



City of Longview

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

Agenda

City Council

*Mayor MaryAlice Wallis
Mayor Pro Tem Michael Wallin
Council Member Ruth Kendall
Council Member Angie Wean
Council Member Spencer Boudreau
Council Member Hillary Strobel
Council Member Erik Halvorson*

Wednesday, December 20, 2023

5:00 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 special meeting in the Longview City Hall Council Chamber, 1525 Broadway, Longview, on Thursday, December 20, 2023 at 5:00 p.m. The topics of discussion follow. Final disposition shall be taken on no other matter.

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Office at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting. Please note - virtual attendees may comment verbally during public hearings only. Virtual attendees may also submit written comments to the Clerk's Office with the heading, "Public Comment for disbursement to the City Council".

<https://us02web.zoom.us/j/82394132374>

Telephone options (dial any of the following numbers):

1-253-215-8782
1-346-248-7799
1-408-638-0968
1-669-900-6833
1-301-715-8592
1-312-626-6799
1-646-876-9923

Webinar ID: 823 9413 2374

1. CALL TO ORDER
2. INVOCATION*/FLAG SALUTE
3. ROLL CALL

4. WORKSHOP**5. APPROVAL OF MINUTES**

23-001832 DECEMBER 7, 2023 SPECIAL MEETING-WORKSHOP

23-001834 DECEMBER 14, 2023 REGULAR MEETING

6. CHANGES TO THE AGENDA**7. PRESENTATIONS & AWARDS**

23-001833 MINT VALLEY RACQUET COMPLEX FEASIBILITY STUDY

8. CONSTITUENTS' COMMENTS (Thirty Minutes)**9. PUBLIC HEARINGS****10. BOARD & COMMISSION RECOMMENDATIONS****11. ORDINANCES & RESOLUTIONS**

23-001842 RESOLUTION NO. 2472 – SEWER RATES FOR 2024

RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2472

23-001841 RESOLUTION NO. 2471 – WATER RATES FOR 2024

RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2471

23-001843 RESOLUTION NO. 2474 – STORMWATER RATES FOR 2024

RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2474

12. MAYOR'S REPORT**13. COUNCILMEMBERS' REPORTS****14. CONSENT CALENDAR**

23-001840 CONSULTANT AGREEMENT WITH GIBBS AND OLSON FOR MT SOLO RESERVOIR FILL
LINE IMPROVEMENTS

RECOMMENDED ACTION:
**MOTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONSULTANT
AGREEMENT WITH GIBBS AND OLSON**

23-001844 CONTRACT WITH THE HUMANE SOCIETY OF COWLITZ COUNTY FOR ANIMAL
LICENSING AND SHELTER SERVICES

RECOMMENDED ACTION:
**MOTION TO ENTER INTO THE CONTRACT WITH THE HUMANE SOCIETY OF COWLITZ
COUNTY**

23-001777 RESOLUTION NO. 2473 - ANIMAL CONTROL RATES

RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2473

23-001845 SET PUBLIC HEARING FOR CLONEY PARK CARES ACT FUNDING ALLOCATION

RECOMMENDED ACTION:
SET A PUBLIC HEARING ON JANUARY 11TH TO DISCUSS THE ALLOCATION OF CARES ACT FUNDING FOR REMODELING OF CLONEY PARK.

15. CITY MANAGER'S REPORT**23-001846 RAILS TO TRAILS****23-001847 2024 FEDERAL LEGISLATIVE AGENDA****16. MISCELLANEOUS****17. EXECUTIVE SESSION****18. ADJOURNMENT**

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NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, JANUARY 11, 2024 - 6:00 P.M.

THURSDAY, JANUARY 25, 2024 – 6:00 P.M.



City of Longview

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Minutes

City Council

*Mayor MaryAlice Wallis
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Council Member Ruth Kendall
Council Member Angie Wean
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Council Member Hillary Strobel
Council Member Erik Halvorson*

Thursday, December 7, 2023

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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 special meeting in the Longview City Hall Council Chamber, 1525 Broadway, Longview, on Thursday, December 7, 2023 at 5:00 p.m. The topics of discussion follow. Final disposition shall be taken on no other matter.

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Webinar ID: 823 9413 2374

1. **CALL TO ORDER**
Mayor Wallis called the meeting to order at 5:04 p.m.
2. **INVOCATION*/FLAG SALUTE**
The flag salute was recited.

3. ROLL CALL

Present: Mayor Wallis, Mayor Pro Tem Wallin (arrived at 5:09), Councilmember Kendall, Councilmember Wean, Councilmember Boudreau, Councilmember Halvorson

Absent: Councilmember Strobel

Staff Present: City Manager Kris Swanson, City Attorney Dana Gigler, City Clerk Tiffany Ostreim, Public Works Director Ken Hash, Assistant City Manager Ann Rivers, Parks & Recreation Director Jen Wills, Police Chief Robert Huhta, Assistant Public Works Director Chris Collins, Stormwater Utility Engineering Coordinator Steve Haubner

4. WORKSHOP**23-001610 UTILITY RATES (TIME ESTIMATE 2 HOURS)****RECOMMENDED ACTION:**
DIRECTION TO STAFF

Public Works Director Ken Hash lead the sewer presentation and the water presentation. Recommended updates to the Water Service Rates and Charges Resolution, Section 6 - Charges to City Owned Facilities (c) Mint Valley Golf Course Irrigation and Section 8 - Water obtained from Fire Hydrant. Stormwater Utility Engineering Coordinator Steve Haubner lead the stormwater presentation. Assistant Public Works Director Chris Collins led the sidewalks and urban forestry presentation. Stormwater Utility Engineering Coordinator Steve Haubner led the proposed public improvements presentation.

Public Works Director Ken Hash lead the reduced utilities rates presentation.

Jake Childs, Vice President of Operations for PeaceHealth provided public comment.

Council discussed the presentations and different options. They discussed ARPA funding, direct fill line, enterprise funds, Beech Street culvert project, leaf pickup program, infrastructure costs, and unexpected emergencies. Urban Forestry is not included in the proposed stormwater rate increase of \$2.61 per ERU.

Kalei LaFave provided public comment.

Citizen, name unstated, provided public comment.

Citizen, name unstated, provided public comment.

Council direction to staff to bring back:

Resolutions for Sewer at 0%, 3.7% and 5%

Resolutions for Water at 0%, 3.7% and 5%.

Amendments to Sections 6 and 8 in the Water Service Rates and Charges Resolution.

Further discussion on the recommended stormwater rate increase of \$2.61 per ERU and ability to tap into other funds.

More information on reduced utility rates for group homes with low-income seniors and low-income disabled citizens.

5. ADJOURNMENT

The meeting was adjourned at 7:57 p.m.

Tiffany Ostreim
City Clerk

Approved: _____
Mayor

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NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, DECEMBER 14, 2023 – 6:00 P.M.

NEXT SPECIAL COUNCIL MEETINGS:

WEDNESDAY, DECEMBER 20, 2023 – 5:00 P.M.



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Minutes

City Council

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Thursday, December 14, 2023

6:00 PM

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Webinar ID: 823 9413 2374

1. CALL TO ORDER
Mayor Wallis called the meeting to order at 6:04 p.m.

2. INVOCATION*/FLAG SALUTE

23-001786 CHRISTOPHER EASTWOOD, CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

After the invocation provided by Christopher Eastwood of Church of Jesus Christ of Latter-Day Saints, the flag salute was recited.

3. ROLL CALL

Present: Mayor Wallis, Mayor Pro Tem Wallin, Councilmember Kendall, Councilmember Strobel (on-line), Councilmember Boudreau, Councilmember Halvorson

Absent/Excused: Councilmember Wean

Staff Present: City Manager Kris Swanson, City Attorney Dana Gigler, City Clerk Tiffany Ostreim, Deputy City Clerk Kelly Jensen, Public Works Director Ken Hash, Parks & Recreation Director Jen Wills, Police Chief Robert Huhta, Human Resources Director Sabrina Fraidenburg, Assistant Public Works Director Chris Collins

4. **WORKSHOP**

5. **APPROVAL OF MINUTES**

23-001662 NOVEMBER 28, 2023 SPECIAL MEETING

A motion was made by Councilmember Strobel, seconded by Councilmember Kendall, to approve the November 28, 2023 Special Meeting Minutes as corrected. The motion carried unanimously.

6. **CHANGES TO THE AGENDA**

7. **PRESENTATIONS & AWARDS**

23-001785 PRESENTATION OF DEED TO WAKO SQUIRREL BRIDGE FROM LONGVIEW SANDBAGGERS AND ORDINANCE NO. 3501 - ACCEPTING THE GIFT OF WAKO SQUIRREL BRIDGE FROM THE LONGVIEW SANDBAGGERS

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3501

President of Longview Sandbaggers Jim Cardell presented the deed to the Wako Squirrel Bridge and recognized Sandbagger Rick Johnson.

A motion was made by Councilmember Boudreau, seconded by Councilmember Halvorson, to adopt Ordinance No. 3501. The motion carried unanimously.

23-001780 PROCLAMATION - EXTRA MILE DAY, DECEMBER 14, 2023 FOR THE CENTENNIAL COMMITTEE; RECIPIENT REED HADLEY

Mayor Wallis presented the proclamation to Reed Hadley, who accepted on behalf of the Centennial Committee.

Mayor Wallis also presented certificates and keys to the city to the members of the Centennial Committee: Reed Hadley, Arlene Hubble, Angela Stephenson, Kate Denman, Jackie Evans, Matt Swanson, Danielle Robbins, Joseph Govednik, Cal Fowler, Norma and Bob Peters, Lina Grace, Libby Warren, Sue Piper, Sandy Rountree, Don Armstrong, Spencer Boudreau, Dennis Buck, John Paul, Linda Beattie, Lori Goodwin, Lynda Wagner, Janine Many, Roy and Heather Gawlick and Barry Bartlett.

23-001782 ORDINANCE NO. 3507 - ACCEPTING LONGVIEW OUTDOOR GALLERY DONOR WALL

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3507

Longview Outdoor Gallery member Hans Schaufus, presented.

A motion was made by Councilmember Boudreau, seconded by Councilmember Kendall, to adopt Ordinance No. 3507. The motion carried unanimously.

8. CONSTITUENTS' COMMENTS (Thirty Minutes)

Derek Fine provided public comment.

Jim Hill provided public comment.

Jason Still provided public comment.

9. PUBLIC HEARINGS

10. BOARD & COMMISSION RECOMMENDATIONS

11. ORDINANCES & RESOLUTIONS

23-001795 ORDINANCE NO. 3506 PERMITTING COTTAGE HOUSING IN THE R-1, R-2, R-3, R-4, AND TNR ZONES

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3506 PERMITTING COTTAGE HOUSING

Community Development Planner Mac Kosar presented.

A motion was made by Councilmember Kendall, seconded by Councilmember Wallin, to adopt Ordinance No. 3506.

Mike Pederson provided public comment.

Jason Still provided public comment.

A citizen, name unstated, provided public comment.

A citizen, name unstated, provided public comment.

The motion carried unanimously.

12. MAYOR'S REPORT

Mayor Wallis shared a plaque the city received from Dr. Patty Hill, President of the International Lions Association. Also presented gifts to the council members from Sue Piper, Publisher/Editor of the Columbia River Reader for participation in the 25th Centennial Celebration, Gala.

13. COUNCILMEMBERS' REPORTS

Councilmember Kendall provided a report.

Councilmember Boudreau provided a report.

Councilmember Wallin provided a report.

23-001807 APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

RECOMMENDED ACTION:

MOTION TO APPROVE RECOMMENDED APPOINTMENTS

Mayor Wallis presented. At the end of 2023, some terms on several City boards and commissions will expire, or some members will resign.

Boards and commissions appointed by the City Manager and require council concurrence:

Appeal Board of Adjustment - Daniel Peterson, reappointment.

Golf Advisory Committee - David Knoyle, reappointment and Kami Dexter and Ken Botero, appointments.

Council concurred.

