

CAPITAL FACILITIES APPENDIX

Public Utilities

Lynden owns and operates four distinct public utilities - ambulance, its sewer, stormwater, and water utilities. They operate in a self-sustaining manner, manner; customers are charged monthly for each utility service and for initially installing initial connections to each system.

The City Public Works Department manages, operates, maintains, and improves the sewer, stormwater, and water utility systems. The Fire Department is responsible for the operation and maintenance of the ambulance utility. The City Finance Department is responsible for billing, collection, accounting, and financial reporting. The City Council exercises its authority in setting user rates, fees, and charges for these utilities systems and in approving the capital improvements necessary to provide proper service to the community as it grows.

AMBULANCE UTILITY

Add this as a new section. Include details regarding service provided, equipment inventory, staffing needs, and identify capacity needs for the planning period.

Commented [RC1]: Comment from Dave: Discuss projected capacity needs (6 and 20 yr project lists). Reference stand alone plans and their timeline where appropriate. In particular, discuss what utility projects are needed to accommodate projected growth in Pepin (residential), West Lynden (Industrial / Commercial). Potential implications of Mixed Use Overlay - on utility needs.

Commented [DT2R1]: Much of this still needs to be addressed - May 2025.

Commented [RC3]: Comment from Laura Scholl: Possibly add in Ambulance utility?

Commented [DT4R3]: Yes. We should include a new section on the Ambulance Utility. I will work with the Fire Dept to write this section.

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WATER UTILITY

The City of Lynden water system serves its entire UGA and a scattering of residents outside of the UGA that were connected to the City's water system because of environmental health concerns. The total population within its service area is expected to increase to 19,575 by 2036. This number is slightly larger than the UGA's allocated population growth due to the existing population that is served outside of the UGA service area.

The water system consists of a water intake structure on the south side of the Nooksack River near the Hannegan Road Bridge that directs raw water into the newly built (2015) water treatment plant that was built in 2015. The system has two booster pump stations, two storage reservoirs (total nearly 9 million gallons of capacity) and 81 miles of water mains that range in size from 2 to 20 inches. The City's new 8 million gallon per day treatment plant doubled prior treatment capacity and includes grit removal and sedimentation basins equipped with plate settlers to handle the heavy sediment load from the Nooksack River. The facility also features high-rate high-rate deep bed gravity filters and a combination of UV disinfection and chlorine to disinfect the water.

As stated above, the service area is projected to increase to 23,361 19,575 by 2045 2036. With that increase, the daily demand is projected to increase to an average of 2.44 million gallons per day with a maximum peak demand of 6.35 million gallons per day. The current system can

Commented [RC5]: Comment from Dave: Water supply, discussion on water rights / adjudication and its potential impact on growth. Projects and/or concepts being proposed to increase the City's water supply/water rights.
MARS project
COW Water project

Commented [DT6R5]: Not yet addressed - May 2025

Commented [JD7]: Should we consider adding watermain storage capacity of 5 MGD found in table 7.7 of 2019 water system plan

Commented [DT8R7]: Not sure what this is referring to but sure, it can be added as inventory/capacity info for the system.

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Commented [DT9]: Confirm these numbers

handle that demand and the City has surplus storage capacity to meet existing and future storage requirements. As shown in Table 5.2.1a, the City's existing 8.58 million gallon storage capacity provides a surplus of 2 million gallons.

Water Supply:

In the City's considered opinion, it has sufficient water rights to meet current and projected future demand. The Department of Ecology does not share the City's opinion on the extent of City water rights. However, the City and Department of Ecology continue to work together toward water right solutions to produce new water rights and water availability for the City pursuant to a Memorandum of Agreement entered in 2004.

Commented [DT10]: Add a paragraph or two here that describes efforts to increase water supply and/or rights (MAR, COW Water line, and anything else), and the result of any water conservation efforts.

Table 5.2.1a Water Storage Capacity

	2036 Capacity
<i>Total Available Storage</i>	8.58 Million Gallons
<i>Required Storage</i>	6.58 Million Gallons
<i>Surplus</i>	2 Million Gallons

Commented [DT11]: Confirm this number

The City has proposed several capital projects to improve its water system during the 20-year planning period. These include acquiring additional water rights, making necessary pressure zone adjustments, studying locations for future storage sites, and other distribution system upgrades and improvements. The six-year Capital Improvement Plan estimates that these projects will cost approximately ~~\$4,164,180~~. An additional ~~\$4,300,000~~ (in 2016 dollars) in improvement costs is estimated for the period from ~~2022-2036~~. The City has a plan to acquire funding sufficient to cover these costs through a combination of state grants, loans or bonds, and revenue from rates, charges, and reserves.

