

# LYNDEN CITY COUNCIL

MINUTES OF THE REGULAR SESSION

MARCH 17, 2008

## I CALL TO ORDER

Mayor Louws called to order the March 17, 2008 regular session of the Lynden City Council at 7:00 P.M. at the Lynden City Hall Annex.

## ROLL CALL

Members present: Mayor Jack Louws; Councilors Doug Adelstein, Gary Bode, Ron De Valois, Tobey Gelder, Gerald Kuiken, and Nick Laninga.

Members absent: Councilor Dave Burns with notice.

Staff present: Planning Director Amy Harksell, Public Works Director Duane Huskey, Parks and Recreation Director Vern Meenderinck, Administrative Assistant Heather Sytsma, and City Administrator Bill Verwolf. Also present was Attorney Simi Jain for City Attorney Bob Carmichael.

## APPROVAL OF MINUTES

*Councilor De Valois moved and Councilor Kuiken seconded that the minutes of the March 3, 2008 regular session be approved. The motion carried.*

## ITEMS FROM THE AUDIENCE

**Scheduled** – None

### **Unscheduled**

#### **17<sup>th</sup> Street Bridge Funding**

Senator Dale Brandland appeared before Council and stated that he was able to secure \$500,000 in the State's Capital Budget to be used for the replacement of the section of 17<sup>th</sup> Street that was washed out when the culvert collapsed.

## II CONSENT AGENDA

### **Approval of Claims**

Manual Warrants No. 47253 through 47269	\$ 112,664.91
Voucher Warrant No. 47270 through 47443	<u>\$ 855,742.66</u>
Total	<u>\$ 968,387.57</u>

### **Approval of International Association of Firefighters (IAFF) Labor Agreement**

### **Ordinance No. 1316 – Providing for the Annexation to the City of Lynden – Area South of Front Street**

*Councilor De Valois moved and Councilor Adelstein seconded that the Consent Agenda be approved. The motion carried.*

## III PUBLIC HEARING

### **General Sewer Comprehensive Plan**

On March 3, 2008 Council set a public hearing date of March 17, 2008 to receive public comment on the updated General Sewer Comprehensive Plan for the City of Lynden.

BHC Consultants, LLC completed this draft plan. It has been reviewed by City staff and the Public Works Committee and they recommend that the plan be adopted once comments from the public have been heard.

The purpose of the plan is to review the City's sewage collection system and the Wastewater Treatment Plant operations then identify future collection and treatment needs as the City grows.

Mayor Louws opened the Public Hearing at 7:10 P.M.

Speaking in favor: None.

Speaking against: None.

***Councilor Gelder moved and Councilor Bode seconded that the Public Hearing be closed. The motion carried.***

The Public Hearing closed at 7:12 P.M.

***Councilor Bode moved and Councilor De Valois seconded that the 2007 General Sewer Comprehensive Plan prepared by BHC, LLC be adopted through the approval of Resolution No. 784 and that the Mayor be authorized to sign said Resolution. The motion carried.***

#### **IV NEW BUSINESS**

##### **Award Bid for New City Hall – Project No. 2007-05**

Recently the Public Works Department advertized for bids for the New City Hall project. Bids were opened at 3:00 P.M. on March 6, 2008. The bids were reviewed by the City Hall Design Committee at their meeting on March 11, 2008. It was recommended that Strengholt Construction be awarded the bid as the lowest bidder and that all the alternates except 2B – Landscaping “Judson Park” and 5A – Lobby Floor Finish be included in the bid award.

Councilors Adelstein and Gelder thanked the Design Committee and staff for their work done on this project.

George Werkema, 1607 C Street, Lynden, appeared before council and thanked the staff and the Design Committee, noting that this is only the second time in Lynden's history that a City Hall has been built.

***Councilor Bode moved and Councilor Adelstein seconded that the contract for the New City Hall project be awarded to Strengholt Construction, the lowest responsible bidder, in the amount of \$4,563,498.00, plus sales tax; that all alternatives be accepted excluding 2B – Landscaping “Judson Park” and 5A – Lobby Floor Finish; and that the Mayor be authorized to sign said Agreement. The motion carried.***

##### **Consideration of Final Plat Approval – Woodfield Village Division No. 5**

The developers of Woodfield Village Division 5 have requested final plat approval for their 20 lots/22 units developed within the Woodfield Village Planned Residential Development located on Depot Road in the vicinity of the airport.

The development has met the requirements of preliminary plat approval and the Public Works Department has done the final inspection and generated a punch list of items left to be completed. The applicant is bonding for the final lift of asphalt and the drainage pond landscaping.

The Planning and Public works Departments recommend final plat approval on the following conditions:

- Completion of all punch list items;
- Approval of as-built drawings; and
- Final submittal of all required performance and maintenance bonds.

Mr. Rick Meyer, 120 Cambridge Drive, Lynden, appeared before Council and stated that the development proposal said the detention facility for Woodifeld Village Division No. 5 would be

a swale with a surrounding greenbelt. He added that the homeowners surrounding the detention pond need assurance that this will be a dry pond.

Ms. Connie Orfanos, 214 Springview Drive, Lynden, appeared before Council and stated that the fence posts installed by the developer are in excess of the 5-foot fences allowed by CC&R's. She also stated that the new fence is not directly adjacent to the existing fence, inviting weeds and tall grass to grow between the two fence lines.

Ms. Alta Toler, 1416 Woodfield Place, Lynden, appeared before Council and stated that the homeowners adjacent to the detention facility would like more input regarding decisions made that affect their property.

*Councilor De Valois moved and Councilor Adelstein seconded that this agenda item be tabled until the April 7, 2008 Council Meeting. The motion carried.*

#### **Ordinance No. 1317 – Public Disturbance – Barking Dogs**

This item was removed from the agenda.

#### **Request Authorization to Use Park's Capital Reserve Funds to Develop Plans for a Park on 7<sup>th</sup> Street**

Both the Parks Committee and the Park and Trail Advisory Committee have listed the development of the 7<sup>th</sup> Street Park as a priority for park expansion. A concept has been presented to both committees and initial approval was granted to move ahead with the actual design, development, and drawings in order to finalize a plan for Council consideration.

The Parks Department is requesting authorization to expend up to \$25,000 of Park's Capital Reserve Funds to have the park designed and plans drawn in order to plan for development of the 7<sup>th</sup> Street Park. Final design and request for development funding from Park Impact Fees and Capital Reserve will be brought back to Council for approval.

*Councilor De Valois moved and Councilor Gelder seconded that the request to use Park's Capital Reserve Funds up to \$25,000 for the design, drawings, and initial development for the 7<sup>th</sup> Street Park be approved. The motion carried.*

#### **OTHER**

The next Parks Committee Meeting will be on April 21, 2008.

The March 19, 2008 Public Works Committee Meeting has been cancelled.

#### **V EXECUTIVE SESSION**

Council went into Executive Session at 8:00 P.M. to discuss personnel issues. It was anticipated that the Executive Session would last approximately 15 minutes and that action may be taken following the session. Council came out of Executive Session at 8:10 P.M.

*Councilor Kuiken moved and Councilor Adelstein seconded that the Lynden Police/Teamsters Union Local 231 Collective Bargaining Agreement for the period of January 1, 2008 to December 31, 2011 be approved and that the Mayor be authorized to sign said agreement. The motion carried.*

#### **VI ADJOURNMENT**

The March 17, 2008 regular session of the Lynden City Council adjourned at 8:15 P.M.

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Heather Sytsma, Administrative Assistant

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Jack Louws, Mayor