Boards and commissions appointed by the Mayor and require council concurrence:

Accessibility Advisory Committee - Harry Howell and Ashley Wagner, reappointments and Taylor Lewis, appointment.

Library Board - Paula Stepankowsky, reappointment and Claire Pang appointment.

Salary Commission - Jeri Dalglish, reappointment and Kurt Sacha and Erik Parrish appointments. Council concurred.

A committee of three council members reviewed applications and recommend the following appointments:

Complete Streets Advisory Committee - Trey Davis and Arthur Birkmeyer, reappointments and John Keating, appointment.

Downtown Advisory Committee - Dawn Morgan, Ariel Large, and Allan Rudberg, reappointments and Josh Carter, appointment.

Historic Preservation Commission - Mike Chapman and Gena Graham, appointments.

Lodging Tax Advisory Committee - Kelly Ragsdale, reappointment.

Mosquito Control District - Michael Rader, reappointment.

Parks & Recreation Board - Glenda Johnson, reappointment and Steve Pond, appointment.

Planning Commission - Alison Moss, appointment.

Sister City Commission - Erin Harnish and Kandyce Lewis, reappointments and Judi Smith, Russ Brewer, and PJ Peterson appointments.

Council discussed the appointments and reappointments.

A motion was made by Councilmember Strobel, seconded by Councilmember Kendall, to approve the recommended appointments.

Jason Still provided public comment.

A citizen, name unstated, provided public comment.

The motion carried by the following vote:

Ayes: Councilmember Strobel, Councilmember Kendall, Councilmember Wallin, Mayor Wallis

Nays: Councilmember Boudreau and Councilmember Halvorson.

The City Manager has made the following appointments that do not require council concurrence:

Stormwater Advisory - Randy Robinson, reappointment.

Visual Arts Commission - Tracy Walstead and Steve Moon, reappointments.

The Mayor has made the following appointments that do not require council concurrence:

Housing Opportunities of SW Washington - Dixie Kolditz and Marchelle Knapp, reappointments.

14. **CONSENT CALENDAR**

Parks and Recreation Director Jen Wills provided information on the RCO Deferred Maintenance and Operations Grant.

A motion was made by Councilmember Kendall, seconded by Councilmember Strobel, to approve the Consent Calendar. The motion carried unanimously.

23-001776 APPROVAL OF CLAIMS

23-001790 BID REVIEW – BEECH ST AND 30TH AVE BUFFERED BIKE LANES PROJECT

RECOMMENDED ACTION:

MOTION TO REJECT ALL BIDS

23-001820 RCO - DEFERRED MAINTENANCE AND OPERATIONS GRANT APPROVAL

RECOMMENDED ACTION:

MOTION TO APPROVE SUPPORTING THE GRANT APPLICATION AND ACCEPTANCE OF FUNDS

15. CITY MANAGER'S REPORT

City Manager Kris Swanson provided a report. State Transportation Improvement Board awarded the City \$2.3 million; will require a 20% match from TBD. Washington State Office of Public Defense awarded the City \$300,000. October 20 Special Council meeting starts at 5 pm. Strategic and Operational Planning will be in January, 2024.

16. MISCELLANEOUS**17. EXECUTIVE SESSION****18. ADJOURNMENT**

The meeting was adjourned at 7:24 p.m.

*Tiffany Ostreim
City Clerk*

*Approved: _____
Mayor*

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NEXT SPECIAL COUNCIL MEETING:

WEDNESDAY, DECEMBER 20, 2023 - 5:00 P.M.

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THURSDAY, JANUARY 11, 2023 – 6:00 P.M.

THURSDAY, JANUARY 25, 2023 – 6:00 P.M.



City of Longview

Agenda Summary

MINT VALLEY RACQUET COMPLEX FEASIBILITY STUDY

DATE: December 20, 2023

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Address quality of place issues
Continue effective financial management

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The presentation will feature an overview on the comprehensive Feasibility Study conducted in collaboration with Contractor Johnson Consulting and the Cowlitz County Public Facilities District (PFD). The study encompasses various elements, including an analysis of existing conditions, market trends, stakeholder engagement, regional and comparable facilities, gap analysis, and niche identification. The presentation will delve into the study process, outlining the methodology and research approaches employed. Contractor Johnson Consulting, retained for their expertise, provided recommendations for consideration. Additionally, the City Parks and Recreation Department held a community feedback forum, along with supplementary surveys, and the outcome of those findings will be discussed to incorporate public perspectives.

The entire summary report is provided in the attached. A single report was provided that included both the fairgrounds and the Mint Valley Racquet Complex, and so what is attached for brevity is an extraction of that report that only provides for the Mint Valley Racquet Complex information.

RECOMMENDED ACTION:

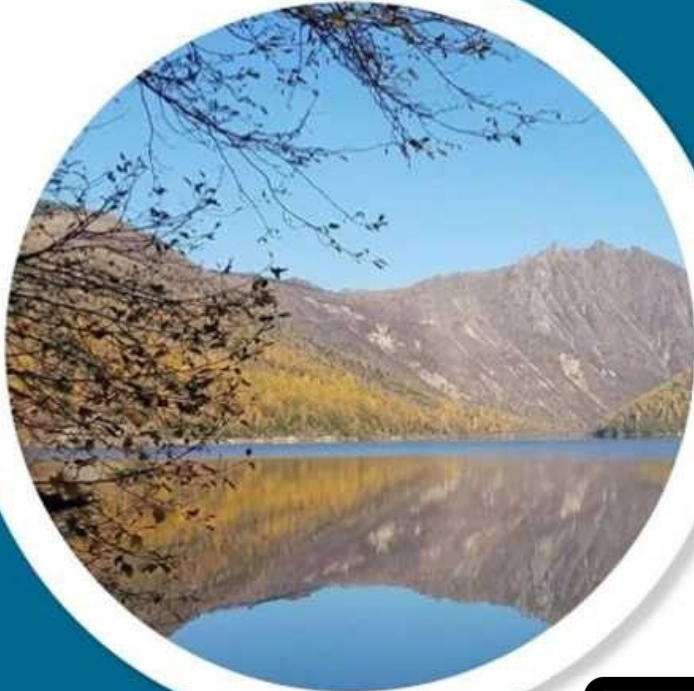
Motion to approve going out for a Request for Proposals for an operator to manage the Mint Valley Racquet Complex Facility

STAFF CONTACT:

Jennifer Wills, Director of Parks and Recreation

Attachments:

1. MVRC Feasibility Study Presentation
2. Summary of 92 Responses to our Mint Valley Racquet Feedback Survey
3. CHJC MIG Cowlitz MVRC ONLY Summary Report _with Appendices



MINT VALLEY RACQUET COMPLEX FEASIBILITY STUDY

Johnson Consulting & MIG

Status Update

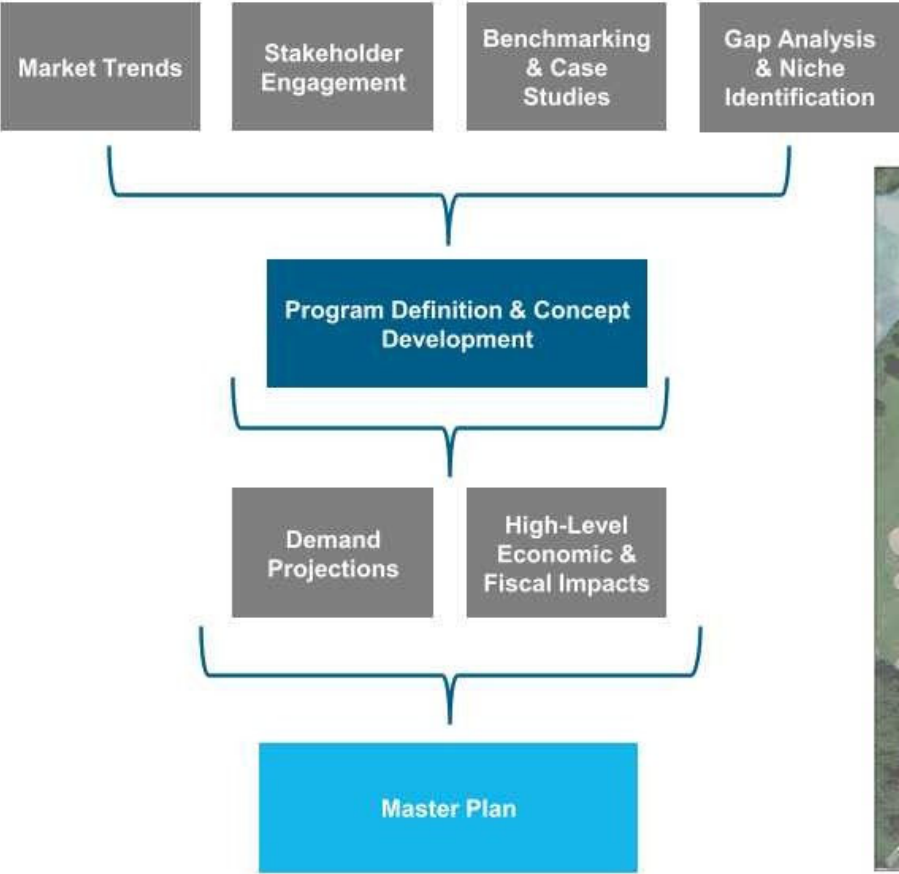
Johnson Consulting was retained by the Cowlitz County PFD and City of Longview to conduct a priority assets review for the region, with a specific focus on Mint Valley Racquet and Fitness Complex (MVRC).

Today's **presentation**, focused on the MVRC, will cover:

- 1. Study process
- 2. Existing conditions
- 3. Market analysis
- 4. Stakeholder engagement summary
- 5. Regional and comparable facilities
- 6. Gap analysis & niche identification
- 7. Recommendations
- 8. Site concept
- 9. Projections

Task 1	Kickoff and Fieldwork	✓
Task 2	Existing Conditions Review	✓
Task 3	Market Analysis Update	✓
Task 4	Stakeholder Interviews	✓
Task 5	Regional Facility Analysis & Comps	✓
Task 6	Strategic Recommendations	✓
Task 7	Site Analysis	✓
Task 8	Demand Projections	✓
Task 9	Economic & Fiscal Impact Analysis	✓
Task 10	Final Master Plan	✓

1. Study Process



2. Existing Conditions



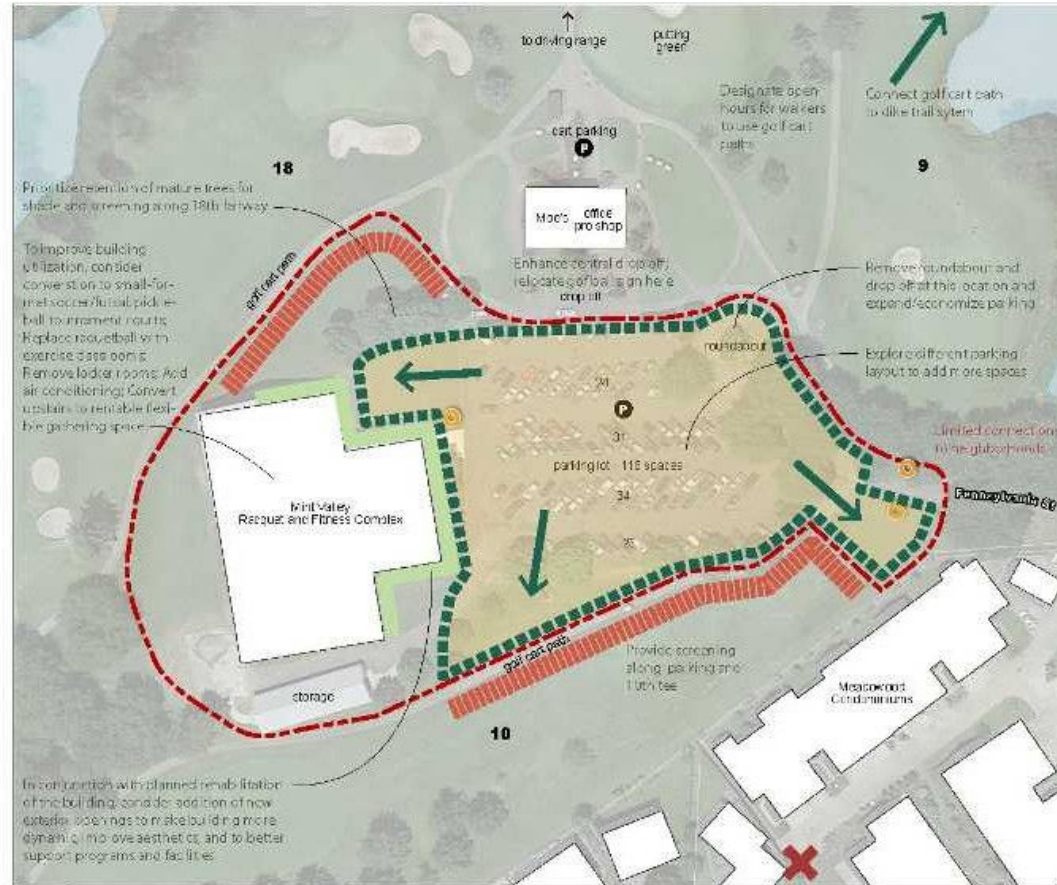
MVRC footprint is constrained and golf course uses most of parking