Commented [DT12]: Update 6 and 20 yr totals

Table 5.2.1b Capital Improvement Projects

Project	Estimated Cost
Additional Water Rights	TBD
Industrial Condensate Water/Air Conditioning for reservoir booster stations	\$2,000,000 <u>\$30000</u>
Pressure Zone Adjustment 6MG reservoir booster station VFD Upgrade	\$100,000 <u>\$120,000</u>
Storage Study	\$100,000
Water Main and Distribution Improvements	\$6,264,180

Commented [JH13]: Update project list, Josh

Commented [GU14R13]: Updated the projects and cost with what I have so far. I did not touch the Water main and distribution improvements because I'm guessing that's more for Dale.

Commented [DT15]: Separate out any specific projects and include cost details - funding source if possible.

River Intake Structure VFD Upgrade	\$120,000
3MG and 6MG reservoir valve replacements	\$200,000
Water System Plan Update	\$70,000
3MG and 6MG reservoir pump motor upgrades	\$120,000
Filter turbidimeter replacements	\$80,000
OSEC chlorine generator replacement	\$60,000
Total Estimated Cost	\$8,364,180

The City of Lynden has been working with a contracted consultant to deliver the final Water System Plan Update in early 2017. It will be adopted and approved by the City Council at that time. The information above was provided as a Technical Memo from the consultants to summarize the required components of the City's Comprehensive Plan update (RH2 Technical Memorandum, Water System Plan Update, June 21, 2016).

The City of Lynden provides sewer collection and treatment facilities for property within the city limits and plans for future collection and treatment to the city's UGA upon annexation. The City also operates permitted composting facilities for the beneficial use of biosolids. The allocated population projection for those that are connected to sewer matches the 19,282 high growth allocation used elsewhere in the Comprehensive Plan update.

The City owns and operates 4.3 miles of force mains, ranging in size from 3 - 12 inches and 57.3 miles of gravity sewer ranging in size from 6 -24 inches. The sewer system also includes 14 pump stations. Flow from the entire collection system is directed into two main sewer trunks, located just south of the Historic Business District, prior to being combined just upstream of the Wastewater Treatment Plant (WWTP) influent pumps. The WWTP is located at 800 S 6th St near the southern boundary of the city limits. The WWTP includes an influent pump station, headworks with auger-type screens and grit removal, three anoxic selector tanks, two oxidation ditches, two secondary clarifiers, effluent cloth disc filters, a UV disinfection system, effluent Parshall flume, a chlorine system for treating in plant re-use water, effluent pump station, sludge thickening and digestion, sludge dewatering, and composting facilities. It is designed to deal with a maximum monthly flow of 2.18 million gallons per day and a peak hourly flow of 6.82 million gallons.

In order to meet projected demand over the 20-year planning period, the City is proposing capital projects to one pipe downstream of Pump Station 4 that will need a size upgrade, improvements and refurbishing of most of the City's pump stations and several process and operational improvements to the WWTP. These are listed in Table 5.2.2a below. All of the city's pump stations and force mains are considered adequate for the projected demand.

Commented [DT16]: Paragraph here that describes Water Plan update schedule. When is the next one scheduled to occur?

Commented [JD17]: Should this plan include the number of sewer connections served and our septic to sewer waiver program and its focus on removing aging systems and connection to city services.

Commented [DT18R17]: Not a bad thing to include here.

Table 5.2.2a Summary of WWTP improvement needs

Commented [JH19]: Update and format list. Jon

The CIP for the 6-year and 20-year planning period ~~address~~addresses the identified needs. Table 5.2.2b below lists the proposed projects. The 6-year CIP estimates these projects to cost approximately \$2,220,000, while the longer-term projects will require an additional \$4,890,000. The City proposes to fund these projects with a combination of loans or bonds or revenue from rates, charges, and reserves. ~~The City of Lynden General Sewer Comprehensive Plan is scheduled to be adopted by the City Council in 2016.~~

Commented [DT20]: When was latest Sewer plan updated and what is the schedule for the next update?

Table 5.2.2b CIP for Sewer System upgrades

Commented [JH21]: Update and format list. Jon

STORMWATER UTILITY

The City of Lynden's stormwater system is regulated by a Phase II Stormwater Discharge Permit issued by the Washington State Department of Ecology. The City's stormwater system consists of surface run-off from roadways, collection drains, pipes, open channels, regional detention ponds, and Low Impact Development (LID) methods such as bioswales and rain gardens. ~~The City's stormwater system covers approximately x,xxx acres and is divided into 15 stormwater sub-basins.~~ The City is responsible for stormwater facilities within the public City right-of-way, property or within drainage easements in favor of the City. ~~These~~The public systems ares operated and; maintained and upgraded by the City Public Works Department.

