

MINUTES OF THE SPECIAL SESSION
OF THE LONGVIEW CITY COUNCIL
HELD THURSDAY, JUNE 29, 2006

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Pro Tem Anagnostou.

2. INVOCATION/FLAG SALUTE

The invocation was pronounced by retiring City Attorney Dave C. Spencer. Mr. Spencer insisted Larry Wagle join him in reciting the Pledge of Allegiance, and Mr. Wagle did so.

3. ROLL CALL

Present:

Mayor Pro Tem Kurt Anagnostou
Councilman Andy Busack
Councilman Don Jensen
Councilwoman Ramona Leber
Councilman Chet Makinster
Councilwoman Mary Jane Melink
City Manager Bob Gregory
City Attorney Dave C. Spencer
City Clerk Ann Davis

Absent/Excused:

Mayor Dennis Weber

City Staff Present

David Campbell, Assistant City Manager; Richard Bemm, Director of Parks & Recreation; John Brickey, Director of Community Development; Jeff Cameron, Public Works Director; Judy Jones, Information Technology Director; Daryl McDaniel, Fire Chief; Don Barnd, Police Captain; Kurt Sacha, Finance Director; Chris Skaugset, Library Director; and Steve Langdon, Principal Planner.

4. APPROVAL OF PREVIOUS MINUTES

On a motion duly made and passed, the reading of the minutes of the regular Council meeting held June 9, 2006, 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.

5. CHANGES/REVISIONS TO THE AGENDA

Since this is a special meeting, no changes could be made to the posted agenda.

6. PRESENTATIONS & AWARDS

A. Proclamation: Park and Recreation Month, July 2006.

Mayor Pro Tem Anagnostou read the Proclamation proclaiming July Park and Recreation month in the City of Longview. The proclamation described the many benefits of visiting parks and participating in numerous recreational opportunities. Director of Parks and Recreation Rich Bemm accepted the Proclamation.

Mr. Bemm noted July is a perfect month to designate as Park & Recreation month, as over 250 programs are going on throughout the month of July. The City's recreational offerings provide something for just about everyone, from youth and adult to seniors and therapeutic.

B. Childhood Cancer Awareness Week.

Mayor Pro Tem Anagnostou read the proclamation declaring the week of July 2 – 8, 2006, Childhood Cancer Awareness in the City of Longview; it spoke of the good work performed by the American Cancer fund for Children, Inc., and Kids Cancer Connection, Inc. These organizations provide psychological services to children undergoing treatment and their families; and through a program entitled "Magical Caps for Kids," provide hand-made and hand-decorated caps to children undergoing chemotherapy or radiation treatment.

There was no one present to accept the award; it will be delivered to the appropriate individual.

7. CONSTITUENTS' COMMENTS

A. Liberty.

Mr. L. S. Wagle, 1405 – 17th Avenue, told about how before 1941, the Pledge of Allegiance did not refer to "under God." He suggested the Longview City Council should utilize the non-religious Pledge.

B. Christianity.

Ken Spring, 1434 – 33rd Avenue, noted his appreciation to Mr. Spencer for getting Mr. Wagle to stand and pledge the flag. He wondered whether the country has gotten better or worse as Americans have turned away from Christianity.

8. PUBLIC HEARINGS

A. Planning Commission Case No. 2006-2, Longview Country Club petition for Comprehensive Plan Map Change.

Mayor Pro Tem Anagnostou outlined the procedure to be followed for this hearing as follows: a staff report would be given first; a representative of the Planning Commission would be given an opportunity to explain their actions; the Country Club representative, Butch Henry, would be allowed some time to explain his proposed request; and finally any constituents who wish to address the matter will given the opportunity to speak. City Manager Bob Gregory asked Director of Community Development John Brickey to make staff's presentation and answer any questions Council may have.

Mr. Brickey recapped that the Longview Country Club, represented by Butch Henry of H & S Enterprises, has applied for a Comprehensive Plan Map amendment for an approximate .86 acre property the Country Club owns that is adjacent to Glenwood Drive, south of and adjacent to the Glenwood Condominiums. The Country Club is requesting a reclassification from Public/Quasi-Public/Institutional to Medium Density Residential.