No major capital improvements in 25 years have left interior in disrepair



Sales and marketing efforts are minimal

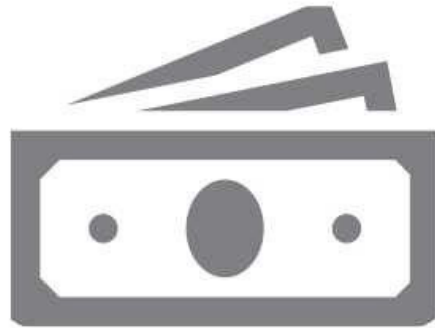
Low utilization (18-19%)



3. Market Analysis



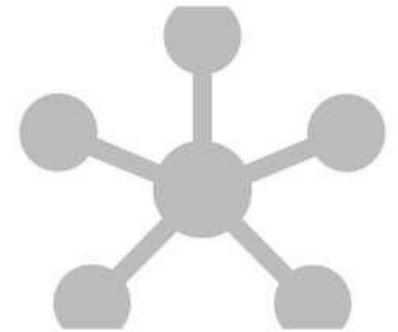
County is rural but could grow quickly



Low sports & entertainment spending

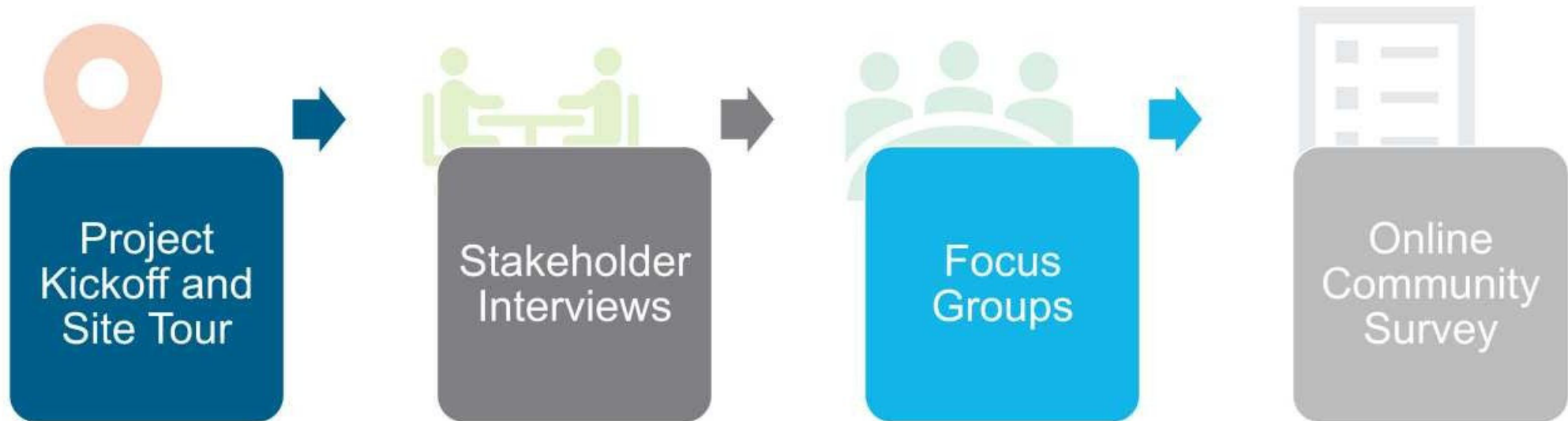


Hotel inventory suffers from quality issues, limiting destination appeal

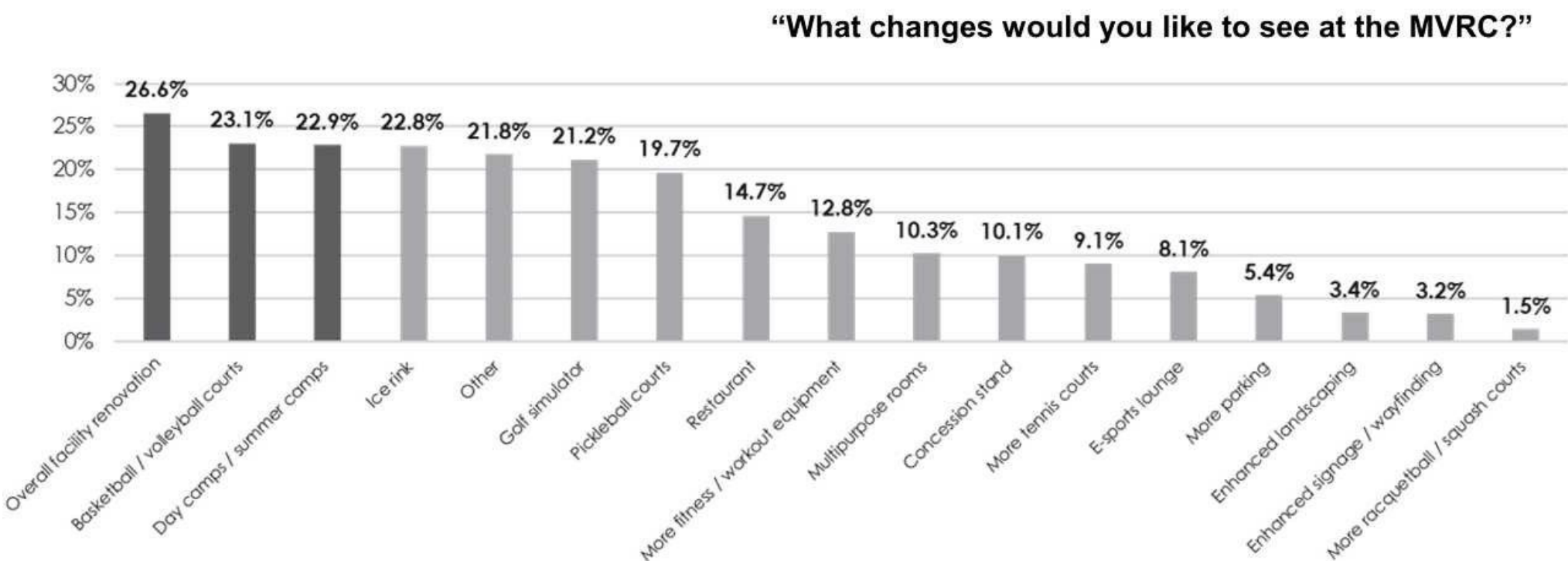


Strong industrial base beginning to diversify with retail and healthcare

4. Stakeholder Engagement – Process



4. Stakeholder Engagement – Findings



4. Stakeholder Engagement – Key Needs



5. Regional & Comparable Facilities



The NW Sports Hub
Centralia, WA



Vancouver Tennis Center
Vancouver, WA



Salmon Creek Indoor Soccer Arena
Salmon Creek, WA



Dare County Family Recreation Park
Kill Devils Hill, NC



Hub Sports Center
Spokane Valley, WA



Club Green Meadows
Vancouver, WA



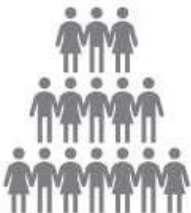
Reecy Davis Rec Center
Greenville, TX

Key Insights:



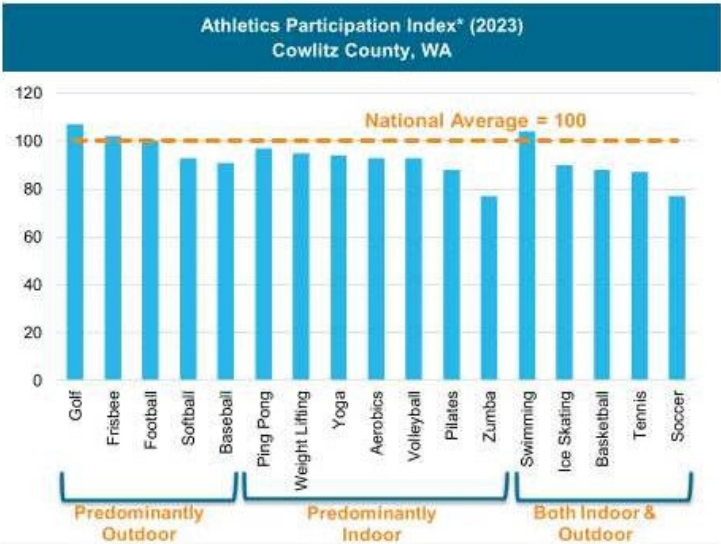
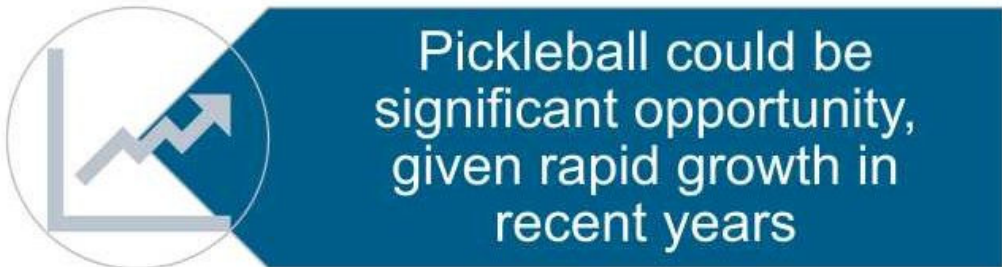
MVRC is smallest among comparable facilities, with lowest visitation

Community-oriented facilities can achieve higher utilization with high-quality facilities & diversified programming

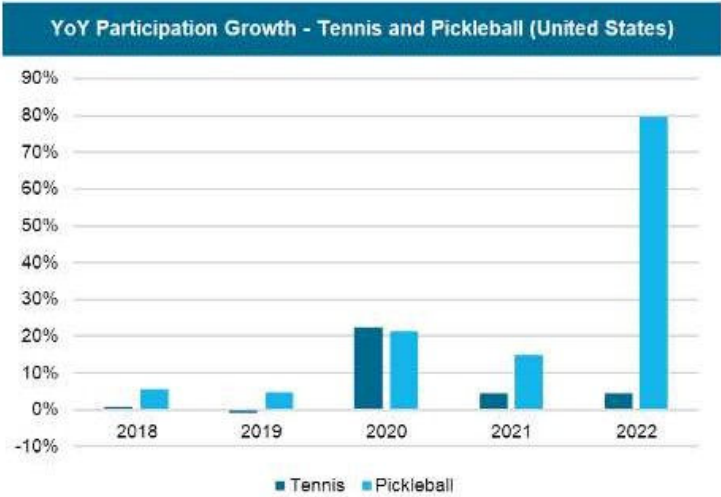


Critical to tailor facilities to respond to community and market needs

6. Gap Analysis & Niche Identification



*Where 100 is the national average
Source: Esri BAO, Johnson Consulting



Source: SFIA, Johnson Consulting

7. Recommendations

Expand building edges with glass walls to create concourse space

Convert tennis courts to multipurpose hardwood space with drop-down basketball hoops