Commented [MS22]: Jeff mentions below and I have the same question regarding changing the table, spreadsheet or whatever it is.. The City has discovered new projects that need to be added and others deleted. 1. All Pepin Creek projects. 2. Mouw Ditch. 3. Yearly Capital upgrades due to O&M of stormwater facilities (ditches, ponds etc.). Bay-Lyn & Duffner Ditch culvert. 4. WSDOT culvert at Main Street, assistance. 5. Stormwater asset investigation and ranking of needs. 6. Development of a self-sustaining rate structure. 7. More to come as I think of them.

Private stormwater facilities associated with commercial development, multifamily development, or neighborhood developments systems also exist within the City. Homeowners associations and/or businesses are responsible for the capture and detention of stormwater on their properties. These private stormwater facilities are regulated by the Lynden Municipal Code (LMC ~~Chapt~~Chapter 813.24) and are held to the standards ~~described~~adopted ~~in~~with the ~~2005~~2019 (-edition of the Department of Ecology Stormwater Management Manual for Western Washington. The most recent edition of ~~the~~that manual will be adopted by the City with code revisions scheduled for ~~2017~~2027. As the City is required to adopt the most recent Ecology Stormwater standards the enforced code may be later than 2019. While not common, ~~there are some instances where an association may enter into a maintenance agreement with the City.~~

Commented [DT23R22]: They should be added. This table can be edited but feel free to just list some bullet points below if needed.

Commented [MS24]: Does this number include the recently annexed Lynden areas?

Commented [DT25R24]: It should. I can edit acres, etc. but will need you to confirm the number of sub-basins, etc that are in the city.

~~Since much of~~ For areas of Lynden's ~~development~~developed ~~occurred~~ prior to the current stormwater regulations, the City has inventoried the existing system and continues to update the drainage maps with field-truthed data. The City of Lynden will meet projected demand through a combination of the capital projects noted below and developer-constructed improvements required to accommodate stormwater runoff generated by proposed new development.

There are several improvement and maintenance projects being planned for in the 20-year planning period. The 6-year CIP has several projects intended to address the capacity of the conveyance system, ~~stormwater~~water treatment, groundwater monitoring, and other issues. The total cost of these projects is approximately \$18,292,000 and will be funded through a combination of local funds, state funding (Department of Ecology) ~~and conservation district funding~~. The City of Lynden Stormwater Comprehensive Plan is scheduled to be adopted by the City in 2016 ~~25 with updates approximately on a 6 to 8 year intervals~~.

Table 5.3.2a Stormwater Utility Capital Improvement Projects (CIP)

Projects	Estimated Construction Costs	Estimated Consulting Costs	Status	Potential Funding Source	Timeline
BC Avenue	\$580,000	\$185,000	30% Design	Local Funds State: Ecology	Within 20 years
Cedar Drive	\$145,000	\$50,000	5% Design	Local Funds State: Ecology	Within 10 years
Historic BD Tributary Conveyance	\$565,000	\$190,000	50% Design	Local Funds State: Ecology	Within 5 years
Historic BD Treatment Facility	\$900,000	\$90,000	100% Constructed	Local Funds State: Ecology	Complete
East Lynden Annex	\$650,000	\$175,000	50% Design	Local Funds State: Ecology	Within 5 years
Lynden Industrial Retrofit	\$1,600,000	\$400,000	60% Design	Local Funds State: Ecology	Within 20 years
Pepin Creek	\$8,202,000	\$1,730,000	30% Design 90% prop acquired	Local Funds State: Ecology	Within 10 years
West Lynden Regional	\$1,000,000	\$300,000	30% Design	Local Funds State: Ecology	Within 10 years
Wood Creek Neighborhood	\$540,000	\$180,000	10% Design	Local Funds State: Ecology	Within 10 years
7th to 10th Street, Front to Judson	\$ TBD	\$120,000	0% Design, 100% funded	State: Ecology	Within 5 years
Judson St Downtown LID- Phase 2- 9th St.	\$942,231.71	\$244,286.46	100% Funded	State: Ecology City Match	Underconstruction

Commented [JD26]: update when CIP table changes complete

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Commented [JH27]: Update list. Jeff/Mark

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Commented [JD28]: This project has been completed

Commented [JD29]: Remove completed projects

Commented [JD30]: This should be removed, all available land annexed in east lynden.

Commented [JD31]: the table formatting will not allow me to add another line item for Judson LID phase 3

Commented [DT32R31]: I added another row. But feel free to just bullet point below if you wish.