The applicant initially petitioned the City for a Comprehensive Plan Map reclassification to high-density residential for this parcel and a rezone from Country Club District C-D to

Residential R-3. Staff reviewed the proposal and had no objection to the petitioner's request. The request was forwarded to the Planning Commission for review. The Planning Commission voted unanimously to recommend denial for the Comprehensive Plan Map amendment request. No public hearing was held for the companion rezone request.

Mr. Henry subsequently submitted a modified petition to change the classification to medium-density residential and rezone the property to Residential R-2. City Staff again recommended approval. The Planning Commission held a public hearing on the petition for reclassification during their regular May 3, 2006 meeting, at which time there was extensive testimony offered by the neighboring property owners. Following the public hearing, the Planning Commission voted unanimously to recommend denial of the application. Their decision was based upon the following findings: R-1, single-family residential, is the predominant current land use, therefore medium density would be inconsistent with the local neighboring area. The Planning Commission also took into consideration the opponents' arguments regarding unstable soils, precipitous slopes and stormwater runoff problems.

At their May 25, 2006 meeting, at the request of the applicant, the City Council agreed to hear the Longview Country Club's proposal and scheduled its own public hearing on the application. Mr. Brickey outlined the methods utilized to make people aware of this hearing: publication in the newspaper, physically posting notice on the property, and mailings to all residences within 300 feet of the subject property, etc.

Mr. Brickey acknowledged the subject property is located within an established critical area known for unstable soils. He displayed a map of the critical areas in the vicinity of the parcel. Staff found the proposed change for the property use met the policies and intent statements in the existing 1993 Comprehensive Plan. However, he also acknowledged that simply because a property presents some building challenges, that does not mean it is undevelopable. The size of the parcel would accommodate two or perhaps three lots. The topography does dictate that any construction on the property will be subject to a higher degree of regulatory review including engineering studies, geotechnical studies of soils and potentially slope stability and more stringent structural requirements. review and observation during the construction process.

Staff received a total of five written comments in conjunction with this public hearing, three of which were included in the Council agenda packet materials. The other two will be added to the Clerk's file on this matter.

Mr. Brickey advised that staff determined the flat bench on the property could be developed with access from Glenwood road; any development on this parcel would be subject to requirements imposed by the engineering studies, whether high-density residential or single family dwelling. Mr. Brickey proposed a series of findings for Council to adopt depending upon whether Council voted to reject or approve the reclassification request.

Councilwoman Melink asked what conditions could be imposed on a property owner pursuing development. Mr. Brickey replied he was not sure any conditions could be imposed. However, during the development and permitting process, all exigent circumstances are looked at very carefully. Public Works would also be given the opportunity to review the stormwater runoff aspect of the property.

Mr. Brickey stated the Country Club could construct on this parcel right now, under its existing public/quasi public/institutional designation, cottages or apartments for caretakers. Other permitted uses would be a swimming pool, restaurant/bar, sports facility, etc. While the owner is a private company, the facility is used by the public. Mr. Brickey said it is actually the zoning that determines what can take place on a piece of property.

Councilor Makinster asked what would happen to the Glenwood Condominiums if this barrier piece of property were rezoned; would that make the condominium development non-compliant?

Mr. Brickey said a change in the zoning designation of the .86 parcel to the south of Glenwood PUD would not affect the uses currently taking place. Mr. Brickey also acknowledged that the new Comprehensive Plan update being developed does not indicate any change to the use of this parcel.

Planning Commission Chairman Jim Barnett summarized the action taken by the Planning Commission. He cited the unstable soils and slides that have occurred in the area. Other buildings in the area have been required to build away from the slopes so as not to disturb the hillsides.

The Planning Commission also felt the predominant use in this vicinity was single family development. Higher up the hill, the Glenwood Condominium PUD is the only property designated for high-density residential. However, the PUD as approved only allows for duplex units or smaller.

At the time the matter was before the Planning Commission, Mr. Barnett said geotechnical and engineering studies had not yet been performed. The Commission voted unanimously to retain the parcel's existing use of public/quasi public/institutional.

City Manager Gregory advised the final copy of the Planning Commission Minutes from the May 3, 2006 meeting had been furnished to Council. No changes were made to the Minutes since distribution of the Draft minutes in the May 25 Council agenda packet.

