



City of Longview

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

Minutes - Draft 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, April 26, 2012

7:00 PM

2nd Floor, City Hall

6:00 P.M.: NEW FIRE APPARATUS ON-SITE FOR INSPECTION

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**

Mayor Weber called the meeting to order at 7:00 p.m.

2. **INVOCATION/ FLAG SALUTE**

Pastor Doug Fields, Columbia Heights Baptist Church, gave the invocation. The Pledge of Allegiance was observed.

3. **ROLL CALL**

Present: 7 - Mayor Weber, Council Member Botero, Council Member Hutchinson, Council Member Jensen, Council Member Makinster, Mayor Pro Tem Melink and Council Member Wallin

Staff present:

City Manager Bob Gregory; City Attorney James McNamara, and City Clerk Ann Davis.

Also present: David Campbell, Assistant City Manager/Director of Parks & Recreation; John Brickey, Director of Community Development; Jeff Cameron, Public Works Director; Robert Huhta, Police Captain; Judy Jones, Information Technology Director; Daryl McDaniel, Fire Chief; Kurt Sacha, Finance Director; Chris Skaugset, Library Director; Entitlement Program Coordinator Julie Hourcle; and Planning Manager Steve Langdon.

4. APPROVAL OF MINUTES

On a motion duly made and passed, the reading of the minutes of the regular Council meetings held March 22, 2012 and April 12, 2012], copies of which had been submitted to the Mayor and members of the City Council, was waived and the minutes were approved as if read.

MN 12-0144 COUNCIL MINUTES, MARCH 22, 2012

Attachments: [CNCL MIN 03222012](#)

MN 12-0145 COUNCIL MINUTES, APRIL 12, 2012

Attachments: [CNCL MIN 04122012](#)

5. CHANGES TO THE AGENDA

One change to the agenda was noted: there will be no Executive session following the regular meeting.

6. PRESENTATIONS & AWARDS**12-2098 PROCLAMATION: MENTAL HEALTH MONTH - MAY 2012**

Attachments: [Mental Health Awareness Month - May 2012](#)

Erik Yakovich, Executive Director of Cowlitz County Guidance Association, accepted the Proclamation for Mental Health Month. He told about the upcoming run on May 12 at Lake Sacajawea at 9:00 a.m. Participants can either run around the lake or take a leisurely walk. Councilmember Melink will be present to read the Proclamation prior to the race. When asked how to deal with someone with a mental illness, Mr. Yakovich encouraged people to treat people with mental illnesses the same way you would a person with any other illness.

12-2147 PROCLAMATION: HISTORIC PRESERVATION MONTH - MAY 2012

Attachments: [Historic Preservation Month - May 2012](#)

Bill Kasch accepted the Proclamation for National Historic Preservation Month. Mr. Kasch outlined the month's worth of activities, including a tour of R. A. Long High School; a walking tour of historic Old Westside homes; and a bicycle tour around Lake Sacajawea. He thanked Council for its support on behalf of the Historic Preservation Commission.

12-2148 PROCLAMATION: MOTORCYCLE AWARENESS MONTH - MAY 2012

Attachments: [Motorcycle Awareness Month - May 2012](#)

Debra Price accepted the Proclamation for Motorcycle Awareness Month. She thanked Council for observing May for the promotion of motorcycle safety. She

presented Council with some posters they would like to see posted at City Hall:
 "Share the Road."

7. CONSTITUENTS' COMMENTS (Thirty Minutes)

Cody Wells told Council about the upcoming fundraiser "Rock N Bowl" to benefit People First, an advocacy group for people with disabilities. This event will be held Friday, May 19, from 1 p.m. to 4 p.m. Tickets are \$10 each; he has 130 tickets to sell, so he urged Council to attend.

Students Sara Penny, Rianna Taylor, and Brianna Hockema talked to Council about their Draw the Line campaign to encourage youth to make better choices and discourage use of alcohol and tobacco. Their work has earned them a scholarship to an event at Great Wolf Lodge.

8. PUBLIC HEARINGS

12-2166

PUBLIC HEARING TO ALLOCATE 2012 HOME FUNDING AND DOCUMENT RECORDING FEE FUNDING

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Preserve Neighborhoods

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

This public hearing allocates 2012 HOME Investment Partnership Program funding for affordable housing, and Longview Document Recording Fee project funding.

2012 HOME Program - There is \$171,653 available for HOME allocations. One project has been received.

Highlands Homeownership Promotion - Acquire property at 143 17th Ave., Longview, demolish existing structure and construct a new single-family home for a home buyer at or below 80% of median income.
 Longview Housing Authority \$60,000

2012 Longview Document Recording Fee - There is \$25,308.16 for low-income (50% or below median income) housing projects, shelters, and tenant-based rental assistance. Two projects have been received, and both agencies have agreed to share the reduction of available funding as noted in the full agenda summary:

Community House Operations - Provide continued operation funding for Community House on Broadway for the community's homeless population. 80 beds and meals are provided within the facility. A case managed Homeless Recovery Program for single adults is also supported through this funding.