Parkview Drive	\$365,000	\$160,000	100% Design,	Local Funds	Within 5 years
Public-Private Partnership on Fairground	\$ TBD	\$165,000	0% Design, 100% funded	State: Ecology, Conservation District	Within 5 years
Groundwater Monitoring	\$ TBD	\$ TBD	0% Design	Local Funds State: Ecology,	Within 10 years

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Commented [JD33]: Mark, please update design. is this actually 100%

Commented [MS34R33]: Fairground is done if that is your question.

Commented [MS35R33]: Parkview Drive is also done.

Commented [JD36]: Remove completed projects

Placeholder. Inventory of Publicly Owned Green Infrastructure

Public Services

PARKS

In 2024, the City adopted the City of Lynden Park and Trail Master Plan which gives a detailed picture and vision for managing the City's public parks. It creates clear policies for meeting the community's adopted level of service. That plan is included as Appendix B in Lynden's Comprehensive Plan for reference.

Currently, City Park, Bender Field Recreation Complex, Patterson Park, Greenfield Park, North Prairie and Centennial Park are managed by the City. This is 72.4 acres within the city limits. At 2013 population numbers there were approximately 5.7 acres of parkland per 1,000 residents. This is above the national standard of 5 acres per 1,000 people, although the City has set its desired level of service at 7 acres of parkland for every 1,000 residents.

In order to maintain that level of service with the projected 20-year growth allocation, the city will need to add an additional 63 acres of parkland during the planning period. The Park's Department also maintains the existing Jim Kaeming trail that winds through the city. The 20-yr plan includes the design and construction of 10 additional miles of trails. The projected acquisition and development cost throughout the planning period is \$16,065,400.

Commented [RC37]: For HB 1181 compliance, if the city has green infrastructure. I didn't see any in the stormwater reports, but maybe there are some planned we can include here?

Commented [DT38R37]: Mark - Anything here? Judson stormwater improvements. Fairgrounds?

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Commented [AW39]: Relates to H&W

Commented [RC40]: Comment from Dave: Update intro reference new plan. Take LOS discussion from 2020 plan. Discuss new parks, significant park improvements that have occurred since 2016 (Schoolyard, Bender rotary project, BMX track, trail construction, etc). 6 and 20 yr project list

Commented [DT41R40]: I will update this section.

Commented [RC42]: Update Appendix #

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Placeholder. Table 5.3.1a Parks Development Cost Summary through 2036

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*LOS Acres refers to the number of acres needed to reach the desired 7 acres/1000 residents.

Park's funding is generated through discretionary City funds as allocated by City Council (property, sales, excise taxes, ~~etc etc.~~), user fees (athletic playfields), park impact fees, grants, general obligation bonds, and gifts through estates.

~~The City is also trustee for the 236-acre Berthusen Park, which is outside the City and UGA limits, but is included in the Parks and Trails Master Plan. Finally, since the adoption of the Park's Master Plan, the City acquired 40 acres on the NW side of town that is located in the UGA but just outside of the current city limits. The property is currently in the planning and development stage for public access. It will be annexed in annexed during the planning period.~~

i The following section was updated based on information from the Fire chief and Finance Director.

FIRE

As of ~~April 2016~~ October 2024, the City is served by a combination department with ~~13~~ 14 Career Firefighters, ~~4 Part-time Firefighters~~, ~~18~~ Volunteer Firefighters, the Fire Chief, an Assistant Fire Chief, and ~~an Office Manager~~ Support Services Manager. The ~~8,900 square foot fire station recently remodeled and expanded firehouse is home to three BLS Aid Units, two Pierce Pumper Engines, and future home to one Pierce Quint, across from the City Library, houses one 1750/gpm fire engine and a 95' platform ladder truck, two aid units and two command units.~~ The Lynden Fire Department (LFD) maintains mutual aid agreements with the other 12 Fire/EMS County agencies for all fire, hazardous materials, and EMS-related emergencies.

The department is divided into three shifts, each having a lieutenant. Pagers and two-way radios with specified and licensed frequencies provide communication within the department.

The department consists of both fire and EMS services. ~~As of April 2016 In our 2023 annual report, the department has responded to 1,983 calls in EMS and 71 fire calls. Total calls for 2023 were 2,407 calls, an increase from 2,345 calls in 2022., 85% of calls are EMS-related. The call volume increases annually. LFD awaits delivery of its 2024 Pierce Quint in late 2024 to early 2025. The department responded to 1650 calls in 2015 and maintains an average 4.5 minute from dispatch to on-scene arrival time.~~

The Lynden Fire Department maintains the adopted Whatcom County levels of service for fire protection. For Lynden, this is an urban level of service which is an expected response time of 8 minutes, 80% of the time. It currently meets those standards. LFD currently meets those standards and maintains an average of 4.5 minutes from dispatch to on-scene arrival time.