Mr. Barnett was questioned about the scope of the Planning Commission's duty. Mr. Barnett stated the Commission is charged with making a recommendation regarding the best use of a property, taking into consideration the entire community. He said the soil instability factors together with the mapping indicators of the critical area were considered. The Commission members use all their available knowledge and resources to make the best decision/recommendation. Mr. Barnett said the Commission is not supposed to take into consideration the ultimate project being contemplated or any future zoning requests; they are to examine what could be placed on a parcel given a specific land use designation.

City Attorney Spencer clarified that the Comprehensive Plan map is a guideline to the best use of properties; it concerns land use rather than zoning. Zoning requirements are specific.

Councilor Leber commented that the Planning Commission's recommendation was to leave the land use designation of the property unchanged.

Mayor Pro Tem Anagnostou opened the public hearing at 7:50 p.m. by inviting Butch Henry to speak first.

Mr. Henry, residing at 2512 Mt. Pleasant Road, Kelso, gave his credentials as background for his determination of the best use of the property for the Longview Country Club. The property is currently legally known as 34 and 38 Country Club Drive. However, he proposed they would have frontage and access from Glenwood Drive. Originally this parcel was deeded by Long Bell for residential lots. Mr. Henry recapped the uses to which the Country Club could put the land under its current land use designation.

The consideration of “best use” must necessarily include the preservation of monetary value. Mr. Henry stated the property right now is underutilized, and, by virtue of its underdevelopment, actually undercuts the neighboring property values.

Mr. Henry cited an engineering study by Shannon & Wilson stating the site can be developed without compromising the stability of the slope if certain measures are taken. The results of the engineering and geotech studies will dictate the methods of construction.

Mr. Henry said the City of Longview’s Transportation Engineer John Bean had determined the two additional driveways on Glenwood Drive would not cause a problem. He said “no less than seven licensed professionals have looked at the property” and each determined the site was developable.

When asked whether the Longview Country Club had considered the construction of single family dwellings, Mr. Henry replied “yes,” but this use was not felt to be the best use in terms of monetary value.

Ray Caldwell, Mulberry Avenue resident and Longview general contractor, urged Council to take a look at and approve the request.

Architect David Bartell, 1112 Rose Valley Road, said he was one of the licensed professionals who inspected the site, and said he felt this use would be a good fit; he also felt high-density development would be appropriate.

Bill Hawn, 350 Niemi Road, urged the construction of high-end condominiums in this area. Retired residents could walk to the Country Club.

Attorney Mick McLean spoke in favor of the land use change, stating he thought all concerns mentioned by the opposition had been addressed with engineering and geotechnical studies. “How could someone say that the best use of the land is as it is?” The land is not being used at all right now.

John Richards, 51 Love Court, spoke in favor of the proposed land use change, stating he thought the neighbors would prefer to have housing on this site rather than a bar or a dance hall. This change would conform to the existing residential neighborhood.

Pat Walkush, 2944 Glenwood, said she and many of her neighbors like the property the way it is; they enjoy the green space. The land is being used as drainage for the Country Club property.

She felt the Planning Commission wisely rejected the applicant's petition to amend the Comprehensive Plan land use map. There is only one flat area (bench) on the property that could be developed. Changing the land use designation would constitute spot zoning since there are no adjacent medium-density parcels.

Mrs. Walkush spoke at length regarding the unstable, steep hillside, and cited examples of earth movement in the area. She urged Council to uphold the Planning Commission's recommendation and reject the petition to change the Comp Plan map.

Robert Nelson, 2959 Glenwood #2, noted the subject land was set aside for the sole purpose of the drainage for the Country Club. He mentioned fellow homeowner Terry Brandon (who could not be present at this hearing) was required to build close to Glenwood Drive in order to avoid any infringement on the base of the slope. He concluded by stating allowing two single-family dwellings on the land would be "fine with us."

Chuck Mertsching, 2955 Glenwood #4, wanted reassurance made on the record that a change in this property use would not affect the adjacent Glenwood PUD condominiums. Removal of one of the permanent barriers would make the PUD development a non-conforming use.

