



PUBLIC WORKS COMMITTEE MINUTES

4:00 PM June 7, 2023

City Hall 2nd Floor Large Conference Room

CALL TO ORDER

Members Present: Mayor Scott Korthuis, Councilors Jerry Kuiken and Ron De Valois, and Brent Lenssen

Members Absent: Gary Bode with notice

Staff Present: Public Works Director Steve Banham; Public Works Director Jon Hutchings; and Sr. Admin. Assistant Jessica King

Public Present: Gary Vis, Nathan Zylstra, Tyler Buys, Evelyn Redden, Terry Redden, Wes Herman, Carlos Becerra, Mark Billmire

ACTION ITEMS

1. Approve Minutes from May 3, 2023

De Valois motioned to approve the minutes and Kuiken seconded the motion.

Action

The minutes from May 3, 2023, were approved.

2. Former Landfill Property Lease

Becerra presented an overview of his business plan for Bay-Lyn Storage, on-site storage at the landfill property he currently leases from the City. He proposed 100, 20-foot by 10-foot mobile collapsible storage units with space for open storage as well. He is also working on an agreement to lease solar panels to mount on the tops of the storage units. Korthuis asked what his stormwater plan was for the property. Becerra said he is proposing catch basins and ecology blocks or true grid pavers. De Valois asked if this project would require Ecology approval. Banham said that it will have to meet Ecology standards for stormwater. Korthuis asked if asphalt or gravel was planned for the entrance area. Becerra said that the entrance area would be paved. To clarify, Banham stated that the parking lot and entry area will be paved, and the storage area can be gravel.

Lenssen asked where the current fire training tower is located. Becerra said that it's on the east side and if needed he could have his work crew relocate it. Billmire explained that the training tower was constructed using Alcoa-donated cargo boxes, and that it would be better not to relocate the tower. Billmire envisioned approximately a football field sized easement area for future fire training facilities. Becerra said that the Fire Department's needs would take priority over his business layout. He said he is willing to

work with the Fire Department and would also run utilities to them at his expense if needed.

Kuiken asked about amending the lease. Becerra said that it's currently \$12,000 annually for ten years (initiated in 2018) with two, five-year options to renew. The Committee discussed Becerra's desire for a 20-year lease; however, the Committee agreed to consider re-starting the current terms of ten years plus two, five-year options to renew. Additionally, there will be an annual CPI adjustment built into the new lease terms.

Kuiken asked what Becerra's plan was if something happened and he was unable to operate this proposed business. He said that his business partner would take over.

Lenssen asked Becerra what the potential sales tax revenue was estimated for this business. Becerra said that the potential sales tax revenue could be \$10,000 a year.

Action

The Public Works Committee concurred to have staff review the stormwater portions of this proposal and to initiate an amendment that includes the revised lease terms and other provisions recommended by the City attorney.

3. Request to Amend Community Center Parking Lot Access Agreement with 110 5th Street - Wes Herman / Upper End LLC

Originally, this parking agreement was finalized in September 2021 reserving the use of the five parking spaces adjacent to 110 5th Street from 5:00 p.m. to 8:00 a.m. as 110 5th Street is partial owner of these parking spaces. Herman is requesting to amend the agreement to provide for 24/7 use of the first two spaces nearest to 5th Street and have the remaining three spaces for use by his tenants (a first-floor design firm and second-floor residents) outside of the 10 a.m. to 2 p.m. window designated for the Community Center. Herman said that Thursdays and Fridays are typically the busiest for the parking lot.

Lenssen said Herman's proposal sounds agreeable. Banham said that the Community Center Director agreed with the proposal. Herman said that he is also working with the Inn at Lynden to direct hotel guests to correct parking.

Action

The Public Works Committee concurred to amend the agreement and to change two of the spaces to full-time use by 110 5th Street and to work with Herman to determine appropriate signage for these parking spaces.