In order to maintain that level of service in light of the projected growth, the Fire Department is proposing several capital projects over the planning period. In addition, The Lynden Fire Department will continue to work with the Public Works Department to identify and address pressure flow concerns throughout the City and specifically in East Lynden.

The City of Lynden Fire Capital Facilities Plan was adopted by the City Council in ~~June~~, June 2016. It is available for [reference](#).

Comment from Kristie Watson (fire dept): Not sure if the updated table below is adopted by the City Council or the date.

Placeholder. Table 5.3.2 Fire Capital Improvement Projects (CIP)

Project	Year	Cost	Funding Source
Replace Command Unit	2025	\$90,000	Capital/Impact Funds
Training Tower Upgrade	2025	\$75,000	AFG eligible
Replace SCBA	2026	\$325,000	AFG eligible (High priority)
Second Station/Training Facility	2028	TBD	IF/AUF/General or Bond
Replace SCBA Air Compressor	2028	\$40,000	AFG eligible
Replace 2010 Ambulance	2028	\$210,000	Capital/Impact Funds
Replace 2019 Ambulance	2029	\$225,000	Capital/Impact Funds
Replace Pickup	2030	\$60,000	General
Add Pumper Truck	2032	\$700,000	General/IF
Add Command Unit	2033	\$15,000	General
Replace Command Unit	2036	\$75,000	General
Total Capital Costs		\$1,890,000	

Comment from Laura Scholl (Finance): Recommended to add or liaise with a more general Financial revenue projection for all areas - or we can consider including revenue for each section, but would need to see what others include first.

The city anticipates that it will meet those revenue needs over the 20-year planning period through a combination of:

- Property Tax Revenues
- Sales Tax Revenues
- Impact Fees
- Ambulance Utility Fee Revenue (EMS Only)
- Transport Fee Revenue
- Fire Marshall Service Fee Revenue
- Grants
- Bonds

Commented [DT43]: When will this plan be updated?

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- i The following section was updated with Steve Taylor's feedback (Lynden Police):
- i 19 police officers. No reserve officers. Code enforcement is now run out of Community Development. 3 support staff and 8 volunteers.
- i We currently are staffed at a rate of approx. 1.2 officers per 1,000 population. This is the lowest rate of any city in Whatcom County, and is below the State average of 1.29 per/1000 which is 51st in the nation
- i We no longer use US Border Patrol for dispatch services. We contract with Whatcom 911 which is operated by the City of Bellingham

POLICE

The Lynden Police Department consists of 195 police officers, ~~2 reserve officers, 4 codes enforcement officer,~~ 3 support staff, and 8 members of Lynden's S.T.A.R.S (Senior Traffic and Residential Security) volunteer group. The department moved into the newly purchased 13,000 square-foot police headquarters on 19th St. in 2004. This building and property will meet projected demands through the planning period.

~~The Lynden Police Department has jurisdiction within the City Limits, however there is a mutual aid agreement with the Whatcom County Sheriff's Department, US Border Patrol, and Washington State Patrol.~~

~~The Lynden Police Department has jurisdiction within the City Limits, however there is a mutual aid agreement with the Whatcom County Sheriff's Department, US Border Patrol, and Washington State Patrol.~~ The Lynden Police Department has a contract ~~an~~ agreement with ~~the US Border Patrol Communications Center~~ Whatcom 911 for its dispatch service, which is operated by the City of Bellingham. It does not track response times but the Department saves approximately \$160,000 per year through this agreement.

Commented [RC44]: Does this facility still meet city needs? Any maintenance planned or needed?

SCHOOLS

There are 3 school systems in Lynden, as outlined in the numbered bullets below. They are responsible for their own capital planning, though the City has an interest in helping them provide a high quality high-quality education for its residents. In the 20-year planning period, they are likely to add additional school buildings to meet the projected demand.

1. Lynden Public Schools, limited to the Lynden School District, currently has: three elementary schools (Bernice Vossbeck, Fisher, and Isom Elementary) with 1,360 students, one middle school (grades 6-8) with 606 students, and a high school (grades 9-12) with 809 students. It also runs the Lynden Academy, which is an Alternative Learning Experience (ALE) program which acts as a bridge between homeschool families and the public school. There are 258 K-12 students in this program. Finally, Lynden passed a school bond in 2015 which will build a new (replacement) middle school on the east side of the city as well as rebuild Fisher Elementary. These are scheduled to open during the 2017-2018 school year.

