



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda - Special Meeting City Council

*Mayor Dennis Weber
Council Member Ken Botero
Council Member Tom Hutchinson
Council Member Don Jensen
Council Member Chet Makinster
Mayor Pro Tem Mary Jane Melink
Council Member Michael Wallin*

Thursday, February 2, 2012

6:00 PM

2nd Floor, City Hall

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council of the City of Longview, Washington, will conduct a workshop session in the Longview City Hall Training Room, 1525 Broadway, Longview, on Thursday, February 2, 2012, at 6:00 p.m. The topics of discussion follow.

Final disposition shall be taken on no other item.

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CHANGES TO THE AGENDA**
4. **CITY MANAGER'S REPORT**

[12-2043](#)

PAVEMENT MANAGEMENT INVENTORY AND TRANSPORTATION FACILITIES FUNDING OPTIONS

COUNCIL INITIATIVE ADDRESSED:

Improve transportation systems
Continue effective financial management

CITY ATTORNEY REVIEW: NA

SUMMARY STATEMENT:

The Longview street network consists of about 138 centerline miles of paved roadway and represents the City's most valuable asset. In order to maintain

that asset in good condition, resources must be invested strategically to obtain the largest return given the funds available. A Pavement Management Program provides the tools necessary to prioritize street maintenance and determine the best repair methods and decide when to implement those repairs. The goal is to maintain the asset in better condition through frequent preventive maintenance, resulting in long-term savings by avoiding expensive street replacement.

The firm Infrastructure Management Services, Inc. (IMS) performed a detailed survey of the City's street network to evaluate its current condition and develop a Pavement Management Program plan and budget for street improvements over the next five years. Various program strategies exist depending on the City's goals and willingness to improve maintenance or accept reduced pavement condition and an increased backlog of repairs.

FINANCIAL SUMMARY:

The 2011 Street Department budget included about \$550,000 for street repairs and maintenance. In order to maintain the current levels of pavement condition and repair backlog, an annual budget of \$2.8 million dollars is recommended. To increase maintenance funding, a variety of options are available to the City, including property tax and sales tax levies, motor vehicle license fee options, and capital bond levies. Staff recommends considering creating a Transportation Benefit District funded by a local vehicle registration fee.

RECOMMENDED ACTION

Discussion and direction to staff.

Attachments: [IMS Longview Pavement Mgmt Presentation - 02.02.2012.pdf](#)
[City Pavement Mgmt Presentation 02.02.12.pdf](#)
[IMS Longview Pavement Mgmt Report 2012 Final.pdf](#)

12-2044

ENERGY SAVINGS PERFORMANCE CONTRACT - INVESTMENT GRADE AUDIT

COUNCIL INITIATIVE ADDRESSED:

Continue effective financial management

CITY ATTORNEY REVIEW: NA

SUMMARY STATEMENT:

The Energy Savings Performance Contracting (ESPC) program was developed by the state legislature to provide a means of installing energy conservation measures in publicly-owned facilities without additional capital outlay. The facility or equipment upgrades, whether replacements or new projects, would pay for themselves by guaranteed energy savings over an agreed upon time frame.

The program is administered and managed by the Washington State Department of Enterprise Services (DES), formerly known as the Department of General Administration (GA). On January 14, 2010, the city council

approved an interagency agreement with DES, to pursue an energy savings performance contract for Longview. After selecting Ameresco Quantum, Inc. from the DES' pre-approved roster of Energy Services Companies (ESCO), City staff, DES, and Ameresco conducted site visits of city facilities, and Ameresco conducted a preliminary audit to develop a list of upgrades that might qualify for an ESPC.

Based on the preliminary audit, Ameresco identified a number of upgrades likely to meet the City's cost effectiveness criteria for continuing the ESPC process, and on December 12, 2012, the city council authorized Ameresco to conduct an Investment Grade Audit (IGA) necessary to develop an ESPC. The IGA has been completed and a variety of upgrades have been identified as being cost effective.

The next step is to choose which upgrades, if any, the city council wants to include in an ESPC project. If the Council chooses to proceed with an ESPC, a final proposal will be developed for Council authorization. After construction, and under the oversight of the DES, Ameresco will measure energy consumption to verify the guaranteed energy savings goals have been met.

FINANCIAL SUMMARY:

The city council previously established ESPC cost effectiveness criteria of a 7-year simple pay back and a 10-year project loan. Using only upgrades that meet those criteria, Ameresco has identified a project package estimated to have a simple pay back of 4.98 years. The Project cost is estimated to be \$2,024,041, with a first-year energy savings of \$254,445.

However, staff recommends revising the project criteria to include two important facility upgrades that did not meet the original cost effectiveness criteria. Due to their age, future maintenance risks, occupant comfort, and improved effectiveness of the HVAC controls upgrades, staff recommends including replacement of the City Hall air conditioning chiller and all windows at City Hall. This additional work can be accomplished utilizing energy savings by extending the loan period to 15 years.

If the city council chooses not to authorize an energy savings performance contract, the City must pay Ameresco \$50,000 for the cost of the investment grade audit, and \$21,700 to DES as a termination payment.

RECOMMENDED ACTION

Discussion and direction to staff.

Attachments: [Investment Grade Audit Results PPT Handout 02.02.2012.pdf](#)
[GA Energy Performance Contracting Presentation June 2010.pdf](#)
[ESPC Program Process Description2.pdf](#)

5. ADJOURNMENT