Mr. Spencer told Mr. Mertsching he had already sent him his opinion via e-mail. Mr. Spencer stated his opinion that approval of this request change would not affect the PUD in any way. At the time the PUD was approved, the minimum area requirements for a PUD was eight acres. Since this development was less than eight acres, permanent barriers on three sides were required in order to gain approval. The Longview Country Club on two sides as public/quasi public/institutional was considered a barrier, as was the steep slope to the north. Mr. Langdon offered that Glenwood Drive also constituted a barrier. In any event, Mr. Spencer advised the PUD would not become a conforming non-conforming use. At the time the PUD was approved, the barriers were in place. Removal of a permanent barrier after the fact would not affect the PUD. In order to change the use on the property now, the plat and conditions would have to be amended. If a home in the PUD were to be destroyed, the homeowner could rebuild.

Steve Langdon, Principal Planner, also explained a PUD is an alternative means to subdivide property. It is completely discretionary with Council. The specific uses of the property are laid out for approval.

Ferris Albers, who is both a neighbor to and member of the Longview Country Club, voiced his opinion the slide conditions could be adequately addressed with engineering studies, but he wondered how the water run-off could be accommodated. This land serves the purpose of drainage for the Country Club, and he would dislike seeing a development there. He felt that use would be inconsistent with the surrounding existing uses, and he urged Council to adopt the Planning Commission's recommendation to reject the petition.

Walt Naze, 30 Country Club Drive, said the water from the Country Club runs into his yard. He wondered whether the existing greenway that separates his residence from the parking lot would

remain if the parcel were developed. Mr. Butch Henry stated it was the Country Club's intent to leave this strip of land as a greenway.

Councilor Jensen remarked he had inspected the parcel; he felt the strip looked like part of the parking lot.

Mrs. Walkush spoke again, mentioning more drainage and soil instability concerns; the possibility of negatively affecting property values; the fact the bench does not extend all the way to the ditch; the fact a Gibbs & Olson engineering study had described this parcel as R-1 residential; and the fact she was opposed to the City "pushing a private entity."

It was moved by Councilor Jensen to approve the petition of the Longview Country Club to amend the Comprehensive Plan land use map to change the designation of this parcel to medium-density residential, subject to the specific findings recommended by staff; to refer the matter back to the Planning Commission for a public hearing and recommendation on zoning; and to direct the City Attorney to prepare the appropriate resolution enacting this change. This motion was seconded by Councilor Leber.

To clarify the motion, Mr. Brickey read staff's proposed findings:

- 1. The proposed Comprehensive Plan map amendment is adjacent to land classified for high-density residential use. That same land contains uses consistent with the Medium Density Classification in that the neighboring Glenwood Condominiums consist of duplex and single-family residential units. Thus, the proposal is not considered "spot" zoning.**
- 2. With proper engineering, the relatively flat bench of land on the property can be safely accessed via the slope facing Glenwood Drive.**
- 3. The proposal would allow a continuation of the type of development that already exists to the north.**
- 4. The higher, steeper slope and the drainage way to the south provide a natural (physical) demarcation for any further encroachment of higher density residential uses into the single-family uses to the south.**

On a vote duly held, the motion passed by a vote of 5 "Aye" votes by Councilmembers Busack, Jensen, Leber, Makinster, and Melink. As chair of the meeting, Mayor Pro Tem Anagnostou did not cast a vote.

A recess was called at 9:02 p.m. The meeting was reconvened at 9:13 p.m.

9. BOARD & COMMISSION RECOMMENDATIONS

A. Planning Commission Case No. PC 2006-7, 46th Avenue Self-Help Housing Preliminary Plat.

Principal Planner Steve Langdon discussed this item. On June 7, 2006, the Planning Commission reviewed and forwarded a recommendation of approval for the Preliminary Plat of the 46th Avenue Self-Help Housing subdivision. The proposed subdivision consists of 15 single-

family lots on 3.3± acres. The Planning Commission findings and recommendations were presented in the agenda materials.

The subject property is located east of and adjacent to the intersection of Windemere Street and 46th Avenue and involves an extension of Windemere Street. The proposed subdivision will contain residential lots ranging from 6,005 square feet to 16,536 square feet in area. The overall density of the proposed development is 4.5 units per gross acre. This density is within the density guidelines provided in the Comprehensive Plan for “Low Density Residential” development.

Staff recommended Council adopt the Planning Commission’s recommendation to approve the preliminary plat, subject to the noted conditions: (1) extension of Windemere Street will be called Windemere Street, not Court; (2) construction shall be consistent with the recommendations made by the geotech firm; and (3) the lots which abut 46th Avenue shall have street access to Windemere Street, not onto 46th Avenue.