Commented [RC45]: Comment from Dave: Already discussed in Land Use Element. Should this be here instead? Update numbers, new construction, bond information.

Commented [RC46]: Lynden staff: is this section still accurate?

Commented [DT47R46]: Needs updates. I will rewrite. Will reference recent LSD cap facilities update.

2. Lynden Christian School students come from all over Whatcom County. The Lynden Christian School campus is centrally located with 3 schools on their property - an elementary school with 416 students, a middle school with 298 students and the high school with 344 students. Total enrollment in 2016 was 1058. It also runs a recycling center and ~~second hand~~secondhand thrift store.
3. Cornerstone Christian School is a small private school located in the NE part of the city. Its building location was a part of the East Lynden annexation in 2007. Students primarily live within the city limits but some come from the surrounding north county area. The total enrollment is 121 students divided amongst grades 1-12.

Inventory of Public Properties/Buildings

Many public properties and buildings throughout Lynden provide crucial services to residents and are important assets for the functioning of the city and to uphold the quality of life for residents. They are also crucial to maintain to provide valuable spaces that could be used as evacuation centers or resource distribution facilities during emergencies as natural hazards and extreme weather events are becoming more frequent and intense. The following list of facilities explains the function of the facility and any necessary or planned upgrades.

LIBRARY

The Lynden Library at 216 4th Street opened to the public in 2003. The building was built to meet the city's library demand through the mid-2020s. The 15,578 square foot building is owned by the City of Lynden and operated by Whatcom County Library System (WCLS). Modern technology has changed the way that residents use and interact with their library. The WCLS has adapted to these demands and will continue to do so as those demands change. Anticipated repairs in the near future include upgrades to public restrooms and replacement of windowsills that have been affected by water damage.

As of January 2025, the Lynden Library is open seven days a week for a total of 65 hours. Library patrons check out over 500,000 items a year and visit the Lynden Library more than 190,000 times annually. WCLS staff present a variety of public programs for all ages weekly - from Preschool and Toddler Storytimes to Lego Club to Teen Craft Hour and several book clubs and writing groups. In addition to weekly programs, the library hosts numerous workshops and community events centered around arts, technology, games, and gardening, among other interests. The Lynden Library received a Mora Award from the American Library Association's REFORMA division in 2012 for its outstanding efforts promoting family literacy through its El Día de los Niños/El Día de los Libros program. Meeting rooms at the Lynden Library are regularly reserved by civic groups and other organizations.

Planned Capital Improvements/Replacements:

- **New rooftop HVAC units - they are past their life expectations and need replacement**
- **New TPO roofing**

Commented [RC48]: Comment from Dave: Update list and details for each facility. Construction / remodel proposals, etc.

Also need to consider how this section relates to the Climate Element (assets and vulnerability discussion)

Commented [RC49R48]: Comment from Laura Scholl (Finance): A couple of additional facilities discussed at the meeting including the Dog Kennel.

Commented [RC50]: Forgot to use track changes but I updated this section based on WCLS website. Some things still need to be updated, per my other comments.

Commented [RC51]: Any updates or upgrades needed?

Commented [RC52]: Are these still needed or are there new repairs needed?

Commented [TT53R52]: The public restrooms have been updated.

Commented [DT54]: Will create a new CIP table for Public Buildings on this inventory list. It can be included full at the end of this section.

LYNDEN CEMETERY

The Lynden Cemetery is part of the Whatcom County Cemetery District #10, which also includes Greenwood Cemetery southwest of Lynden in the County. The cemetery was founded in 1889 by the Masons and Odd Fellows, who kept up the property until 1974 when it became a part of the newly formed Whatcom County Cemetery District #10.

The Lynden Cemetery is located ~~at the western entrance to the city~~ on the southeast corner of Guide Meridian Road and Front Street. It is listed on the Washington State Register of Historic Places and contains burial plots ~~from of~~ many of Lynden's earliest residents.

According to the Whatcom County Cemetery District 10, there are 5,790 plots available in the 2 cemeteries although 2,365 of those are located in the non-conventional Urn Garden. That means there are 3,425 available conventional casket plots in their district. With the projected growth in the county and specifically in Lynden over the next 20 years, there is sufficient burial space. Over the planning period, the City will need to work with the Cemetery District to consider long-term options for additional land for burial spaces.

Commented [RC55]: Lynden staff, please review the highlighted section for any updates.

Commented [DT56R55]: Will contact Richard Decima for updates

LYNDEN PIONEER MUSEUM

The Lynden Pioneer Museum was founded in 1976 with an initial donated collection of horse drawn buggies. Since then, the museum has acquired an impressive collection of early pioneer items, military history exhibits, and other local historical items.