Community House on Broadway \$22,000

Agreement Provisions may be added to the 2012 Community House contract as noted in the full agenda summary sheet.

Domestic Violence Shelter Program - Provide shelter and advocacy services to victims of domestic violence, sexual abuse and other crimes. This project supports operating costs for the shelter which has 32 beds and 4 cribs for women and children.

Emergency Support Shelter \$7,000

Additionally, as part of Council's deliberations staff is recommending a transfer of \$10,000 in Community Development Block Grant Program Income to supplement the Aging-in-Place grant approved for \$4,607 on March 22nd in order for the Longview Housing Authority to proceed with that project. If supplemental funding is not approved the Longview Housing Authority will decline its 2012 CDBG allocation:

Aging-in-Place grant - Provide grants for housing modification for seniors to "age in place." Modification may include wheelchair ramps, improving kitchen and bathroom accessibility and safety; and widening doorways for access based upon the individual's need. Additional modifications may be considered.

RECOMMENDED ACTION:

Motion (1) to allocate HOME funding.

Motion (2) to allocate Document Recording Fee funding and add optional contract provisions.

Motion (3) to transfer \$10,000 in CDBG Program income for the Aging-in-Place grant project.

Agency agreement to share reduced funding:

Community House on Broadway \$20,152.08

Emergency Support Shelter \$5,152.08

2011 Agreement Provisions for Community House on Broadway Contract:

8. OTHER TERMS AND CONDITIONS

- a. Community House, through an official representative, shall maintain participation in good standing as a "voting" member per current by-laws of the Housing First! Coalition.
- b. Community House shall apply for a City of Longview 2012 Community Development Block Grant (CDBG) Planning Grant by March 1, 2012 to relocate its homeless shelter and related services outside of the Downtown Longview area.
- c. Community House shall prepare a plan to minimize the perceived negative neighborhood impacts of Community House operations in and around its facility. The plan must be submitted to the City Manager by October 1, 2011.

Entitlement Program Coordinator Julie Hourcle gave the staff report on HOME fund and Document Recording Fees fund projects. Staff prepared recommendations to Council following the guidelines established in the Consolidated Housing Plan. Ms. Hourcle noted the five-year Consolidated Plan will end in 2013, so she will be soliciting Council direction at an upcoming workshop.

HOME regulations have reduced the time for completion of projects from five years to four.

Ms. Hourcle outlined the income requirements and types of projects eligible for funding. She also noted that this is Fair Housing month; she has posters advertising Fair Housing Month and complaint forms are available in the Community Development Office.

Only one project had been submitted for HOME funding: Longview Housing Authority's proposal to purchase a blighted property in the Highlands area, raze the building, and construct a new residence. The \$60,000 contribution will purchase the property at \$19,000, tear down the existing residence, and commence construction of the new residence.

The Auditor's Document Recording Fee funds are to benefit extremely low to very low income persons. Ms. Hourcle outlined the background of this fund, eligible uses, etc. Two proposals had been submitted: Community House for operations funding and Emergency Support Shelter for operations funding. \$25,301.16 is available for distribution. Ms. Hourcle recommended a proportionate reduction in allocation to these two agencies.

Another project submitted was for Elderly Aging in Place. This program needs additional funds in order to move forward. Ms. Hourcle suggested Council could use some of the \$19,000 available program income to enable this project to proceed.

Council questioned how a residence could be built for \$60,000. Ms. Hourcle advised an additional \$75,000 in construction loans will be obtained; this will become the mortgage amount for the selected homeowner. The total project cost is \$135,000.

Mayor Weber inquired what the Consolidated Plan currently calls for in distribution of funds between rental assistance and homeownership. Is it 50%/50%?

Ms. Hourcle said she could furnish that ratio later.

The Mayor pointed out that \$60,000 would help only one family. Rental-based assistance would help many more people.

Longview Housing Authority representative Dan Friedman outlined the philosophy of investing money in blighted areas in order to improve the neighborhood. The cost to rehab the existing house would cost more than demolition and new construction. Concentrating investment in a small area will have a big impact. He agreed a home in the Highlands could not be sold for \$135,000; the \$60,000 grant will provide a subsidy.

Other Councilmembers also noted that rental-based assistance would help many more people than a single-family residence. It was also noted that LHA will receive \$22,000 for administration as Longview's CHDO agency, and another \$12,000 was requested for on this project for administrative fees. Councilmember Makinster noted he would rather see the additional \$12,000 go toward rental-based assistance. Mr. Friedman stated LHA probably would not undertake the project if the administrative

fees were cut.