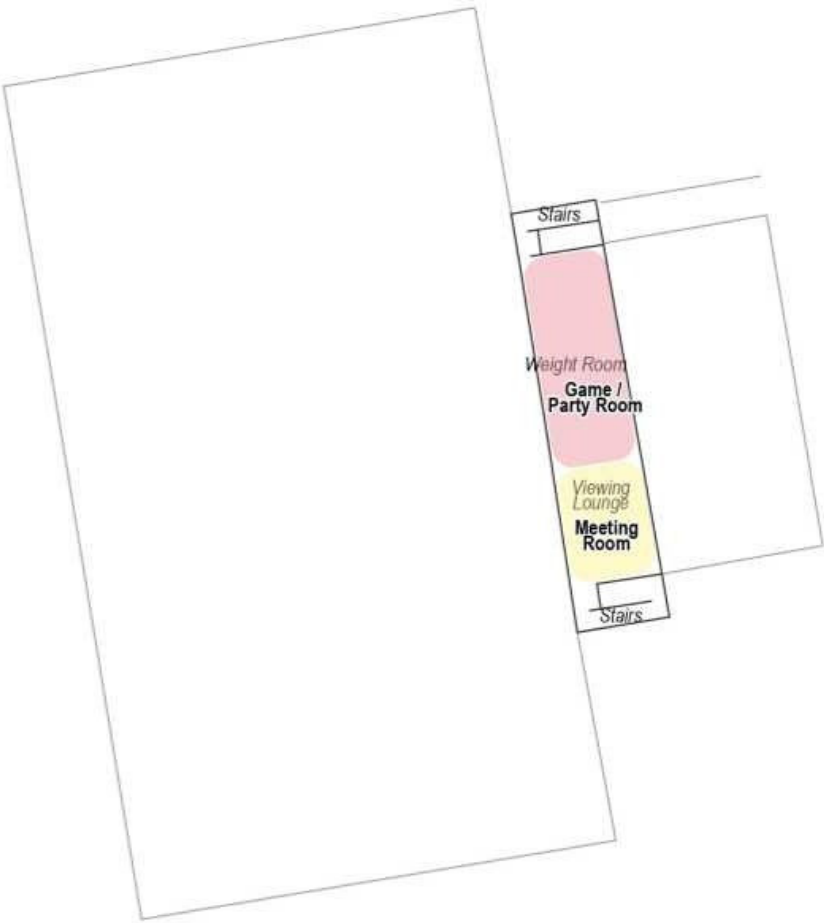
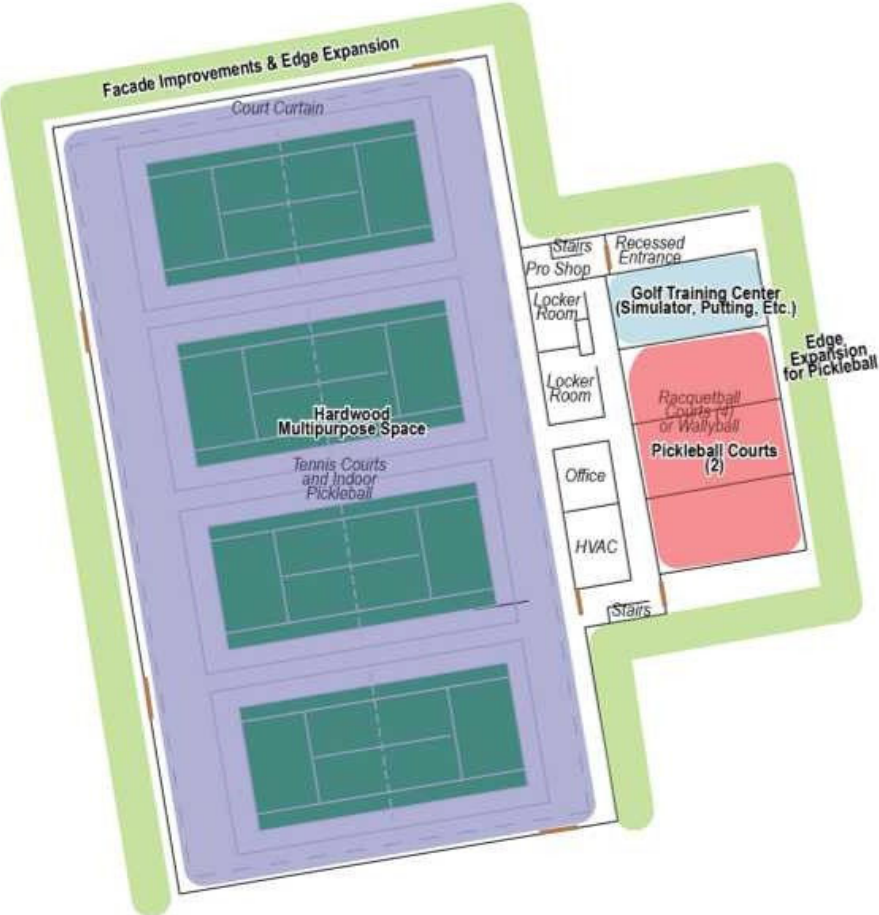
Add 1-2 dedicated meeting rooms

Convert 1 racquetball court to golf simulator

Convert other racquetball courts to pickleball

Convert upstairs workout area to game/ party room

8. Site Concept



8. Site Concept – Design Examples



Longview Parks and Recreation
Mint Valley Racquet and Fitness Club
Design Examples





COMMUNITY FEEDBACK FORUM



70

In Attendance

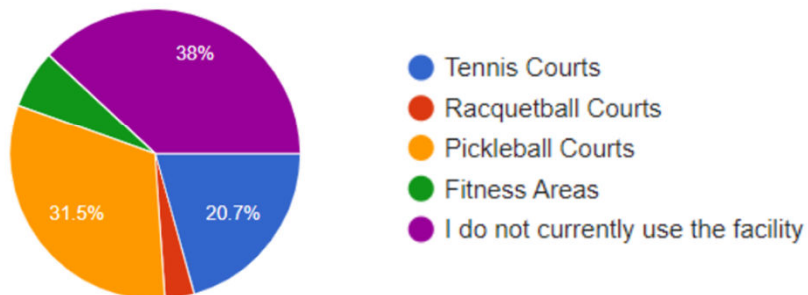
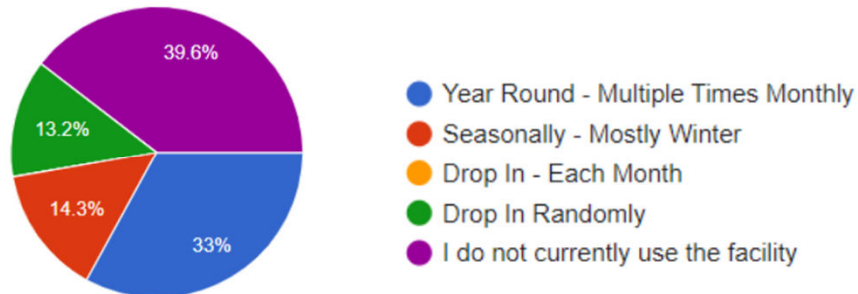
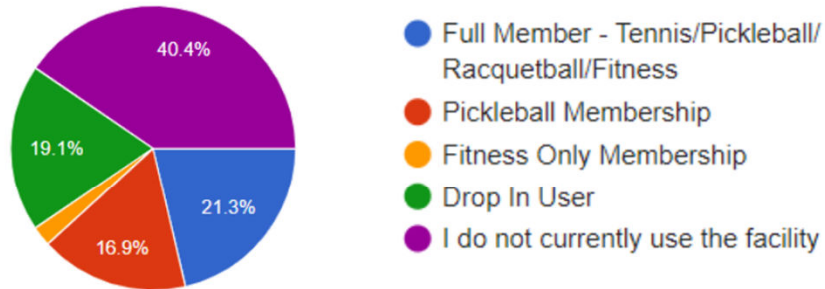
At the forum held on Tuesday December 5 where needs, wants, and ideas for the future were discussed.



Final Community Survey Results

92

Total Respondents





“

Motion to approve going out for a Request for Proposals for an Operator to manage the Mint Valley Racquet Complex Facility.

”

Summary of 92 Responses to our Mint Valley Racquet Feedback Survey

How do you currently use Mint Valley Racquet Complex:

- 21% Full Membership – Tennis/Pickleball/Racquetball/Fitness
- 17% Pickleball Membership
- 2% Fitness Only Membership
- 19% Drop In User
- 41% I do not currently use the facility

How often do you use the facility:

- 33% Year Round
- 14% Seasonally – Mostly Winter
- 13% Drop In Randomly
- 40% I do not currently use the facility

What specific amenities do you use most?

- 21% Tennis Courts
- 3% Racquetball Courts
- 32% Pickleball Courts
- 6% Fitness Areas
- 38% I do not use the facility

What improvements or additions would you like to see the current facility offer?

Survey respondents expressed a desire for the facility to revert to earlier opening hours, as pre-COVID, citing limitations for working individuals. Specific improvement requests encompassed tennis court resurfacing, ceiling repairs, and bathroom renovations. Additional sports facilities such as golf simulators, basketball, and volleyball courts were suggested, with calls for a general modernization to enhance the facility's appeal and functionality. Pickleball-related requests included more courts, improved conditions, and expanded hours. Complaints about maintenance and staff, as well as suggestions for luxury amenities like saunas, were voiced. Overall, respondents seek a comprehensive overhaul, improved accessibility, and expanded recreational options, emphasizing the need for strategic planning and community engagement.

How can the Mint Valley Racquet Complex cater to a more diverse range of interests and age groups? Name specific activities or features that you think could attract a larger audience.

Respondents suggested various strategies for Mint Valley Racquet Complex to cater to a more diverse range of interests and age groups. Recommendations include introducing "open play" sessions with free introductory lessons for tennis and pickleball, partnering

with schools, and organizing social activities like potluck nights. Some suggested adding outdoor spaces or improving existing indoor spaces, particularly the internal hallways. Outreach to youth, better promotion, and partnering with organizations like Silver Sneakers were also proposed. Lower pricing, dedicated professionals for different sports, and the inclusion of activities like nighttime yoga and Girl Scout or Boy Scout programs were mentioned. Additionally, suggestions encompassed adding more amenities, more events combining different racquet sports, and multi-purpose courts. Respondents emphasized the need for effective advertising, lowered costs, and expanded programs and hours to attract a wider audience.

How can the facility better engage with and serve the local community? Are there collaborative events or partnership with local organizations that you would like to see?

Respondents provided various suggestions on how the Mint Valley Racquet Complex could better engage with and serve the local community. Partnerships with local organizations such as the PORT, schools, and Parks and Recreation were suggested, emphasizing collaborative events, sports camps, and open play for middle and high school students. Some respondents advocated for a more open-minded approach from the facility and its members. The need for an engaged manager/pro to actively market services to community groups and schools was highlighted, as well as the potential for collaborations with organizations like USTA, Cowlitz Pickleball Club, and Special Olympics. Additionally, respondents recommended lower membership costs, partnerships with local schools for indoor activities during winter, and involvement with community events and fundraisers. Suggestions also included collaborating with LCC, Root Sports, and local businesses, advertising on local radio, and promoting dual memberships with the YMCA and other clubs to encourage broader community participation.

If you could reimagine the facility, what additional purposes or functions would you like to see it serve?

Respondents envision various additional purposes and functions for the Mint Valley Racquet Complex. Suggestions range from remodeling the facility to accommodate basketball, volleyball, fitness classes, and golf simulators to preserving its identity as a covered recreational facility with general maintenance. Ideas include creating a multi-use facility for diverse activities such as yoga, personal training, tennis playoffs, and family playtimes. Some respondents emphasize maintaining the facility's role as a racquet sports center, while others propose adding an indoor soccer field, hosting tournaments for different sports, and serving as a central meeting place for community events. The need for a refreshed appearance, expanded pickleball facilities, and the exploration of alternative uses during slow seasons is also highlighted. The facility is seen as an essential space for racquet sports, with potential upgrades to make it more versatile while retaining its core functions.