The City of Lynden owns the 12,456 square foot building. The Lynden Heritage Foundation, a registered 501c(3) non-profit organization, independently operates the museum and makes long-term planning decisions for the museum.

Commented [JH57]: Update text and list. TJ

Commented [TT58R57]: There is a portion of the roof that is asphalt shingles, I am unsure of when they were installed.

Commented [DT59R57]: Any cost estimates on for these?

Planned Capital Improvements/Replacements:

- **The exterior needs to be repainted by a Mason and made water tight or it needs to be sided with a metal siding.**
- **The TPO roof was installed in 2011 and will meet its life expectations by 2031 so it will need to be assessed.**

LYNDEN MUNICIPAL AIRPORT (JANSEN FIELD)

The Lynden Municipal Airport is located between Benson and Depot Roads, just south of Sunrise Drive with ~~a physical~~ the physical address of 8635 Depot Road. The airport handles small private aircraft and has fueling facilities (100LL). The airport has a Precision Approach Path Indicator (PAPI) system which provides approach guidance, a lighted wind indicator, a rotating beacon, and an Automated Unicom that provides up to date wind and temperature information. There are adjacent private hanger facilities, but no major passenger or airfreight facilities exist at the airport. The City also owns a ~~5-acre~~ 5-acre parcel directly west of the runway that provides a safety buffer as airplanes approach the runway.

Commented [RC60]: Lynden staff: please review this section for updates.

Commented [TT61]: FYI - Our Rotating Beacon at the Airport is obsolete, and parts have been discontinued. Also, we have used up our inventory of spare parts.

Commented [TT62R61]: I do not know the cost of one or if it qualifies for this list. I will let all of you decide.

The Lynden Municipal Airport was deeded to the City by Lynden Transport, Inc. and is currently operated by the City of Lynden with the assistance of an appointed Airport Advisory Board. The asphalt runway is 2,425 feet in length and 40 feet in width.

There are several Capital Improvement Projects that will likely take place during the planning period. They ~~are~~are pavement maintenance, runway lighting conversion to LED, security and weather cameras, and drainage improvements. The City will apply for Washington DOT Aviation Division grants to fund these projects.

LYNDEN ~~YMCA~~RECREATION CENTER

The city owns the 18,055 square foot Lynden ~~YMCA building~~Recreation Center located at 100 Drayton Street. ~~The facility includes a gymnasium, fitness room, pool, racquetball courts, tennis courts, and multi-purpose room. The pool was built in 1962 and covered in 1980, and is currently used by the school district swim teams for their events and practices. The Whatcom Family YMCA previously organized youth sports activities for hundreds of Lynden's youths every year, but currently, Activities and events are operated by the Whatcom Family YMCA there are no organized recreational opportunities available in the recreation center.~~

~~The facility includes a gymnasium, fitness room, pool, racquetball courts, tennis courts, and multi-purpose room. The YMCA organizes youth sports activities for hundreds of Lynden's youth every year. The pool was built in 1962 and was covered in 1980. The facility has lasted beyond its life span and it continues to offer a valuable service to the community. It does not, however, meet the perceived demand for indoor recreational options for Lynden residents. Further discussion is required to determine future needs and replacement possibilities. In 2014, Lynden residents voted down a bond to move and rebuild a YMCA center in downtown Lynden. Since then, the City has focused budget funds on maintenance activities to continue to stretch the lifespan of the building. Recent improvements include.... The City is exploring options to continue to offer recreational activities at this facility.~~

Planned Capital Improvements/Replacements:

- ~~Need to figure out the whole building envelope~~ HVAC
- ~~New boiler system~~
- ~~New domestic hot water system~~
- ~~New heat exchanger system for heating the pool~~

LYNDEN COMMUNITY CENTER/SENIOR CENTER

The City of Lynden owns the 11,253 square foot Lynden Community Center building located at 401 Grover St, though it is an independent 501c(3) non-profit organization. The Community Center offers programs and activities for all Lynden residents but are specifically oriented toward Lynden's senior residents. It also operates a noon meal program (by donation) and offers home delivery meals to homebound members. The building has a recreational center, educational rooms, and a cafeteria.

The Community Center operates independently and is governed by a volunteer board. They are responsible for long-term planning decisions. The building is fairly out of date and there

Commented [RC63]: I updated this YMCA section, which I renamed to Lynden Recreation Center, to reflect changes from the 2020 Parks Plan. It may need further review

Commented [DT64R63]: Describe remodel, current organizational model - private/public partnership.

Commented [DT65]: Add a couple sentences explaining the Forge Fitness remodel, organizational contract, etc.