Mr. Friedman stated the Highlands Neighborhood Association was given the property. The \$19,000 purchase price will benefit the association and their work in turning the area around.

The public hearing was opened at 8:10 p.m.

Liz Haeck, Highlands area coach, stated she fully supported the owner-occupied housing project. Garden manager Jason also voice his support of the project, noting that flowers improve the appearance of neighborhoods and increase the value of property.

William Linthicum said he used to live right next door to this blighted residence. The home and the residents had been a big pain in his life. He has been stolen from, buildings broken into, and subjected to smoke from burning tires in the backyard. He would like to see the home demolished, but left as open park space for the neighborhood children so they do not run in the streets.

Mr. Linthicum said he could not comprehend investing \$135,000 in a home in the Highlands.

Shawn Higgens said she currently lives next door to the property. Other than tearing down the house, she was vague about what she would like to see take place on the property.

Pat Martin, representing the Community House, and Sherrie Tinoko, Emergency Support Shelter Executive Director, spoke in favor of the pro-rated allocation of Document Recording Fees to their respective agencies.

Alex Kamano, Executive Director of Family Finance Center, was in favor of the homeownership program. He encourages reinvestment in these areas as a proactive strategy to improve the neighborhood. He has been involved in a reactive strategy of foreclosure prevention; last year his agency handled 284 cases in Cowlitz County.

There being no further comment, either written or oral, the public hearing was closed at 8:27 p.m.

12-2191

MOTION TO ALLOCATE DOCUMENT RECORDING FEES

Councilmember Hutchinson moved to proportionately allocate the Document Recording Fee funds between Community House and Emergency Support Shelter as proposed by staff and not impose any additional conditions on Community House; this motion was seconded by Councilmember Botero.

Councilmember Botero stated he wanted to address community comments regarding Council's stance on the Community House. He said the Community House has done an outstanding job taking care of the homeless and needy population. The facility needs a larger facility as it has become very crowded. Council fully supports the work of the agency; Council would like to see the agency find a larger and more efficient location.

Councilmember Botero moved to amend the motion by adopting the three conditions proposed in the staff report; this motion was seconded by Councilmember Melink. Councilmember Hutchinson agreed to this modification of the motion.

Councilmember Melink moved to make a language change from "relocate" to "explore relocating" in condition #b, which motion was duly seconded. (First Amendment)

Councilmember Wallin moved to modify the language in condition #c from "perceived negative impacts" to "actual negative impacts." This motion was seconded by Councilmember Makinster. Council discussed whether this language should be "perceived" or "actual," and determined it should be both. The date in this condition should also be updated to October 1, 2012. (Second amendment)

Upon a vote on the second amendment to the main motion, the motion passed with five "aye" votes cast by Councilmembers Wallin, Makinster, Botero, Melink and Jensen, to two "nay" votes cast by Mayor Weber and Councilmember Hutchinson.

Upon a vote on the first amendment to the main motion, the motion passed with six "aye" votes cast by Mayor Weber, Councilmembers Hutchinson, Makinster, Botero, Melink and Jensen, to one "nay" vote cast by Councilmember Wallin.

A motion was made by Council Member Tom Hutchinson, seconded by Council Member Ken Botero, to allocate the funds proportionately as recommended by staff. The motion was subsequently amended, above, to impose conditions on the Community House award. The main motion passed with no nay votes.

12-2192

MOTION TO ALLOCATE HOME FUNDS

Councilmember Wallin moved to reduce the award amount to LHA from \$60,000 to \$19,000. This motion to amend died for lack of a second.

A motion was made by Mayor Pro Tem Melink, seconded by Council Member Hutchinson, that this Agenda Item be approved . The motion carried by the following vote:

Ayes: 6 - Mayor Weber, Council Member Botero, Council Member Hutchinson, Council Member Jensen, Council Member Makinster and Mayor Pro Tem Melink

Nayes: 1 - Council Member Wallin

12-2193

MOTION TO ALLOCATE PROGRAM INCOME FUNDS

City Manager Gregory advised the available program funds are monies that are returned to the program for several reasons: sale of assets, projects that did not go forward, or left over funds from a project under budget.

A motion was made by Council Member Michael Wallin, seconded by Council Member Tom Hutchinson, that this matter be approved. The motion passed unanimously.

12-2163

2012 LEGISLATIVE SESSION UPDATE, MARK BROWN

Government affairs consultant Mark Brown reported on the recently concluded legislative session. The State of Washington is funding its budget deficits by cutting revenue sharing to the cities. Funding from the state, while still being reduced, was generally not reduced as much as was anticipated. In addition, some permanent cuts were modified to temporary cuts. ESHB 2823 needs to be repealed in the next session; it could end up costing the cities \$200-million by the end of 2017.