Are there underutilized spaces that could be repurposed for difference activities?

Responses regarding underutilized spaces at the Mint Valley Racquet Complex suggest a range of perspectives. Some respondents emphasize the importance of maintaining the current facilities and argue that proper maintenance would make them attractive and desirable. Others propose repurposing racquetball courts for different activities such as half-court basketball, batting cages, golf simulators, or health and fitness classes. The idea of transforming the grassy area at the north end of the building into an outdoor courtyard with seating and food options is also suggested. Some express uncertainty about the utilization of certain spaces, particularly racquetball courts, and suggest considering activities like saunas or accommodating other sports groups for practice sessions. The need for careful consideration of current members' needs and potential impacts on various user groups is also highlighted. Overall, respondents share diverse perspectives on how underutilized spaces could be reimagined for different activities or purposes.

In what ways do you think technology (digital tools or apps) could enhance the experience at Mint Valley Racquet Complex?

Respondents provided various suggestions on utilizing digital tools and apps to enhance the experience at Mint Valley Racquet Complex. Key recommendations include improving the facility's online presence through an updated website and active engagement on social media platforms. Many respondents emphasized the importance of online court reservation systems for increased convenience and efficiency. Suggestions for digital communication, including email alerts and notifications on platforms like Instagram and Facebook, were prevalent. Some participants proposed exploring virtual sports or video apps for activities like tennis, particularly catering to individuals with disabilities. The idea of online scheduling for lessons and programs, as well as incorporating technology for simulation sports training, was also mentioned. Overall, the consensus among respondents is that leveraging technology could improve communication, accessibility, and the overall user experience at the complex.

How would you suggest the Mint Valley Racquet Complex improve communication and community engagement?

Respondents provided several suggestions on how the Mint Valley Racquet Complex could improve communication and community engagement. Key recommendations include enhancing the facility's online presence through email communication, social media platforms like Facebook and Instagram, and an updated website. Many participants emphasized the importance of transparency in communication, providing information on offerings in a timely manner, and engaging with community groups. Suggestions for hosting open houses, local events, and tournaments, particularly for pickleball, were prevalent. Some respondents recommended exploring partnerships with local organizations, schools, and the Chamber of Commerce for better outreach. Several participants emphasized the need for effective advertising through various channels, including flyers, billboards, radio stations, and collaborations with schools and newspapers. Overall, the consensus is that a multi-faceted communication approach, including digital tools and traditional advertising methods, is crucial for increasing awareness and engagement within the community.



DRAFT

Cowlitz County Public Facilities District

Priority Assets Master Plan



**JOHNSON
CONSULTING**



November 2023

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			APPENDIX	C	Cowlitz County Needs Assessment

Section 1

Introduction



**JOHNSON
CONSULTING**



Introduction

Transmittal Letter (November 7, 2023)

Re: DRAFT Cowlitz County Public Facilities District Priority Assets Master Plan

Dear Members of the Cowlitz County Public Facilities District Board of Directors:

C.H. Johnson Consulting, Inc. (Johnson Consulting), in association with MIG, Inc. (the “Consulting Team”), are pleased to submit this DRAFT report to you regarding identified priority assets in Cowlitz County, with specific focus on the Cowlitz County Event Center and Mint Valley Racquetball & Fitness Complex, both of which are located within the Longview-Kelso area. Pursuant to our engagement, this report provides an analysis of the economic, demographic, and market characteristics of Cowlitz County, as well as the broader region; summarizes key observations from stakeholder engagement; identifies characteristics of regional and comparable facilities; presents strategic recommendations and concepts for site uses; and projects the demand, and economic and fiscal impacts, of the priority assets based on the identified Master Plan recommendations. The Consulting Team has prepared 2 supplemental reports that focus on each asset individually.

The Consulting Team has no responsibility to update this report for events and circumstances occurring after the date of this report. As the ongoing impacts of the global COVID-19 pandemic impact are still uncertain, our report outlines our assumptions based on experience from previous economic disruptions, but the actual impact will not be known for the foreseeable future. The findings presented herein reflect analyses of primary and secondary sources of information. The Consulting Team used sources deemed to be reliable but cannot guarantee their accuracy. Moreover, some of the estimates and analyses presented in this study are based on trends and assumptions, which can result in differences between projected results and actual results. Because events and circumstances frequently do not occur as expected, those differences may be material. This report is intended for the Clients’ internal use and cannot be used for project underwriting purposes without Johnson Consulting’s written consent.

We have enjoyed serving you on this engagement and look forward to providing you with continuing service.

Sincerely,

DRAFT

C.H. Johnson Consulting, Inc. | MIG, Inc.

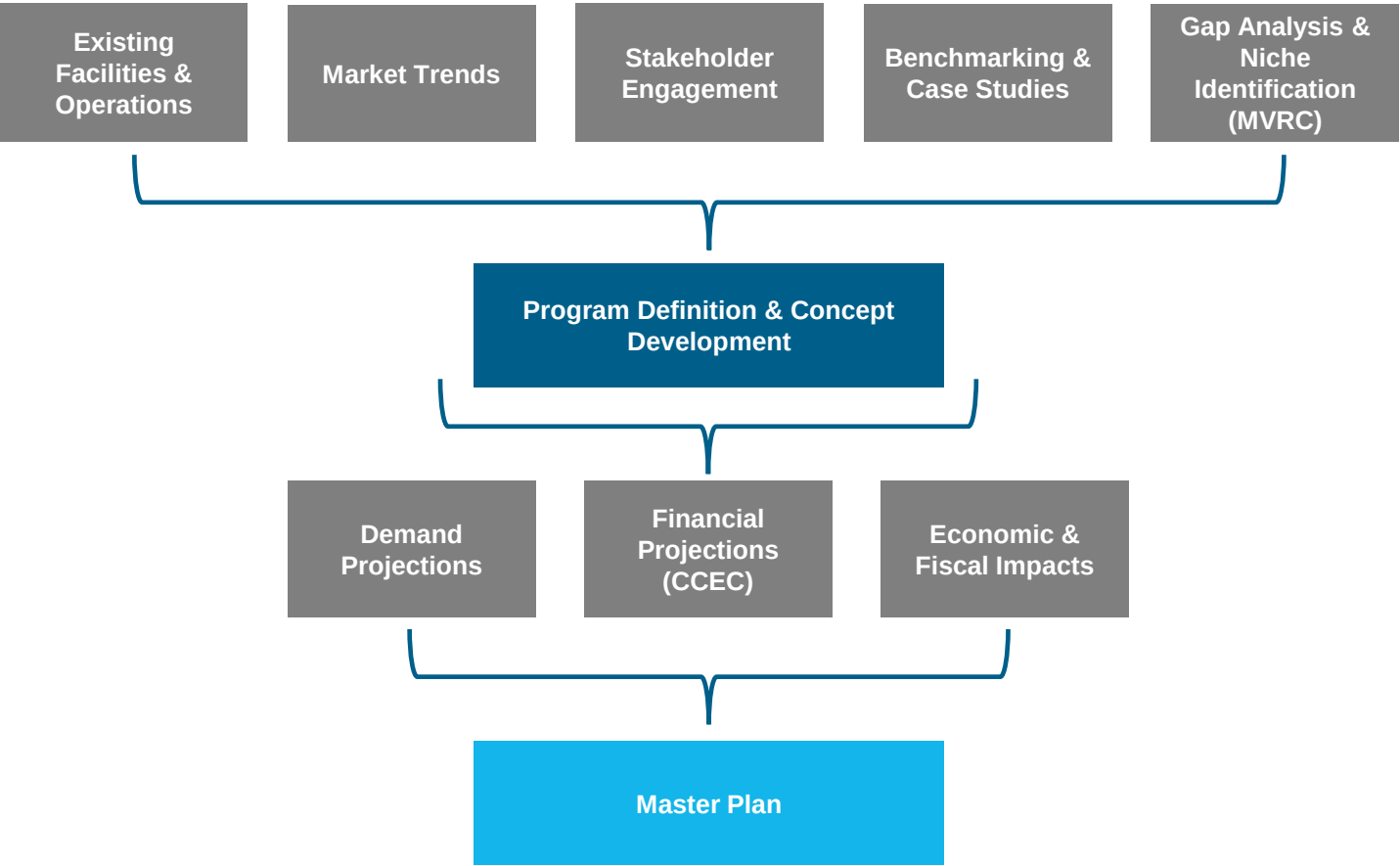
Introduction

Introduction & Methodology

The Consulting Team was retained by Cowlitz County Public Facilities District (PFD) to provide a Master Plan for identified priority assets - namely the Cowlitz County Event Center (CCEC) and the Mint Valley Racquet & Fitness Complex (MVRC) in Longview, WA. The intent is to holistically explore a range of fiscally sustainable options that will assist in making decisions about the future of these assets. These options will:

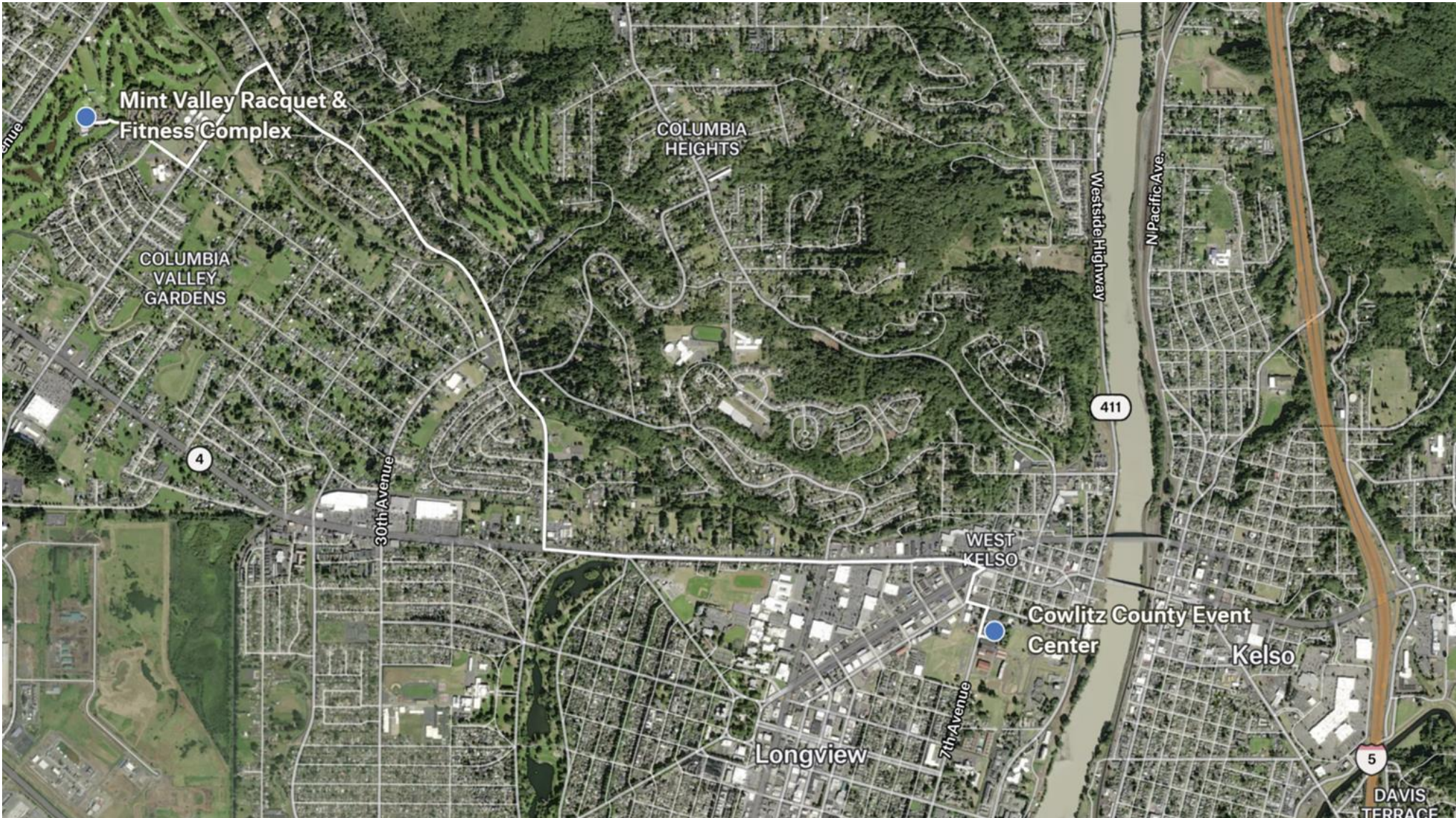
1. Maintain and enhance the roles of the CCEC and MVRC to support recreation and events, and maximize community benefit and economic impact.
2. Position Cowlitz County’s assets to generate the greatest return on investment, and drive economic development and tourism.