Councilor Leber moved to adopt the Planning Commission’s recommendation as restated by Mr. Langdon; this motion was seconded by Councilor Busack.

Councilor Leber asked whether this subdivision would be required to 46th Avenue provide curbs and sidewalks on 46th Avenue. Director of Public Works Jeff Cameron said this had not been required because the City does not plan to improve 46th Avenue any time soon, and the City would need to complete a design for the entire length of 46th Avenue to ensure the CAP frontage improvements would match with future improvements. There is sufficient right-of-way available to make these improvements in the future, however. The matter of the volume of traffic using 46th Avenue was noted; the Transportation Engineer was quoted as saying 46th Avenue could handle the increased traffic.

Upon a vote duly held, the motion was unanimously approved.

B. Planning Commission Case No. PC 2006-8, Preliminary Plat approval for View Ridge Estates No.2 PUD, Phases VI and a portion of VII.

On June 7, 2005, the Planning Commission reviewed and forwarded a recommendation of approval for the Preliminary Plat of the View Ridge Estates No. 2 PUD, Phases VI and a portion of VII. The proposed subdivision consists of 61 single-family lots on 22.7± acres. The Planning Commission recommended conditions of approval which are the same as recommended in the staff report except for Condition No. 5. Their modifications to Condition No. 5 were shown in the attached Exhibit 1 - PC Findings & Recommendations.

The subject property is located north of the eastern segment of City View Boulevard. The proposed subdivision will contain residential lots ranging from 6,623 square feet to 17,087 square feet in area. The overall density of the proposed development is 2.7 units per gross acre.

Staff recommended Council adopt the recommendations of the Planning Commission and approve the petition for the Preliminary Plat for View Ridge Estates No. 2 PUD, Phases VI and a portion of VII, and to rename the development Overlook PUD 1.

Mr. Brickey pointed out that this phase of development will complete City View Boulevard so it will go all the way through the development.

Councilor Makinster moved to accept the Planning Commission's recommendation as stated above; this motion was seconded by Councilor Leber. Upon a vote duly held, the motion was unanimously approved.

C. Planning Commission Case No. PC 2006- Planning Commission Recommendation: Preliminary Plat approval for View Ridge Estates No.2 PUD, Phase IV.

On June 7, 2005, the Planning Commission reviewed and forwarded a recommendation of approval for the Preliminary Plat of the View Ridge Estates No. 2 PUD, Phase IV. The proposed subdivision consists of 20 condominium lots and open space on 12.5± acres. The applicants plan on locating a duplex residential structure on each lot for a total of 40 condominium units.

The subject property is located north of the eastern segment of City View Boulevard. The proposed subdivision will contain residential lots ranging from 6,962 square feet to 14,497 square feet in area. The overall density of the proposed development is 3.2 units per gross acre.

The Planning Commission's recommended conditions of approval are the same as those recommended in the staff report except for Condition No. 7. Their modifications to Condition No. 7 were shown in the attached Exhibit 1 - PC Findings & Recommendations. Mr. Brickey pointed out this was a clarification on the specific numbers of the lots abutting City View Boulevard; these lots are prohibited from accessing City View directly and must have driveways on Mignonne.

Councilor Leber questioned the double cul-de-sac configuration of the development. Director of Public Works Jeff Cameron stated this design was consistent with the original plan which had been developed a number of years ago. In addition, there are geographical constraints to constructing a through street, and staff did not want another intersection on City View so close to two other intersections.

These condominium units are located above the City reservoir. The reservoir is fenced and covered. There is adjacent green space for the property owners to utilize.

Staff's recommendation to Council was to accept the recommendations of the Planning Commission and approve the petition for the Preliminary Plat for View Ridge Estates No. 2 PUD, Phase IV, and to rename the development The Village at Overlook.

Councilor Makinster moved to approve the Planning Commission's recommendations as noted above by staff. This motion was seconded by Councilor Jensen, and, upon a vote duly held, unanimously approved.

10. ORDINANCES & RESOLUTIONS

A. Resolution No. 1839, Adopting Six-Year 2007-2012 Transportation Improvement Program (TIP).

A Resolution adopting a revised and extended six-year Transportation Improvement Program (TIP) 2007-2012 for the City of Longview, Washington, was introduced and read by title only.

