



PUBLIC WORKS COMMITTEE MINUTES

4:00 PM March 9, 2022

City Hall 2nd Floor Large Conference Room

CALL TO ORDER

- Members Present: Mayor Scott Korthuis; Councilors Gary Bode, Ron De Valois and Jerry Kuiken
- Staff Present: City Administrator John Williams; Public Works Director Steve Banham; Programs Manager Mark Sandal; Office Manager Heather Sytsma; and Sr. Admin. Assistant Jessica King
- Public Present: Gary Vis, Dean Francis, Gail Cordell, Judy Harmon Smith, Ken Buist, Jan Holtrop

ACTION ITEMS

1. Approve Minutes from February 9, 2022

Bode motioned to approve the minutes, and Kuiken seconded the motion.

Action

The minutes from February 9, 2022, were approved.

2. Request to Bring West Front Street Bids Directly to April 4 City Council Meeting

Advertisement for bids will be March 9 and 16. The bid opening is scheduled for March 24. Staff is requesting authorization to take bids directly to City Council on April 4th upon review and approval by the Committee.

Action

The Public Works Committee concurred that award for bid be presented directly to City Council upon Committee review of the bid tabulation.

3. Pepin Parkway Connection to Benson Road at Diamond Lane

Banham presented the map showing the previously proposed roadways within the Benson Park area. The Parks Board has expressed concern about locating the Parkway within the park. Staff has talked to the Benson Park master planning consultant to get their input on the impacts of the roadway on the park. The Committee discussed alternate locations for the roadway to maximize use of the surrounding property and impose the least number of hazards for those using this future park area. The concern is pedestrian traffic between the two sections of the park that the road may subdivide.

Korthuis said he would like to see a connecting road tying into Homestead Boulevard; however, he thought this may require an additional bridge.

Banham discussed that private development along Double Ditch may change the construction schedule alternatives of the Parkway. These developments can be accessed either from Double Ditch Road or the Parkway. Due to the critical areas and buffers along Double Ditch the developers are leaning towards building the culvert/bridge at the future Pepin Creek area instead of over existing Double Ditch. They will then access their sites from Benson Road utilizing the new culvert.

The Committee discussed at length a Sunrise Drive connector option for the Parkway.

Banham introduced Dean Francis, a prospective developer of the property west of Benson Road at Sunrise Drive. A layout of the parkway continuing west from Sunrise would significantly impact how he develops the property because of the right-of-way width and road curvature.

Banham suggested obtaining traffic counts and the previous WCOG analysis on Benson Road to present to a future Public Works Committee meeting. Projected traffic counts on the parkway will allow comparisons with the existing Homestead Boulevard.

Action

This item was for discussion only.

INFORMATION ITEMS

4. Meadow Lane Flooding - Residents

Banham introduced Meadow Lane residents Judy Harmon Smith, Ken Buist, and Jan Holtrop who were in attendance to discuss flooding on Meadow Lane. They presented a map of where they said flooding happened in their neighborhood and the photos of the flooding damage in the roads and at their homes.

Banham discussed the Guide Meridian culvert replacement project for Duffner Ditch Creek being finalized by WSDOT for construction in Summer, 2023 that could increase downstream flow in the future. The culvert under Main Street on the east side of the Guide Meridian was not able to handle the higher flows during the November 2021 flood event. Bode questioned if WSDOT owns the ditch and culvert by the area that is flooding. Staff will research this with WSDOT. When the State widens the Guide Meridian, this will be the time to re-evaluate and potentially replace those culverts.

The Committee discussed cross border development and the increased flows the City is seeing as a result. In the meantime, the City will evaluate emergency actions to see if anything can be done to minimize risks to those properties.

5. Century Water Association Request for Emergency Tie-In

Banham informed the Committee that the Century Water Association, located south of Birch Bay Lynden Road at Lyn Dale Drive (the Mallard's Landing neighborhood), has requested an emergency tie into the City of Lynden water supply while their well is repaired. The Department of Ecology would need to utilize the Over-riding Consideration of Public Interest (OCPI) to allow this, similar to what was done with Kon Tree Aire. They are seeking State Health Department approval and grant funding for this purpose. They are hoping to do the repairs this summer.