The Consulting Team developed and executed a comprehensive methodology to analyze the market potential for, and feasibility of, various potential improvements to the CCEC and MVRC sites, as highlighted in the graphic to the right. A summary of our observations, analysis, and conclusions are presented throughout the balance of this report. The Consulting Team has prepared 2 supplemental reports that focus on each asset individually, providing more detailed and comprehensive bases of information and analysis to support the recommendations presented herein (see Appendices A and B).



Introduction

Priority Assets



Introduction

Site Overview - MVRC

The MVRC is located in Longview, WA, within the broader 147-acre Mint Valley Golf Course property, approximately 3.0 miles to the northwest of downtown Longview. Access to the MVRC is provided via Pennsylvania Street, through an established residential area. Pennsylvania Street connects with 38th Avenue, which provides access to State Highway 4 (Ocean Beach Highway) - the main connector to downtown Longview and downtown Kelso.

The MVRC is an indoor facility featuring 4 tennis courts, 4 racquetball courts, a viewing lobby, a fitness center with a cardiovascular station and free weights, a small pro-shop, and locker rooms. In addition to competitive tennis and racquetball play, the MVRC courts are used for pickleball, volleyball, lessons, and rentals.

The outside contractor is responsible for all aspects of the facility, with the exception of capital improvements, which fall under the umbrella of the City of Longview's Parks and Recreation Department.

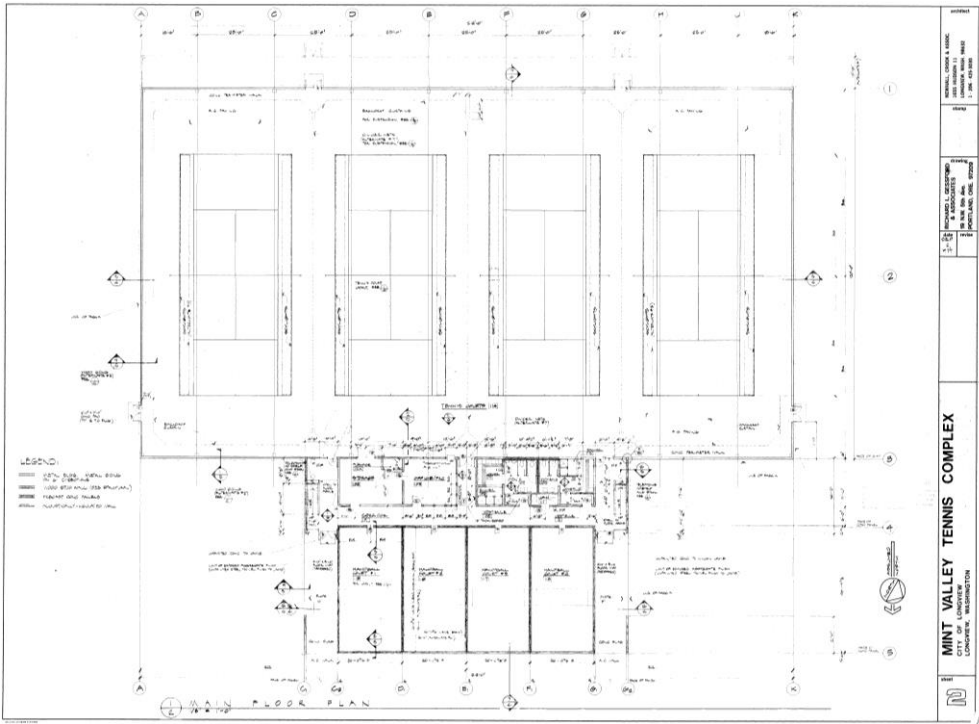
The vision is to optimize and enhance the MVRC to serve the Cowlitz County community and the region.



Summary Report

Existing Conditions

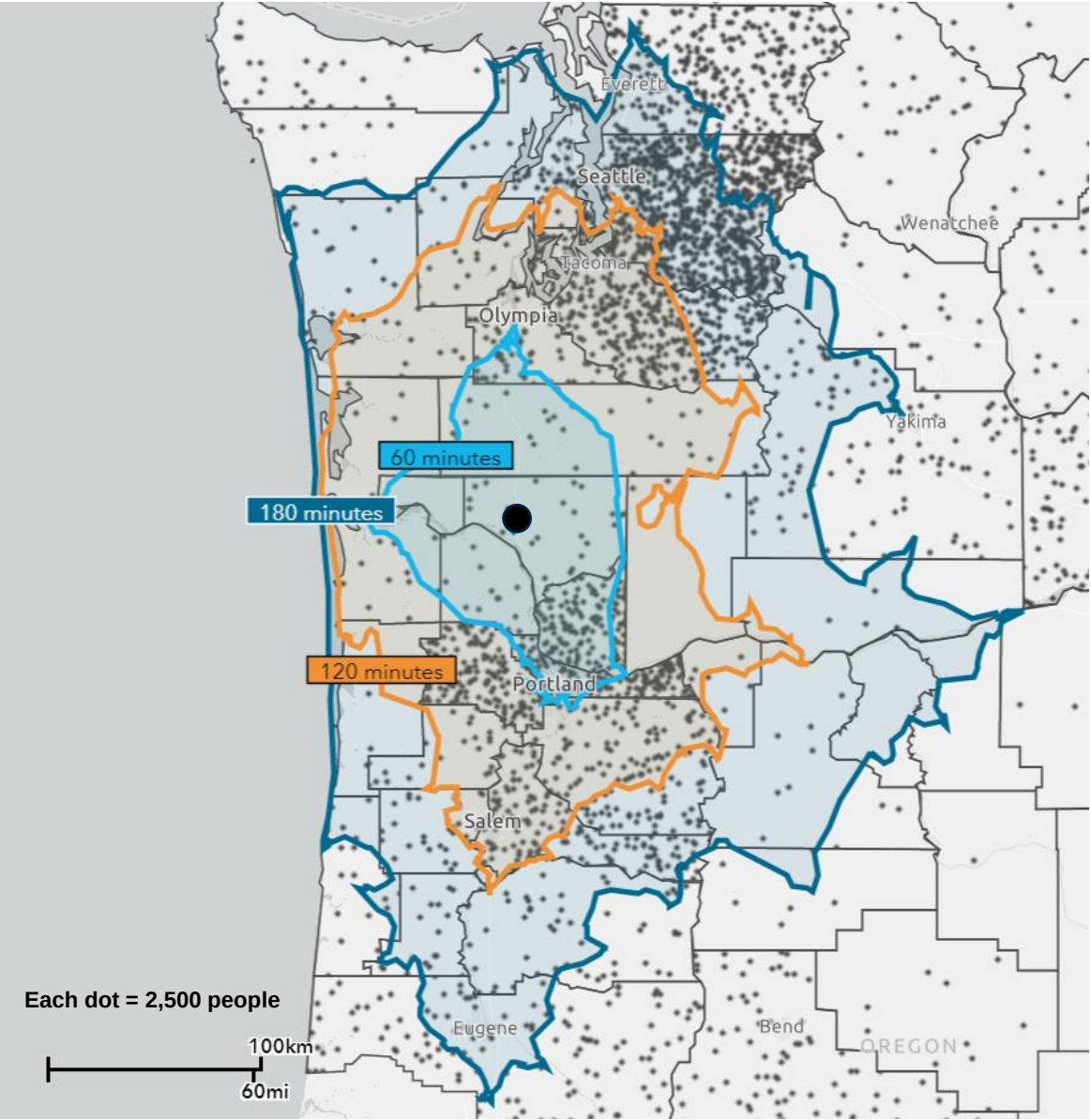
- C. The City’s Parks and Recreation Department indicated that aside from a \$700,000 roof replacement project, no capital improvements have occurred at the MVRC in over 25 years. The interior ceiling is still in a state of disrepair and leakage from the roof has damaged areas of the tennis courts. The interior and exterior finishes of the facility are outdated and uninviting, which contrasts with the attractive setting of the surrounding Golf Course.
- D. The MVRC is owned by the City of Longview. Management is provided by an outside operator and as such, the MVRC is not a stand-alone division of the City of Longview’s Parks and Recreation Department, but it does fall under the umbrella of the Department. At the time of this study, the operator has indicated to the City of Longview that they no longer wish to continue their management contract, which expires at the end of 2023.
- E. Marketing efforts for the MVRC appear to include an active website and a Facebook account, although it is not regularly updated. Current sales and marketing efforts are a direct reflection of the current Management approach and present numerous opportunities for improvement. Targeted future strategies should be thoughtful, forward-looking and include actionable items and mechanisms for implementation.
- F. Low utilization of the MVRC (estimated at 18.0-19.0 percent by the City’s Parks & Recreation Department) can be attributed to poor management, deferred maintenance, facility offerings that do not align with community needs, with declining tennis use, or a combination of these factors. Regardless, the expiration of the current management contract presents an opportunity to reevaluate structure and staffing of the MVRC. Consideration could be given to bringing operations into the City’s Parks and Recreation Department, or a new contractor could be sought. Regardless, it will be necessary to have dedicated, and likely expanded, staffing resources.
- G. While the size of the MVRC limits the ability to attract tournaments, local leagues could create certainty of recurring income and should be sought. Utilizing the facility for the City’s extremely popular summer day camp programs could help increase utilization and provide an opportunity to expand valued programming. After school programs for youth and partnerships with local Boys and Girls Clubs or senior citizens’ organizations should also be explored.



Summary Report

Market Analysis & Trends

- A. Large and growing population bases are a critical component of ensuring the economic vitality of a County or local area. Larger regional populations equate to more potential “drive-to” visitors and locally based demand. The 2023 resident population of Cowlitz County was 113,007 persons, of whom 66,866 persons (59.2 percent) reside in Longview-Kelso. Within a 3-hour drive-time radius, there is access to a population of over 8.8M persons, reflecting the strategic location of Longview-Kelso between the two major population centers of Seattle and Portland, and the fact that Portland’s density is beginning to push north into Clark County, which adjoins Cowlitz County.
- B. The age demographics of Cowlitz County tend to skew older, with a median age of 42.7 years in 2023 compared to 39.3 years throughout Washington and 39.1 years nationally. While the population of Longview-Kelso is somewhat younger, the median age of 40.5 years in 2023 remains higher than the State and national averages.
- C. Cowlitz County has lower rates of educational attainment, with only 18.9 percent of its residents holding a bachelor’s degree or higher, compared to 40.1 percent of Washington residents and 36.1 percent of U.S. residents. In keeping with its lower rates of higher-education attainment, Cowlitz County has a lower median household income (\$71,781 per annum) than the State of Washington (\$89,067) and the U.S (\$72,603). The median household income in Longview-Kelso is even lower (\$69,930 per annum). This sort of trend is not atypical, as higher-education attainment tends to be highly correlated with income.