Mr. Brown passed out a handout that listed the results of the legislative items at the end of the session.

On the plus side, regulatory reform has postponed the required implementation of new NPDES permits, and Southwest Washington was fortunate to receive capital projects funds.

Transportation funding was down, and the legislature took no action regarding the medical marijuana situation.

In conclusion, Mr. Brown commented "it could have been worse." It was a very difficult session.

Recess

The meeting was recessed at 9:06, and was reconvened at 9:15 p.m.

9. BOARD & COMMISSION RECOMMENDATIONS

10. ORDINANCES & RESOLUTIONS

RS 12-2023 RESOLUTION - ADVISORY VOTE FOR TRAFFIC SAFETY CAMERAS RE SCHOOL ZONES (NOV 2012 BALLOT)

COUNCIL STRATEGIC INITIATIVE ADDRESSED:
Enhance public safety and emergency response

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

Although the citizens approved an advisory vote on November 1, 2011 to continue with photo enforcement in school zones the City Council wishes to know the desires of the citizens before it takes any further steps toward continuing the use of automated traffic safety cameras at schools

RECOMMENDED ACTION:

Motion to approve the attached resolution, setting up an advisory vote on the continued use of automated traffic safety cameras in school zones.

Attachments: [DRAFT 2 Resolution re Advisory Vote for Traffic Safety Cameras re School Z](#)

Councilmember Wallin asked whether passing this Resolution would expand the number of school zones the cameras are used in. City Attorney McNamara said this advisory vote would only preserve the right to use the cameras in school zones. If Council decides to expand the number of school zones, that would be incorporated into a new contract with ATS. A new contract with ATS would be presented to Council for approval.

A motion was made by Council Member Chet Makinster, seconded by Council Member Ken Botero, that this matter be adopted. The motion passed unanimously.

11. MAYOR'S REPORT AND COUNCILMEMBER'S REPORTS**12-2164 REVISED PROPOSAL FOR CONCESSION SALES AT LAKE SACAJAWEA**

INITIATED BY: Mike Wallin
SUPPORTED BY: Tom Hutchinson

COUNCIL STRATEGIC INITIATIVE ADDRESSED:
Address quality of place issues

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Following Council's lack of action at the April 12 Council meeting regarding the proposal for concession sales at the lake, we have volunteered to meet with City staff to further refine or to develop a more detailed policy for concession sales at the lake, and we are seeking the rest of the Council's endorsement or support for that process to continue development of a revised policy to be brought back for Council action at a future date.

RECOMMENDED ACTION:

Motion to support continuing development of a revised policy regarding concession sales at Lake Sacajawea.

Councilmember Wallin said he and Councilmember Hutchinson have undertaken to develop a revised policy allowing concessions at Lake Sacajawea. He moved to continue using staff time to research and develop such a policy. Councilmember Hutchinson seconded the motion.

Councilmember Melink advised she just could not support this, even if there is an expiration date on a pilot program. She felt it was ill-advised to put businesses in the park after Longview was just named one of the prettiest towns. She could not support the use of staff time to develop a policy.

Councilmember Hutchinson stated this motion was merely to further explore development of a policy. He said he is not personally in support of food sales at this time, but he is willing to investigate it.

Councilmember Botero offered that he spoke to people at the Lake this weekend and most citizens informed him they did not want ice cream and snacks available at the Lake. He also spoke with some potential vendors. They did not like the proposed Hemlock Plaza site, rather, a site on 15th Avenue would provide much more traffic.

Councilmember Makinster said his public feedback has been mixed, since there are as yet no details of how this would work. He would support continuing to investigate it.

Councilmember Jensen asked how other Councilmembers would give input to the policy development. Councilmember Wallin said to date he and Councilmember Hutchinson have met with Assistant City Manager/Parks Director David Campbell to

discuss their focus. Once a policy has been developed that he and Councilmember Hutchinson can support, they will bring it back to Council.

A motion was made by Council Member Wallin, seconded by Council Member Hutchinson, that this Agenda Item be approved. The motion carried by the following vote:

Ayes: 6 - Mayor Weber, Council Member Botero, Council Member Hutchinson, Council Member Jensen, Council Member Makinster and Council Member Wallin

Nayes: 1 - Mayor Pro Tem Melink

12-2174

APPROVE FACT-FINDING TRIP RE MILLENNIUM'S COAL-HANDLING OPERATIONS

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Address quality of place issues

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

In advance of Millennium Bulk Terminal's efforts to establish a coal export facility in Cowlitz County, Millennium has offered to fly three members of the City Council, and the City Manager to Wyoming to observe its coal handling operations there. These Council members will then report back to the full Council and the public on their findings. Such a trip will help Council become more informed on coal handling and coal dust suppression issues so that they will be able to respond to these issues as they arise in the Longview area.