Councilor Leber moved adoption of the foregoing resolution which motion was seconded by Councilor Busack and on a vote duly held and recorded with 6 "Aye" votes by Mayor Pro Tem Anagnostou and Councilmembers Busack, Jensen, Leber, Makinster, and Melink, and no "Nay" votes, the Mayor Pro Tem declared the resolution adopted and passed, affixed his signature of approval thereon and the resolution was assigned the No. 1839, a copy of which is on file in the office of the City Clerk.

11. MAYOR'S AND COUNCILMEMBERS' REPORTS

A. NLC Diversity Champion Award.

Mayor Weber had submitted this item for Council's information. Staff will bring it back before Council in the event the Mayor wanted to comment on it.

B. Briefs.

Councilor Makinster stated he had attended his first AWC Conference. He attended a number of good workshops, met some other councilmembers, and felt it was worthwhile in terms of the time commitment

Councilor Jensen reported he attended the car show at the Home Depot. He represented the Mayor and was given the opportunity to award the Mayor's trophy.

Councilor Busack said he and Councilor Jensen had attended an award ceremony at the Fire Department. The Firemen's Fund had presented them an opportunity to replace some of their outdated equipment.

Councilor Melink stated she had attended this morning's presentation/Open House at Foster Farms.

Mayor Pro Tem Anagnostou reported he had represented the City at a dedication ceremony of a religious tapestry at St. John Hospital. He also met with the Harmony Run organization and ran a leg with the runners. This group works to promote international good will.

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.

A. Accounts Payable

Based upon the authentication and certification of claims and demands against the city, prepared and signed by the City's auditing officer, and in full reliance thereon, it is moved and seconded as shown in the minutes of this meeting that the following vouchers/warrants are approved for payment:

Second Half June, 2006 A/P Claims \$1,758,242.33 (Check Nos. 264945 – 265307, inclusive)

First Half June, 2006 Payroll \$804,435.45 (\$156,624.31, Check Nos. 193777 – 193881, inclusive; \$371,063.81, direct deposits; and \$276,747.33, wire transfers)

B. Liability Claims

The claim(s) for damages listed below was/were received by the City and have been/are being researched and/or reviewed by Washington Cities Insurance Authority (WCIA) and claim status is as noted:

- 1) New: Dan Lindstrom, Property Damage - \$461.82
- 2) New: Joel Gestson, Property Damage - \$1,000.00
- 3) Settled: Randy & Pam Sims, Property Damage - \$780.99
- 4) Settled: Kevin Brown, Property Damage - \$473.88

C. Board & Commission Minutes

- 1) Draft Minutes of Planning Commission Meeting dated June 7, 2006

D. Certificate of Completion: 2005 Sidewalk Repairs Project; J. H. Kelly, LLC.

City Engineer Bozarth certified that the work required under Contract #05-3019-E for the repairs of identified sidewalks had been completed in accordance with the plans and specifications and with the contract entered into between the City and J. H. Kelly, LLC, Contractor; and the same was thereby accepted and approved.

E. Concessionaires at Cowlitz Valley Soccer Tournament.

The Longview Soccer Club had requested to have selected merchandise and food vendors present at their Cowlitz Kickoff Classic Soccer Tournament at 7th Avenue Park on August 4-6, 2006. Staff agreed, with reservations noted in the agenda materials, and proposed to Council to permit the vendors at this one event, and to investigate language to amend the current code to provide for administrative review and approval of future like requests.

F. Street Use Requests

The following street use request(s) was/were approved subject to any stipulations specified during routine review by concerned departments:

- 1) S-06-09, Longview Public Service Group Dedication, 9/23/06
- 2) S-06-12, Longview Kiwanis Kids' Day Parade, 8/2/06
- 3) S-06-13, Longview Police Block Party, Grove Street, 7/4/06

13. LIQUOR LICENSE APPLICATIONS

A. Renewals.

The following establishments have liquor licenses expiring end of September, 2006. A police review of the list revealed no problems with any of the locations or operators, and therefore made no recommendation.