Summary Report

Market Analysis & Trends

- D. Perhaps a direct correlation to income levels, residents of Cowlitz County, and particularly residents of Longview-Kelso, have a lower propensity to spend on entertainment, recreation and sports. It may also reflect limited opportunities and unmet needs within the community.
- E. Cowlitz County’s unemployment rate (3.8 percent in June of 2023) is slightly higher than both the national rate (3.4 percent) and the rate throughout the State of Washington (3.3 percent), continuing the trend observed over recent years. Cowlitz County has a strong industrial base, supported by the Ports of Longview and Kalama. Increased diversification of the economic base has seen retail and healthcare emerge as other key sectors, with Walmart and PeaceHealth are among Cowlitz County’s top employers today.
- F. The Cowlitz County hotel market is comprised of 20 hotel properties totaling 1,052 guest, of which 12 properties are located in Longview-Kelso. A hotel to the CCEC campus, as currently proposed, will be a needed addition to the inventory and will likely be the highest quality hotel in the local market. Fundamentals in the hotel market have returned to pre-pandemic levels, with the exception of occupancy which has trended downwards since rebounding in 2021. This could, in part, be attributed to the limited hotel inventory, and the quality of hotel properties, in the market.

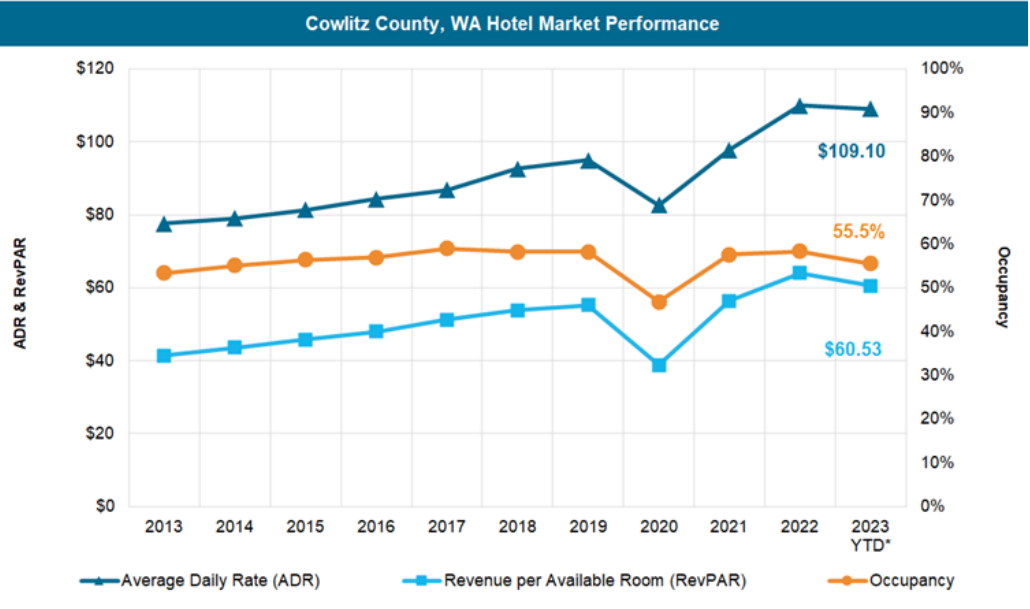
Average Spending on Entertainment, Recreation & Sports Cowlitz County (2023)

Spending Category	Cowlitz County		Longview-Kelso	
	Average Spend *	Index**	Average Spend *	Index**
Membership Fees for Clubs	\$251.16	90	\$216.94	78
Fees for Participant Sports Excluding Trips	\$109.28	91	\$93.85	78
Tickets to Theatre/Operas/Concerts	\$49.69	91	\$43.40	80
Tickets to Movies	\$23.93	87	\$21.34	77
Tickets to Parks or Museums	\$25.25	91	\$21.80	78
Admission to Sports Events Excluding Trips	\$54.13	93	\$47.01	80
Fees for Recreational Lessons	\$635.56	89	\$103.44	71
TOTAL	\$1,149.00	-	\$547.78	-

* Average spend per household, per annum

** National Average = 100

Source: Esri ArcGIS BAO, Johnson Consulting



Sources: CoStar, Johnson Consulting

*YTD as of July 2023

Summary Report

Market Analysis & Trends

- G. Southwest Washington (defined as Wahkiakum, Skamania, Pacific, Lewis, Clark, and Cowlitz Counties) has a well-developed inventory of facilities to accommodate a variety of event types. The preponderance of multi-purpose event facilities, with capacity for 300 or more attendees, and indoor sports complexes are concentrated in Clark County, just south of Cowlitz County. The largest event venue in the region is the 97,200 SF Clark County Event Center in Ridgefield. The largest indoor sports complexes are Club Green Meadows in Vancouver, WA, which has 3 hardwood basketball courts, 7 indoor tennis courts and 9 indoor pickleball courts, as well as an 18-hole golf course, and Northwest Sports Hub in Centralia, which features a large indoor turf area that can accommodate 2 full-size soccer fields or three little-league diamonds and 8 hardwood courts (convertible to 14 volleyball courts). Northwest Sports Hub is geared primarily towards regional tournaments, though it does also offer local use and rental.
- H. Though equestrian activity is present in Cowlitz County and the surrounding areas, it is not necessarily prevalent. In 2023, 1.96 percent of residents, or around 2,200 people, within Cowlitz County participated in equestrian activities, a rate 2.0 percent higher than the national average. The 1-hour drive time catchment showed slightly stronger equestrian participation, at a rate 4.0 percent higher than the national average, but the region as a whole was about average in terms of equestrian participation.

Inventory of Event Venues & Indoor Sports Complexes Southwest Washington

Event Venues	Location*	Total Event Space (SF)	Largest Event Space (SF)	Max. Capacity**
Cowlitz County Event Center	Longview	75,786	13,000	1,360
Columbia Theatre	Longview	20,581	20,581	800
Ilani Resort Meeting & Entertainment Center	Ridgefield	30,000	22,440	2,500
Summit Grove Lodge	Ridgefield	4,000	2,500	375
Clark County Event Center	Ridgefield	168,400	100,000	8,775
Battle Ground Community Center	Battle Ground	5,276	3,744	400
RV Inn Style Convention Center	Vancouver	31,000	31,000	2,139
Clark College, Columbia Tech Center	Vancouver	5,175	3,425	500
The Heathman Lodge	Vancouver	10,000	3,420	375
Hilton Vancouver WA	Vancouver	30,000	13,973	1,300
Centralia Square Grand Ballroom and Hotel	Centralia	5,500	2,800	300

Indoor Sports Complexes	Location	Indoor Fields	Hardwood Courts	Tennis/ Pickleball
Mint Valley Racquet & Fitness Complex	Longview, WA	0	0	4 / 4
Salmon Creek Indoor Sports Arena	Salmon Creek	2	0	0 / 5
Club Green Meadows	Vancouver	0	3	7 / 9
Northwest Sports Hub	Centralia	5	8	0
Vancouver Tennis Center	Vancouver	0	0	0 / 0
Clark County Indoor Sports Center	Vancouver	1	0	0

*Ordered by distance from Longview-Kelso

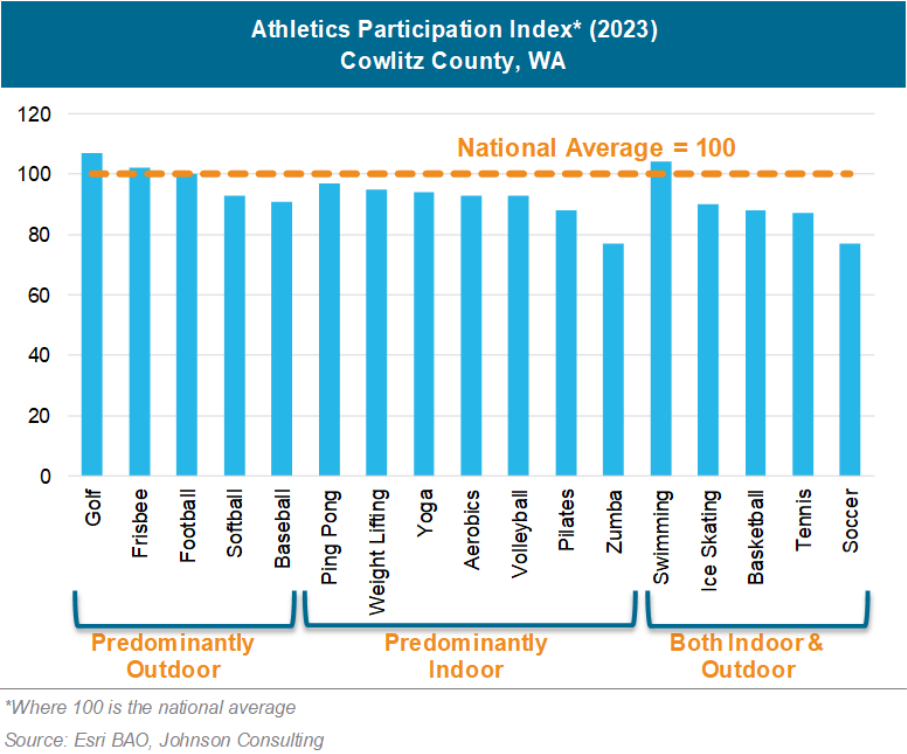
**Includes only facilities with minimum capacity for 300 persons

Source: Eventective, Relevant Facilities, Johnson Consulting

Summary Report

Market Analysis & Trends

- I. Residents of Cowlitz County participate at below-average rates in the majority of athletics activities, only exceeding the national participation average in golf, frisbee, and swimming. Much of the low participation rates overall can also be attributed to demographics - Cowlitz County's population skews older, with fewer older teens and young adults, the groups most likely to participate in athletics, and more seniors, the group that tends to participate the least.
- J. At the national level, pickleball, which has roots in the Seattle area and is particularly popular on the West Coast, has been the fastest-growing sport in the U.S. over the past 3 years, increasing from an estimated 3.1M participants in 2017 to over 8.6M in 2022. Though overall participation at a national level remains far lower than that of tennis, the most popular racquet sport, pickleball's growth coupled with a tennis participation index in Cowlitz County of 87 (13 percent below the national average) suggests there may be unmet needs in the local market.
- K. In summary, the demographic and socioeconomic characteristics of Cowlitz County, and Longview-Kelso, reflect its history as a blue collar, industrial community. As the economic base continues to diversify, and likely population pressure from neighboring Clark County, which reported 20,000 new residents between 2021 and 2023, investment in the County's priority assets will become both more critical as quality of life amenities, and likely more sustainable as demand for event, entertainment, sports and recreation offerings grows. Critical to the ability of the CCEC in particular to draw more visitors from a broader catchment area will be an increase in the hotel inventory – in terms of both the number of hotel rooms and the quality of those properties.



Summary Report

Stakeholder Engagement & Survey

The Consulting Team conducted numerous outreach activities, including stakeholder interviews, focus group meetings, and an online community questionnaire, to understand community needs and priorities relating to the future of the CCEC and MVRC. Each outreach event was conducted with the following goals in mind:

- Identify opportunities and challenges of each existing facility.
- Consider how each facility can support economic drivers in the region.
- Determine key community needs and priorities for each facility across a variety of users.
- Identify the events, programs, and/or audiences that the community would like to see accommodated at each facility.
- Explore creative ideas for insuring the financial sustainability of the Event Center.
- Co-create a community vision for the future of each facility.

Community members envision a future where both facilities reflect various themes and address a range of related needs (refer to Appendix C for full Needs Assessment Summary).

Key needs identified for the **CCEC** include:

A. Provide opportunities for year-round activities and recreation: Opportunities for year-round activities and recreation were one of the highest priorities identified across outreach events for the CCEC. These facilities are needed due to inclement weather during a large portion of the year and the lack of indoor sports courts and outdoor turf fields in the county. Specific opportunities include a multi-use indoor facility for sports such as soccer, basketball, volleyball and pickleball, and an outdoor sporting complex with turf fields to support year-round programming and tournaments.