RECOMMENDED ACTION:

Motion to approve Mayor's designation of three Council members to accompany the City Manager on a trip to Wyoming to observe Millennium's coal operations in that state.

Millennium has invited the City Manager along with three Councilmembers to visit their coal mining operation in Wyoming to observe their methods of transport and processes to contain coal dust.

Councilmember Jensen said he has "some real problem with this." He did not want such a trip to be perceived as "getting in the pocket of Millennium" and then owe them some favors.

Councilmember Melink said she also had misgivings. Councilmember Hutchinson suggested that if Council wishes to make a fact-finding trip, visiting a shipping facility would be more appropriate. A coal-mining operation is not the same as an exporting facility. Councilmember Botero did not think it appropriate to have this company fund a field trip. He would, however, be willing to take a trip to the coal-handling facility in Troutdale.

There are not identical coal-exporting facilities in North America, although there is a fairly modern facility in Vancouver, B.C. City Manager Gregory observed that if Council wishes to tour a facility, it can always be done at the City's expense. Public perception was identified as a problem with accepting this offer.

Councilmember Melink said it is important for Council to educate themselves in the coal-handling process, but she did not think it should be funded by the coal company.

A motion was made by Council Member Chet Makinster, seconded by Council Member Tom Hutchinson, that this matter be approved. Following discussion, the motion failed with a unanimous vote.

Other Council Reports

Mayor Weber announced that the fifth member of the governing board of the Southwest Washington Regional Airport is Norm Kreibel, with Port Longview. This will give Port Longview two votes on the board. Mayor Weber also advised he will be touring some salmon recovery sites in Clark and Wahkiakum counties.

Councilmember Makinster reported on how critical the 432 corridor is to future economic development. Councilmember Hutchinson advised the updated flood plan maps that were to be reviewed by Cowlitz-Wahkiakum Council of Governments had been withdrawn by the federal government.

12. CONSENT CALENDAR

There being no items the Council wished removed from the Consent Calendar, a motion was duly made and passed approving the items on the Consent Calendar as though acted on individually.

12-2150 **APPROVAL OF CLAIMS**

Final audited claims amount: \$1,295,232.67. Checks issued: 312101 - 312423.

*First Half April 2012 Payroll:
\$57,408.84, Checks No. 204734 - 204765
\$565,257.15, direct deposits
\$342,725.12, wire transfers
\$965,391.11 Total*

12-2151 **LIABILITY CLAIMS/LAWSUITS**

13. CITY MANAGER'S REPORT

12-2152 **PROPOSED DOWNTOWN BUSINESS IMPROVEMENT DISTRICT (BID) 2012**

COUNCIL INITIATIVES ADDRESSED:

Strengthen economic conditions
Preserve neighborhoods
Address quality of place

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

It is fast approaching one year since the City's adoption of the Downtown Longview Five-Year Action Agenda created by HyettPalma for our community. A substantial number of the action items have been implemented to date. One action item that has yet to be accomplished is the creation of a Business Improvement Area (BIA). Among the other

recommendations, the Action Agenda states: *"The time has come to re-launch the effort to create a Downtown BIA. Funds generated from this source should be used to fund the Downtown Director Position, implement the marketing recommendations found in this document (the Action Agenda), and perform beautification/maintenance tasks that are above and beyond those provided by the City."*

The Longview Downtown Partnership (LDP) has been working diligently to make this recommendation a reality. The LDP is excited to present a proposed BID (Business Improvement District is the term preferred by the LDP) and petition for the Downtown Commerce District. Business Improvement Districts have been successful for over 30 years, providing a funding tool for property and business owners to pool their resources to accomplish significant positive change in the areas that are most important to downtown economic districts. The LDP is seeking to inform Council of their efforts, provide an overview of the proposed BID program and solicit input prior to securing the signatures of petitioners within the Downtown Commerce District. This presentation will also represent a status report regarding the contract for the provision of certain economic development services that the City and the Longview Downtowners (the predecessor of the LDP) entered into last fall.

RECOMMENDED ACTION:

No action required at this time other than feedback regarding the terms and conditions of the BID petition.

Attachments: [bid-program-final-4-17.pdf](#)

City Manager Bob Gregory advised he, Director of Community Development John Brickey, and Assistant City Manager/Parks Director David Campbell had been working with the Longview Downtowners, now the Longview Downtown Partnership (LDP), to craft a Business Improvement District petition and assessment plan. The HyettPalma study indicated it should be time to attempt to create a district for needed improvements, upkeep, business recruitment and retention.