4. 3rd and Main Street Intersection Rehabilitation - Concrete or Asphalt Cost Benefit Analysis by Reichhardt and Ebe Engineering

Nathan Zylstra and Tyler Buys, both of Reichhardt and Ebe Engineering (R&E) presented four options for the 3rd and Main Street Intersection Rehabilitation Project. Buys explained that a life cycle cost analysis has been done on each option, noting that the most cost-effective options are full depth concrete or fiber reinforced asphalt. Banham added that staff is leaning towards the fiber reinforced asphalt option because the current TIB grant can only be used for an asphalt solution. A new grant would need to be applied for if the concrete option was selected. The Committee felt that the fiber

reinforcement option seemed to be the best option considering the initial and long-term improvement costs and the risk associated with reapplying with TIB.

The Committee discussed a September construction date. Zylstra said that the least intrusive for traffic would be night crews, however, that is a higher expense, with a 10-day closure.

Action

The Public Works Committee concurred that fiber reinforced asphalt is the best option for this project.

5. Request to Bring East Front Street Slope Stabilization Bids Directly to July 3 City Council - Advertising June 14 and 21, Bid opening scheduled for June 29.

Korthuis briefly discussed the scope and location of the project.

Action

The Public Works Committee concurred to have the East Front Street Slope Stabilization bids brought directly to the July 3 City Council meeting for approval upon review by the Committee.

INFORMATION ITEMS

6. Request for Lighted Crosswalks on Front Street and Grover Street

Ruiz (1108 Front St.) emailed regarding fast-moving traffic on Front and Grover Streets and asked about adding lighted crosswalk signs on these streets.

Banham said that another option is the portable crosswalk signs that are bolted to the street. Lenssen said that in that busy area, a portable bolted sign would get run over. Lenssen and DeValois expressed concern about the precedent that would be set when starting to approve these lighted crosswalks requests.

Banham stated that he would have traffic counters placed in these areas to first determine if traffic is travelling at elevated speeds before taking further action.

7. Request to Add Street Trees in front of Jansen Art Center - 321 Front Street

Terry Redden, a member of the Jansen Art Center (JAC) Board of Directors, said the JAC would like to plant four trees in front of the building by the sidewalk in a similar layout to the Inn at Lynden hotel. They are proposing to plant 10-foot-tall Katsura trees, installing tree wells with grates and irrigation in the sidewalk at the expense of the JAC. Their vision is to add lights to the trees and then add outdoor dining with tables and umbrellas.

Banham and Vis said, per Code, there needs to have a clear four-foot corridor for pedestrians and the tables would need to be placed against the building.

Banham asked if the JAC would do all the maintenance on the trees. Redden confirmed that yes, they would use the same volunteer group that takes care of the plants in the back of the JAC.

DeValois and Kuiken said that they believed the trees would work for the Art Center, and the Committee concurred to give approval.

Lenssen asked if there was existing agreement with the Inn at Lynden that could be similarly drafted for the JAC. Banham said staff could look into this.

Action

The Public Works Committee concurred to draft an agreement for the Jansen Art Center trees and present it at the next Public Works meeting for approval.

8. Request for Parking Space - 406 and 408 Front Street (New Crescent Apartments)

Discussion of this item was postponed.

9. WWTP Maintenance Building Cost Update

Hutchings discussed the outcome of Trane's recent solicitation for bids for a new maintenance building. He noted that the original estimate of \$4.5 million was low and didn't include the same preliminary design that Trane submitted for bid. Bids for the six bay option were closer to \$8 million dollars. Banham and Hutchings said that there is five to seven percent contingency built into the total cost as well as the cost of preliminary design. Staff have engaged the Consultant to review and reconsider all design elements to reduce costs. Results will be brought to a future Public Works Committee meeting.

Lenssen was concerned about maintaining the exterior design elements required per City design standards. He asked when construction needs to be complete. Banham said it needs to be done by the end of 2024.

Banham said the Public Works Trust Fund application for this project is due in July. DeValois asked what the interest was for this. Banham said it is 1.5%

10. Projects Update

The Committee reviewed the list of current projects.

De Valois asked if the Guide Meridian project start date was delayed. Banham said that it did.

DeValois asked if the Bradley Road Roundabout has federal funding earmarked and Banham said that it did.

ADJOURNMENT: The meeting was adjourned at 5:51 pm.

NEXT MEETINGS: July 5, 2023