson Street Alley causing difficulty for semi-trucks.

The Committee discussed developing concepts for the alley to better accommodate truck traffic and future pedestrian needs with land development occurring to the south.

7. Power Source for the Farmers Market Vendors

Vis inquired about the power source available to Farmers Market vendors during the upcoming season.

Banham read an email from Dakota Stranik (Lynden Farmer's Market) clarifying the need for electrical access, rather than generators. The Committee discussed relocating the Farmers Market to the north of the 4th Street parking lot for easier electrical access, rather than on Grover Street. Staff will contact Stranik to make that suggestion.

8. Electric Vehicle Charging Station

Vis stated there is interest in installing an electric vehicle charging station downtown. The Committee reiterated their desire for the City to not be directly involved in providing these services. Vis asked and Sandal confirmed that there is a spare conduit in the alleyway by 5th and Front Streets.

ADJOURNMENT: The meeting was adjourned at 5:32 p.m.

NEXT MEETING: June 8, 2022