Janice Forbes, owner of Highlander Cycling, presented the Longview Downtown Partnership's plans for the creation and implementation of a Business Improvement District (BID) Downtown. Ms. Forbes referred to a BID as a "bridge to the future" to enhance the downtown area.

Longview Downtown business owners and property owners had been surveyed to see what kinds of improvement are needed. The plan had been developed to focus on those identified priorities. Ms. Forbes sought Council concurrence before the signature gathering process commences.

The BID fund will be allocated 44% toward maintenance and upgrade; 24% for business recruitment and retention; 24% marketing and branding; and 8% development of strategic partnerships. The LDP will hire the Downtown Director who will, in turn, hire whatever maintenance people may be required. The director will allocate his activities in the proportion established above. The LDP executive board will direct the activities of the Downtown Director; this executive board is elected once a year. Businesses joining the BID will automatically become members of the LDP thus giving them a voice in the use of the funds.

The City would be involved in the levying and collection of the assessments; it is the only taxing authority with that power. Finance Director Kurt Sacha has agreed his

department can bill the assessment annually or biannually and distribute funds to the LDP board upon presentation of vouchers. There will have to be an agreement between the City and the LDP for this arrangement.

Councilmember Wallin stated it was important that once the list of affected business and property owners is established, that it not be expanded until the signature-gathering process has concluded. Ms. Forbes said once the list has been certified there would be no changes made to it.

Barry Isenhardt, owner of Fusion Café, alleged a small group of business owners are trying to make unneeded improvements and force the entire area to fund that endeavor. He believes building and business owners need to maintain their own store fronts and sidewalks. He just learned this proposal was coming to Council this morning; in six hours, he had spoken with numerous area business owners and gathered sixty signatures of people who were opposed to the creation of such a BID.

Addressing Ms. Forbes' presentation that successful downtowns in Yakima, Seattle, Olympia and Tacoma are enhanced through BID's, Mr. Isenhardt said "we are not Yakima, Seattle, Olympia or Tacoma." The BID can grow 10% per year; he asserted this means the assessments can increase by 10% each year.

Mr. Isenhardt faulted Ms. Forbes' allocation of funds stating there is no allowance for the salary of the Downtown Manager.

Red Rooster Bakery owner Lee Starr said Mr. Isenhardt is not giving a good representation of what the BID intends to accomplish; business owners need to speak with the LDP signature gatherers to learn the truth. The area needs a bridge to come back to being a thriving destination. BID proponents are all interested and involved in reenergizing the area.

Marcel Goulet spoke in favor of creation of the BID, saying it would create the opportunity for all business owners in the district to work together. Business owners could build a pride of ownership that would benefit everyone and the entire area.

No formal action taken. No Councilmembers voiced any objections to the proposed BID or petition.

12-2165

EMERGENCY DECLARATION FOR 15TH AVENUE & FIR STREET SEWER REPAIRS

COUNCIL INITIATIVE ADDRESSED:

Provide sustainable water quality & environmental infrastructure

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

On Tuesday, April 17, 2012, a small section of Fir Street between 17th & 18th Avenues, collapsed into a sink hole underneath the Sewer Division video inspection truck. Further investigation revealed the sinkhole was caused by a collapse of the 12-inch sewer main, and groundwater and sediment was filling the sewer pipe. The sewer pipe had been video inspected the previous day and scheduled to receive an in-situ liner repair this summer. Due to the risk of further roadway collapse, blockage of sewer flow in the pipe, and danger to the health and safety of the public, emergency repair efforts began immediately.

Due to settlement on 15th Avenue at Fir Street, the 30-inch sewer interceptor on 15th Avenue between Fir Street and Delaware Street was recently video inspected and determined to be in a condition almost identical to that of the main on Fir Street just prior to its collapse. Although the 15th Avenue interceptor has not yet collapsed, a sinkhole has developed underneath the concrete street panels and a spot repair is needed immediately to prevent collapse of the sewer main and roadway. Repair efforts have begun for this location as well. After these two emergency repairs are completed, both sewer mains will receive in-situ liners this summer to complete long term repairs for each pipe.

Under RCW 39.04.280, the city manager may direct staff to respond to the emergency situation and report such actions at the next regular city council meeting, at which the City Council may adopt findings and declare the existence of an emergency, and waive competitive bidding requirements for all contracts necessary to address the emergency situation. Staff recommends the City Council adopt the following findings, declare an emergency, and authorize all contracts the city manager has or will execute to address the emergency.

Emergency Declaration Findings For 15th Avenue & Fir Street Sewer Repairs:

1. A portion of Fir Street between 17th & 18th Avenues collapsed due to a sinkhole caused by a collapsed sewer main.
2. The collapsed sewer main is in danger of becoming blocked by sediment from the collapse and sinkhole.
3. A sinkhole has developed on 15th Avenue at Fir Street due to cracks in the sewer interceptor.
4. The 15th Avenue sewer main is in a condition almost identical to the failed Fir Street sewer main, and is in danger of collapse.
5. Due to the hazard and potential danger to the health and safety of the public, the Fir Street and 15th Avenue sewer mains and roadways must be repaired as soon as possible.
6. The competitive bidding process would result in unacceptable delays in eliminating the hazards.