Commented [DT66]: Need some numbers

Commented [JH67]: Update text and list. TJ

are an increasing number of parking issues with its location downtown. The building was recently retrofitted with a new HVAC system, which will allow the city to use the building for another 10 years or more. The City will need to remain in communication with the Community Center over the planning period to make sure it continues to meet the demands of the community. The City is also exploring the potential use of the Community Center as a Heating/Cooling center, or as a location for residents to obtain materials, information, or a place of refuge during or after extreme weather events or natural hazards.

Planned Capital Improvements/Replacements:

- Get rid of the dutch facade on the outside due to water intrusion and deteriorationg brick and mortar
- New TPO roof, current one is past is life and hase been patched
- Insulate the building due to heat loss and side it with metal siding
- New windows and doors

CITY HALL

The nearly 23,000 square foot Lynden City Hall was opened in 2008. The 3 story building houses 4 city departments located at 300 4th St: Administration, Finance, Public Works (administration) and Planning & Community Development. City Hall currently houses 24 employees and will have adequate space for the necessary employee additions over the next 20 years.

The 4,400 square foot City Hall Annex building is located at 205 4th St and is used for City Council, Municipal Court, and Planning Commission meetings. While its audio/visual equipment gets regular upgrades, its capacity and use is expected to be sufficient for the planning period.

Planned Capital Improvements/Replacements:

- In 2028 the building will be 20 years old at that point the HVAC system will need to be assesed for replacement. Also the roofing will need to be assesed for replacment
- The carpet needs to be replaced
- The interior paint and drywall needs to be touched up and repainted

OTHER CITY-OWNED BUILDINGS

Public Works Department

WATER TREATMENT PLANT:

The 26,300 square foot Water Treatment Plant was opened in 2015. It is located at 524 Riverview Road near the southern boundary of the city limits. Water is withdrawn from the

Commented [JH68]: Update text and list. TJ

Commented [RC69]: City staff please review all of these for any expected or proposed upgrades to meet increasing demands.

Commented [JH70]: Update and list. TJ

Commented [DT71R70]: Projects and numbers.

Nooksack River and pumped to the water treatment plant where it is treated to a high quality that meets or exceeds all federal and state requirements before being distributed to residents.

Planned Capital Improvements/Replacements:

WASTEWATER TREATMENT PLANT:

The 26,280 square foot Wastewater Treatment Plant was opened in 2002. It is located at 800 S 6th St on the southern boundary of the city limits. Wastewater is collected and transported from homes, businesses, and industries and is managed through a complex process where solid remains are used to make compost and the water remains are treated and discharged back into the Nooksack River to be used again by aquatic species and residents downstream.

Planned Capital Improvements/Replacements:

PUBLIC WORKS SHOP:

The 10,070 square foot Public Works Shop was purchased by the city in 2015. It houses crew offices and storage for equipment and machinery. It is located at 745 E Badger Road.

Planned Capital Improvements/Replacements:

Parks Department

PARK'S SHOP:

The 3,200 square foot Park's shop building houses employee offices and storage area for machinery and equipment and resources to help the city respond to natural disasters.

Planned Capital Improvements/Replacements:

Parking Lots

The City of Lynden owns and maintains 5 downtown parking lots in (or very near) the Historic Business District. These are: (total of 181 spaces)

- Lot directly west of 311 Front St which has 20 spaces
- Lot directly west of 504 Front St which has 20 spaces
- Lot at 4th and Front St which has 30 spaces
- Lot at 7th and Front St which has 40 spaces
- Lot at City Hall (300 4th St) which has 71 spaces

Commented [RC72]: Are there any planned upgrades to help the city meet increased demand?

Commented [DT73]: Any needs here?

Commented [DT74]: What is needed here? Additions, restrooms, concessions.

Houses at Benson Park and Dickinson Park.

Commented [JH75]: List improvements. Dale

Commented [DT76R75]: should Annex and Library lots be added to this list?

Commented [DT77R75]: Crack sealing, seal coating and restriping should be done to some of the older lots, but would be considered Maintenance and not a capital project.

The issue of adequate downtown parking will be needing attention as there are perceived parking deficiencies during certain times. The planning department is scheduled to begin to study this issue early in the planning period.

Planned Capital Improvements/Replacements: repave???

 This is a new section that needs to be filled out.

Impact Fees

Placeholder for Capital Facilities Map (if not keeping in element).

Commented [RC78]: Commerce checklist CFP item g: If impact fees are collected, identification of public facilities on which the money is to be spent.

Staff comment: impact fees are mentioned under funding sources for fire and parks, they need to be described.

Commented [DT79R78]: Parks and Fire. I assume Transportation Fees aren't used on Public Works buildings.