<i>Licensee</i>	<i>Business Name/Location</i>	<i>Privileges</i>
D.W.J.W., Inc.	Handy Mart & Software Depot 1410 Ocean Beach Highway	Grocery Store – Beer/Wine
Longview Retail	Porky's	Spirits/Br/Wn Rest Lounge

Development co.	561 Industrial Way	
Blue Rock, Inc.	Shamrock Tavern 1131 – 15 th Avenue	Tavern – Beer/Wine Off Premises
C & M Productions, Inc.	The Masthead 1210 Ocean Beach Hwy	Beer/Wine Rest – Beer/Wine Off Premises
Kim, Jin Wook Kim, Mary K.	Westside Shopper 1809 Washington Way	Grocery Store – Beer/Wine
Montes-Cisneros, Jorge	Garibaldy Restaurant 421 – 20 th Ave.	Spirits/Br/Wn Rest Service Bar

No Council action was taken.

B. Change of Privileges: Oregon Way Tavern.

The Oregon Way Tavern has applied to add spirits to its existing beer/wine Tavern license. A Police review of the applicants and the location revealed no problems with either, and therefore the Police Department expressed no concerns with this change.

No council action was taken.

14. CITY MANAGER'S REPORTS

A. Interlocal Agreement for Remittance Processing with Clark County.

City Manager Gregory recapped that the Finance Department has negotiated a contract with Clark County and Clark County PUD to perform remittance processing for the utility bills. The City is currently posting approximately 8,500 bills per month. The savings realized by using this service would allow the reduction of one full-time employee in Finance; currently there are two job positions open, and temporary employees have been filling in as needed.

The only difference utility customers will see is a return envelope addressed to a Vancouver address. City Hall will still process over-the-counter payments and drop-box payments.

City Manager Gregory recommended Council approve the contract for remittance processing and authorize him to enter into said contract on behalf of the City.

On a motion made by Councilor Makinster, seconded by Councilor Melink, and unanimously passed with 6 "Aye" votes by Mayor Pro Tem Anagnostou, and Councilmembers Busack, Jensen, Leber, Makinster, and Melink, the City Manager's recommendation was accepted and approved.

B. Bid Review: Sprayer for Golf Course.

Two bids were received pursuant to a Call for Bids for the budgeted replacement of one trailer-mounted sprayer for the Mint Valley Golf Course. Bid results, including sales tax and optional trade-in quotation for the sprayer being replaced, were as follows:

<u>Bidder</u>	<u>Base Bid</u>	<u>Optional Trade-In/Sales Tax</u>	<u>Total Net Bid</u>
Target Specialty Products - Portland, Oregon	\$11,839(\$1,000)	\$834.60	\$11,673.60
Workensport Golf & Turf - Portland, Oregon	\$11,510(\$200)	\$870.87	\$12,180.87

Both pieces of equipment quoted either meet or exceed our minimum specifications. Staff believes that the optional trade-in quotation from Target Specialty Products is reasonable and reflective of market conditions. As such, it would save staff time and be more cost-efficient to exercise the trade-in option than it would be to surplus our current sprayer and sell it at auction. There are sufficient funds in the 2005-2006 Fleet Services equipment budget allocation for Mint Valley Golf Course to accommodate this purchase.

City Manager Gregory recommended Council award the contract to Target Specialty Products for its low bid of \$11,673.60, including the trade-in option.

On a motion made by Councilor Jensen, seconded by Councilor Makinster, and unanimously passed with 6 "Aye" votes by Mayor Pro Tem Anagnostou, and Councilmembers Busack, Jensen, Leber, Makinster, and Melink, the City Manager's recommendation was accepted and approved.

C. Lease with Paratransit Services.

City Manager Gregory proposed a Lease Agreement be entered into with Paratransit Services, Inc., a contractor retained by the City Transit Department, to occupy 310 square feet of office space in the lower floor of the Longview City Shop facility, as well as use some of the common areas for restroom and break facilities. The City contracts with Paratransit Services, Inc. to provide paratransit service to the community as required by federal transit regulations, and use of the office space would be restricted to performing the contracted paratransit service. Paratransit Services, Inc. is currently located in the Kelso Train Depot, but all paratransit vehicles are housed and maintained at the City Shop, requiring their drivers to pick up their vehicles at the City Shop. Paratransit Services, Inc. would prefer to be located at the City Shop to improve their operations, as well as enhance their communication and contractual relationship with Transit staff.