FINANCIAL SUMMARY:

This emergency repair work will be funded by the Sewer Construction Fund. An estimate of the costs of the repair work will be provided at the city council meeting after staff has worked with the contractor to determine the extent of repairs needed and the potential cost.

RECOMMENDED ACTION:

Motion to:

1. Declare an emergency for the 15th Avenue & Fir Street Sewer Repairs;
2. Adopt the Emergency Declaration Findings contained in the agenda

summary;

3. Authorize the city manager to execute all contracts necessary to address the emergency and repair to the sewer mains and roadways

Attachments: [15th fir.pdf](#)

Public Works Director Jeff Cameron said the estimated cost of repairs is \$400,000. It can be funded from the Sewer Construction fund. Alternatively, Council could appropriate funds from the capital projects fund.

A motion was made by Council Member Chet Makinster, seconded by Council Member Ken Botero, that this matter be approved. The motion passed unanimously.

12-2172

APPROVE AUTOMATED METER READING INFRASTRUCTURE PROJECT

COUNCIL INITIATIVE ADDRESSED:

- Continue effective financial management
- Provide sustainable water quality & environmental infrastructure

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The Water Utility's current meter reading system consists of about 16,200 meters that are read manually or with touch-read data collectors, requiring meter readers to physically touch each meter to obtain a reading. The City contracts with an independent contractor for meter reading services.

When meters age, their parts wear down and the meters typically begin to measure less flow than is actually passing through the meter. This lost accuracy translates into lost revenue. Since Longview's sewer rates are based in part on water consumption, inaccurate meters result in lost revenue for both the Water and Sewer Utilities. American Water Works Association standards recommend water meters be replaced every 15 to 20 years to ensure accurate reporting.

Since 2004, staff has been replacing aged, manually read meters with touch read meters. Approximately 20% of the meters in the system have been replaced, but there are still over 2,000 meters in the system more than 50 years old.

Staff has been investigating replacing the current manual and touch-read meters with an advanced metering infrastructure (AMI) system, and has programmed costs to convert to an AMI system into the current water rate projections. Recently, Badger Meter presented staff with an offer to subsidize purchase of their AMI system and 1,100 new meters in exchange for permission to use Longview as a reference client of their AMI system. Staff has been installing Badger meters since 2004, and after investigating other AMI suppliers, has concluded Badger Meters' AMI system is the best system to install in Longview's water utility.

Converting to an AMI system would benefit the City and its water and sewer

customers in the following ways:

- Provide timely and accurate meter reading without field labor costs
- Allow for monthly billing for all water and sewer customers without additional meter reading expense
- Bill more accurately by eliminating misreads and estimated reads
- Provide better customer service by eliminating misreads and estimated reads
- Immediately detect backflow conditions which could contaminate the water system
- Conduct detailed water audits for large customers
- Detect water use on closed accounts
- Quickly detect leaks on the customer side of the meter
- Support more timely response to issues through system alarms and e-mail alerts
- More accurately account for distribution system losses and identify leaks more quickly and effectively
- Improve customer knowledge and satisfaction and allow customers to track their water use through secure web access, helping to implement the City's Water Use Efficiency Program
- Reduce greenhouse gas emissions due to less vehicle use

Attached is a staff summary of AMI systems, their benefits, and estimated costs, cost savings, and increased revenue to implement a new AMI system in Longview. Staff recommends accepting the Badger Meter proposal and installing the AMI system backbone and first 1,100 meters (Phase 1 pilot project). After completion of the initial AMI system, staff will evaluate system performance and revenue impacts in the Phase 1 area and develop a plan for implementation of AMI system-wide.

FINANCIAL SUMMARY:

The cost of implementing the AMI Phase 1 pilot project is estimated to be \$120,000, which will be paid from current appropriations in the Water Operating and Water Construction funds.

RECOMMENDED ACTION:

Motion to accept the Badger Meter proposal and authorize staff to implement the AMI Phase 1 pilot project.

Attachments: [AMI report - Revised 04.23.12.pdf](#)

Public Works Director Jeff Cameron addressed Council about a proposal made by Badger Meters for a subsidized automated meter reading (AMR) pilot program in exchange for serving as a full reference client for Badger.

Mr. Cameron led Council through a PowerPoint presentation. The savings realized under this project should be enough to qualify for the Ameresco Energy Savings program: the savings should be sufficient to pay for the upgrade.