6. Six Year Transportation Improvement Plan (2023 - 2028)

Banham distributed the proposed Six Year Transportation Improvement Plan map for discussion. He explained that the order does not reflect priority. He also requested the Committee give the list one last review for any comments. This list will be finalized at the April Public Works Committee meeting before being submitted to City Council for approval.

7. Proposed Private Street and Development - Mike Engels

Banham stated Mike Engels has proposed a private street near the recently acquired 1625 Main Street. The Committee discussed private streets and whether to continue allowing them. The Committee was not in favor of private streets.

8. Projects Update

WSDOT Duffner Culvert Replacement (2023) –

The City is coordinating with WSDOT for extension of the water distribution main on Guide Meridian under the culvert and also coordinating on stormwater conveyance from the natural depression that currently receives drainage from 19th Street and Meadow Lane [See Item 4 above].

Bradley Road

The City is coordinating with the Lynden School District to reconfigure the Lynden High School Parking Lots in conjunction with the widening of Bradley Road. Korthuis stated he has a \$3,000,000 request into the Washington State Legislature.

Banham presented the project map, explaining that the legislative funds will pay for the roadway reconstruction, but the City will still need to acquire funds to complete the roundabout. Banham stated that staff will be applying for grants for this project.

The Committee discussed parking and the need for more at the high school. Banham stated that the new configuration provides the same number of parking spaces, and they now meet standards.

Pepin Creek Main Street Bridge (CC 4/18/2022)

Banham stated that easements are being finalized. This project should be out to bid by the end of March.

Pepin Creek Relocation

Banham stated that staff is finalizing the SEPA application and continuing to meet with property owners.

South Park Street / Waterline (CC 5/2/2022) -

Banham stated that this project is scheduled to be constructed this year. It will provide fireflow on South Park, reconstruct the street and add ADA compliant sidewalks. Korthuis stated that he is pursuing EDI grant funds of \$700,000 for this project, with the balance to be provided by City utility and TBD funds.

6th Street Sewer CIPP

Banham stated that the pipe has been cleaned and now needs to be lined. Advertisement for bid should occur in April.

Grover Overlay (CC 7/18/2022)

Banham stated that surveying is occurring, with construction scheduled to coordinate with events.

Bode asked if the City would be able to get the grindings from this project to use for future alley repairs.

West Front Street (CC 4/4/2022)

This project is currently out to bid with bids due on March 24th. The City is finalizing a latecomer reimbursement assessment for the property on the north side of the project area.

Industrial Condensate Outfall

Work will be suspended after this month awaiting materials.

Lynden Recreation Center

City crew installed stormwater pipes for downspouts. The siding replacement is almost complete. Banham stated that a maintenance repair list is being created for ongoing repairs to determine whether the maintenance is the responsibility of Forge or the City.

NEW BUSINESS:

1. Lynden Farmers Market Location

Banham stated that the Farmer's Market has requested to place a shed in the parking lot of the Community Center. An agreement is being developed.

2. 1625 Main Street Demolition

Banham stated he has received a quote from Mike Engels for demolition of the City-owned house at 1625 Main Street. Engels owns the adjacent property to the west and the City has proposed a lot line adjustment as a way to use the unused remnant from the Pepin Creek Bridge project. [See # 7 above]

3. Sidewalk Width on Southwest Corner of Guide Meridian and Main Street

Banham explained that the Lynden Shell project in the southwest corner of Main Street and Guide Meridian has requested a reduction in sidewalk width from eight to six feet. The standard width for sidewalks in a commercial area is eight feet. However, most of the sidewalks near the Safeway complex are six feet in width. Banham sought Committee support for a variance allowing six-foot sidewalks in the Main Street development. The Committee concurred. [Subsequent discussions with WSDOT indicate they don't want sidewalks on Guide Meridian due to the upcoming widening project.]

ADJOURNMENT: The meeting adjourned at 5:55 p.m.

NEXT MEETING: April 6, 2022