The term of the proposed lease is August 1, 2006 through May 31, 2009, with provisions for extensions of the term. This term coincides with the term of their paratransit contract with the City. The City will remodel the leased area of the premises to reconfigure the wall and office locations, at a cost not to exceed \$2,500, and reimbursement of that cost is included in the lease fee. The City will furnish all heat, electricity, water and all other utilities. Paratransit Services will arrange separately for telephone and computer service, which may be provided by the City or a private provider.

Mr. Gregory advised the City Shop has vacant space available to let for this use. His recommendation to Council was to approve the lease as presented and authorize him to enter into this contract on behalf of the City.

On a motion made by Councilor Melink, seconded by Councilor Busack, and unanimously passed with 6 "Aye" votes by Mayor Pro Tem Anagnostou, and Councilmembers Busack, Jensen, Leber, Makinster, and Melink, the City Manager's recommendation was accepted and approved.

D. Bid Review: Mitigation Ponds Project.

Bids were opened on June 22, 2006 for the Mint Farm, Phase 2 Wetland Mitigation & Site Grading Improvements project. This project involves construction of approximately 77 acres of wetland mitigation facilities, including constructed wetlands, stormwater quality wet ponds, buffers, filling of existing wetlands with excavation spoils, landscape planting & maintenance together with access roads and irrigation systems. This work is required by regulatory permits received by the City to allow filling of wetlands in Phase 2 of the Mint Farm Industrial Park.

Bids were received from three contractors as follows:

Parsons RCI Inc., Sumner, WA	\$4,178,384.13
IMCO General Construction, Inc., Bellingham, WA	\$5,754,312.99
Nutter Corporation, Vancouver, WA	\$5,880,880.00
Engineer's Estimate	\$4,239,761.00

Parsons RCI Inc. submitted a request to be relieved of their bid obligation due to significant errors in their bid, indicating that their intended bid amount should have been **\$5,808,427**. Staff evaluated the bid results and recommended Council relieve Parsons RCI from their bid obligation.

This project will be funded entirely by Weyerhaeuser Real Estate Development Company (WREDCO) with the City furnishing in-kind engineering staff time. The City's agreement with WREDCO requires their approval prior to award of the bid. Staff has communicated the bid results to WREDCO officials, who were not able to respond with their answer prior to this Council meeting. City Manager Gregory recommended Council relieve Parsons RCI from their bid, and to award the contract to IMCO General Construction, Inc., for their lowest responsible bid of \$5,754,312.99, subject to and effective upon approval by WREDCO.

There was some discussion on the difference between the engineer's estimate and the bid amount, and on the amount of the bid itself. Some reasons given for the discrepancy included the cost of materials; cost of fuel; contractors bidding jobs without having subcontractors lined up; and the amount of work currently available for large contractors. There is a lot of construction work going on which drives up the cost of labor.

On a motion made by Councilor Makinster, seconded by Councilor Busack, and unanimously passed with 6 "Aye" votes by Mayor Pro Tem Anagnostou, and Councilmembers Busack, Jensen, Leber, Makinster, and Melink, the City Manager's recommendation was accepted and approved.

E. Update on Regional Water Treatment Plant.

Director of Public Works Jeff Cameron advised the water plant “barely squeaked by” on the recent hot days. Now that the temperature has cooled down, the plant is able to pump back into the reservoirs at night.

He reported it appeared the underdrains will be shipped two weeks earlier than first estimated. The project will still take time, however, as the new concrete floor and subsequent grout installation will both need to have time to cure.

Councilmembers noted citizens had complained about the request to conserve water; they had asserted the City was still watering its lawns. Mr. Cameron said watering had been halted at most City locations. Irrigation at the Lake Sacajawea is done with lake water and does not affect the reservoir.

Mr. Cameron advised the request to citizens to conserve water is voluntary. City Manager Gregory said staff would prepare and distribute some advertising pieces to clarify to citizens how best to assist with water conservation.

15. MISCELLANEOUS INFORMATION ONLY

Meeting Reminders

Regular Meeting, Thursday, July 27, 2007, at 7:00 p.m.

Regular Meeting, Thursday, August 10, 2006 at 7:00 p.m.

Workshop Meeting: Thursday, August 17, 2006 at 7:00 p.m. – 2007-2008 Preliminary Budget

16. ADJOURNMENT

There being no further business to come before the Council at its regular session, the meeting was adjourned at 10:24 p.m.

THE CITY OF LONGVIEW

Ann Davis, City Clerk

APPROVED: _____
Mayor