As meters age, they tend to be less accurate measuring the water passing through. Underreading is much more likely than overreading the flow.

The meters to be installed would be the same meters as Public Works now is

installing as replacement/new units. The difference would be the electronic signaling that does not require a manual read. The AMR would make it easier to transition to monthly utility billings, should Council decide to make that change in the future. It is estimated the new meters would save at least 15% in lost revenues.

A motion was made by Council Member Hutchinson, seconded by Council Member Makinster, that this Agenda Item be approved. The motion carried by the following vote:

Ayes: 5 - Mayor Weber, Council Member Botero, Council Member Hutchinson, Council Member Makinster and Mayor Pro Tem Melink

Nayes: 2 - Council Member Jensen and Council Member Wallin

12-2171

ATU COLLECTIVE BARGAINING AGREEMENT 2012-2015**COUNCIL STRATEGIC INITIATIVE ADDRESSED:**

Continue effective financial management

CITY ATTORNEY REVIEW: N/A**SUMMARY STATEMENT:**

On March 29, 2012, ATU and the City reached a tentative agreement on the 2012-2015 Collective Bargaining Agreement (CBA). Multiple articles in the contract were opened for review and some language changes to clarify/improve the contract were made. ATU notified the City of member (14) ratification on April 18, 2012. The contract provides for a 2.70% COLA in 2012, a COLA increase of 100% of Portland CPI-W in years 2013, 2014 and 2015. The new CBA also increases the employee medical premium cost share from 10% to 12% in 2012, from 12% to 15% in 2013 and to a tbd defined dollar contribution amount in 2014 and 2015. The current, high cost AWC and Kaiser insurance plans will be eliminated in 2013 to be replaced by other less costly plans. Employees opting out of City medical insurance coverage will receive a VEBA contribution of \$684/month in 2012, \$750/month in 2013 and \$825/month in 2014 and \$900/month in 2015.

RECOMMENDED ACTION:

Motion to approve the ATU Collective Bargaining Agreement for 2012-2015.

Attachments: [2012-2015 ATU CBA Redline Final](#)

A motion was made by Council Member Jensen, seconded by Council Member Botero, that this Agenda Item be approved. The motion carried by the following vote:

Ayes: 6 - Mayor Weber, Council Member Botero, Council Member Hutchinson, Council Member Jensen, Council Member Makinster and Mayor Pro Tem Melink

Nayes: 1 - Council Member Wallin

12-2161

DOWNTOWN STREETScape DESIGN PROJECT

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Address quality of place issues
Preserve neighborhoods

CITY ATTORNEY REVIEW: N/A**SUMMARY STATEMENT:**

The Downtown Streetscape Project involves developing streetscape design guidelines for all of the Downtown area. In addition, the project includes completing detailed engineering (shovel-ready) plans to construct streetscape improvements along Commerce Avenue from Vandercook Way to Hemlock Street. The consulting firm, BergerABAM, is ready to develop those detailed plans. To do so, they need the City Council to make a final decision regarding the design concepts along Commerce Avenue.

RECOMMENDED ACTION:

Move to accept the Commerce Avenue streetscape design concepts as a basis for preparing detailed engineering plans for the upcoming Commerce Avenue streetscape Improvement project.

Attachments: [Downtown Streetscape - Summary_04_12_12.pdf](#)
[Downtown Streetscape - Attachment A.pdf](#)
[Downtown Streetscape - Attachment B.pdf](#)
[Downtown Streetscape - Attachment C.pdf](#)

A motion was made by Council Member Chet Makinster, seconded by Council Member Tom Hutchinson, that this matter be approved. The motion passed unanimously.

RECESS TO EXECUTIVE SESSION: PROPERTY ACQUISITION

Cancelled.

14. MISCELLANEOUS

The following item(s) were presented for Council's information. No Council action was taken or required.

12-2149 LIQUOR LICENSE REQUESTS

Attachments: [LL Renewals](#)

15. ADJOURNMENT

The meeting was adjourned a 11:24 p.m. The next scheduled meeting of the Council is May 10, 2012.

*Ann C. Davis
City Clerk*

Approved: _____
Mayor

NEXT REGULAR COUNCIL MEETINGS:

MAY 10, 2012, AT 7 P.M.

MAY 24, 2012, AT 7 P.M.

NEXT COUNCIL WORKSHOPS:

**MAY 3, 2012, AT 6 P.M.: JOINT WORKSHOP WITH LONGVIEW
SCHOOL DISTRICT**

SATURDAY, MAY 5, 2012, AT 9 A.M.: BUDGET WORKSHOP

**MAY 17, 2012, AT 6 P.M.: REVIEW OF RECENT CIVIC CIRCLE
TRAFFIC IMPROVEMENTS; FIRE/EMS UPDATE**