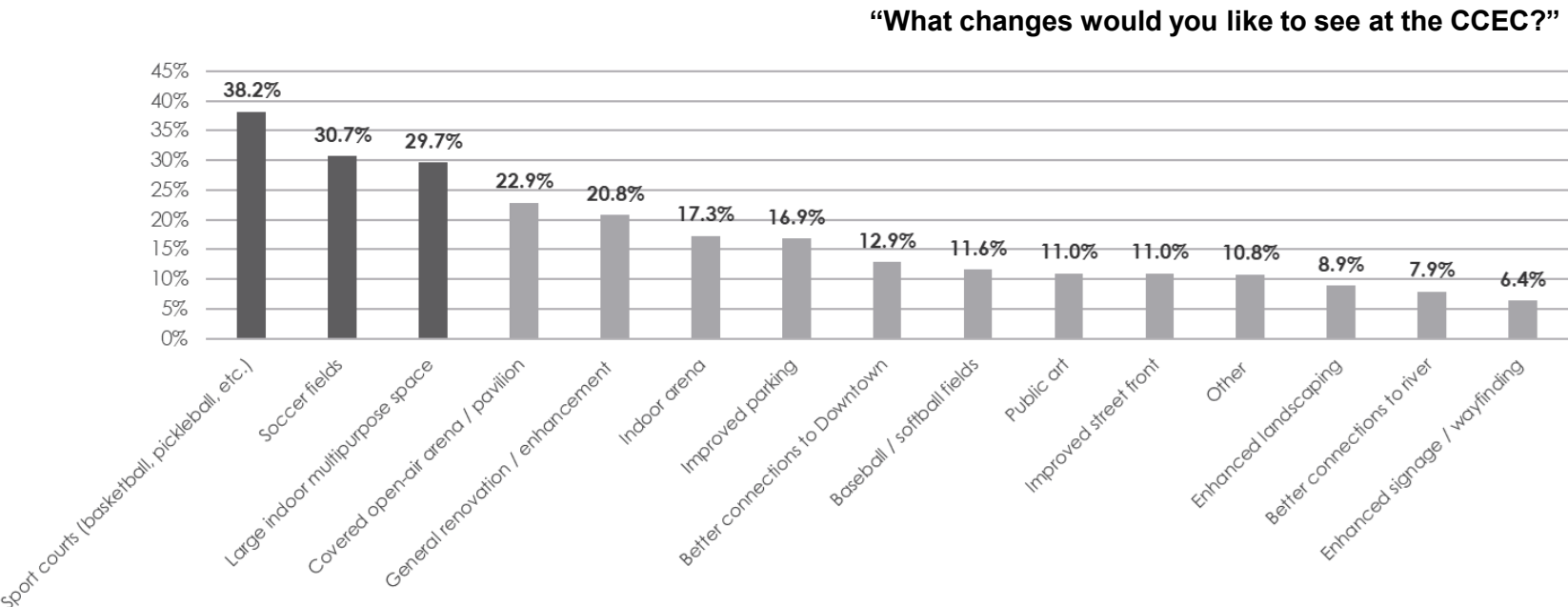


Summary Report

Stakeholder Engagement & Survey

B. Promote multi-purpose indoor arena use:

Numerous outreach activities highlighted the importance of utilizing the existing indoor arena at the CCEC for a broader range of uses. These could include more equestrian and animal events, auto events, and dog shows to name a few. To accommodate these expanded uses, the indoor arena needs overall facility improvements. The on-site equestrian and animal boarding facilities also could be expanded to attract larger regional events.



C. Renovate existing facility: Renovations of the existing CCEC facility were also identified as a key need. Over 25% of questionnaire respondents listed overall aesthetics of the buildings and grounds in their top three things they dislike about the site. Aligned with this finding, general renovation and enhancement of the CCEC was the top change that questionnaire respondents wanted to see after increased sporting facilities and indoor spaces for year-round recreation. Requested improvements include updating building facades and improving the streetscape environment, improving landscaping, more breakout rooms and restrooms, technology improvements, better storage, and air conditioning in the expo hall.

D. Improve access and wayfinding: Despite its central location and proximity to I-5, the CCEC is currently hard to access and lacks a strong entrance. Nearly 40% of the questionnaire respondents stated that they do not visit the CCEC because they do not know where to go or what events and activities are offered there. In addition to vehicle access challenges, pedestrian infrastructure is lacking between the site and adjacent uses such as downtown and residential areas. Improving multi-modal access and wayfinding would improve the user experience and promote the site as a central and connected destination for the community.

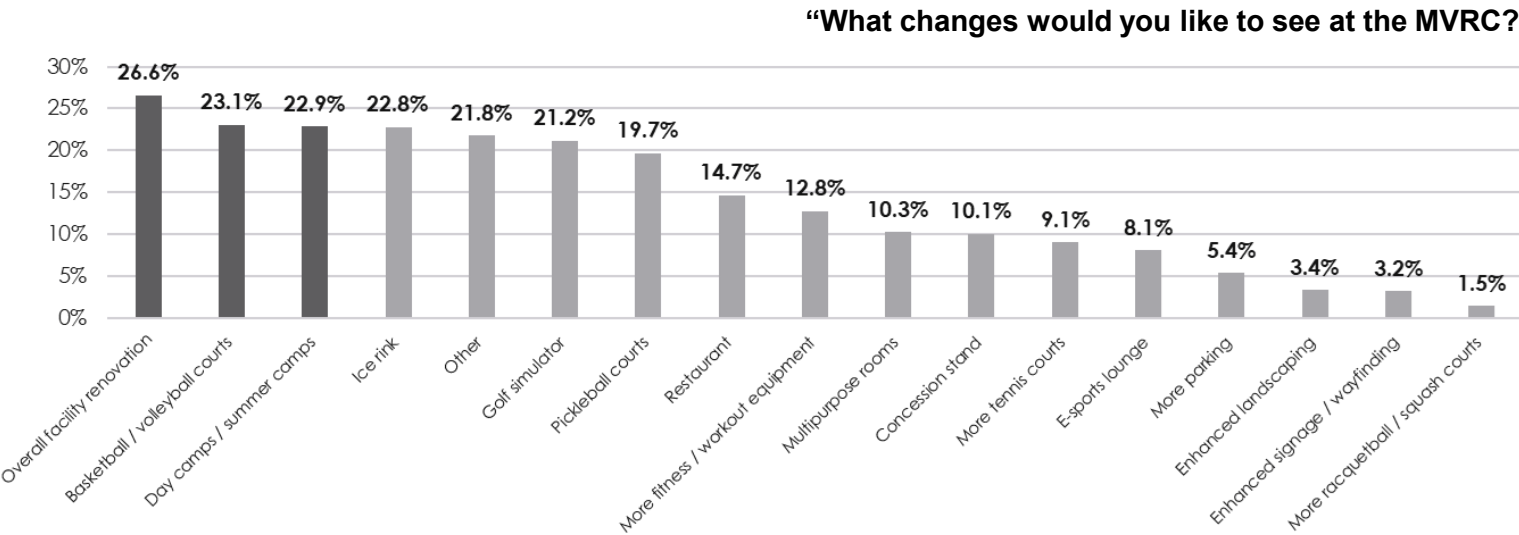
E. Develop additional lodging opportunities: Bringing in a new hotel was viewed as an essential community need across outreach activities to attract regional conferences, events, and tournaments.

Summary Report

Stakeholder Engagement & Survey

Key needs identified for the **MVRC** include:

- A. Renovate existing facility:** Renovations of the existing MVRC facility to create a more visually appealing and user-friendly environment was the most requested change across outreach events. Over 38% of questionnaire respondents listed the overall aesthetics of the buildings and the grounds in their top three things they dislike about the site. Requested improvements include renovating the restrooms, locker rooms, common spaces, and fitness facilities, resurfacing the tennis courts, and replacing the ceiling and lights over the tennis courts. Participants also requested improvements to the building façade to create a more welcoming and aesthetically pleasing experience. This could be achieved by reworking the entrance and adding more windows to take advantage of golf courses views.
- B. Provide multi-use options:** One of the most requested changes across outreach events was to provide a more diverse range of year-round recreational opportunities at the MVRC. Top requests include basketball, volleyball, pickleball, a golf simulator, and an ice rink.
- C. Promote community access and awareness:** Another top request for the Mint Valley site was to promote community access for a more diverse range of users as multiple outreach participants found current offerings inaccessible. Over 70% of questionnaire respondents requested more options that were low cost or free. Respondents also requested options be offered at a wider range of times that are more accessible to working families and individuals, such as in the evenings or during weekends. Other requests include adding more youth activities such as after school programs and camps, more family-oriented programs, and community education classes.



Summary Report

Regional & Comparable Facilities

To understand the overall market opportunity for improvements to both the CCEC and MVRC, the Consulting Team identified a set of regional and national comparable facilities. The intent was to provide insight into best practices and the general parameters within which the CCEC and MVRC can reasonably expect to operate. Detailed benchmarking and case study profiles can be found in the Appendices to this report.

Key insights in relation to **CCEC** are summarized as follows:

- A. The CCEC generally performs well relative to comparable facilities in terms of market and location attributes, including the largest population base within a 3-hour (drive time) catchment that is relatively young and wealthy, a large daytime population and proximity to retail/ restaurant uses.
- B. Conversely, the CCEC performs less favorably in terms of its hotel inventory, facility attributes, both total event space and largest event space, non-Fair attendance, and financial performance, in terms of scale of operations, with the notable exception being that the CCEC reported a positive net operating income in 2022.

Key insights in relation to **MVRC** are summarized as follows:

- A. The MVRC is by far the smallest facility among the regional and comparable set, with the lowest comparative visitation. While many are oriented to regional markets and tournament, thereby achieving higher utilization, many community-oriented facilities offer high-quality facilities and diversified programming that allows them to achieve high rates of utilization, year-round.
- B. Critical to success is tailoring facilities to respond to the needs of the community and the demographic characteristics of the local area.

REGIONAL & COMPARABLE FAIRGROUNDS & EVENT CENTERS



Linn County Expo Center
Albany, OR



Deschutes County Fair & Expo Center
Redmond, OR



Clark County Event Center at the Fairgrounds
Ridgefield, WA



Gallatin County Fairgrounds
Bozeman, MT

REGIONAL & COMPARABLE SPORTS & REC FACILIITES



The NW Sports Hub
Centralia, WA



Hub Sports Center
Spokane Valley, WA



Vancouver Tennis Center
Vancouver, WA



Club Green Meadows
Vancouver, WA



Salmon Creek Indoor Soccer Arena
Salmon Creek, WA



Reecy Davis Rec Center
Greenville, TX



Dare County Family Recreation Park
Kill Devils Hill, NC

Summary Report

Recommendations

As it relates to **MVRC**, the Consulting Team has prepared an independent assessment of the market potential for a variety of improvements to the facility. Overarching, our market and needs assessment, coupled with the physical constraints associated with the existing facility and surrounding site, indicate that the future orientation of the MVRC should be exclusively targeted to community use, with the following improvements:

- A. Expand the edges of the existing building to create dedicated concourse space. This will serve as pre-function and gathering space, while also improving circulation and connectivity within the building. Incorporating a glass façade could be contemplated to utilize the concourse space to enhance visual appeal of the building and entry experience.
- B. The existing tennis courts should be converted to a hardwood surface, creating multi-purpose space that can accommodate a variety of activities. This space would be adequately sized to accommodated 1 full-size basketball court, convertible into 2 half-courts. Having hoops that lower from the ceiling would maximize the usability of this space, particularly for different sports and/ or other social/ community events and activities.
- C. 1-2 dedicated meeting rooms should be incorporated into the overall building floor plan.
- D. Contemplation could be given to converting 1 of the racquetball courts into a golf training center (i.e. simulator or putting). This would be synergistic to the surrounding Golf Course and would likely attract additional demand from visitors to that site. Indeed, associating with the Golf Course could entice golfers and their networks to utilize MVRC for increased social business at all facilities at MVRC.
- E. The remaining racquetball courts should be converted to pickleball courts, leveraging unmet demand in the local community.
- F. The upstairs workout area should be converted to a game/ party room to better serve the needs of the local community.

	Community-Driven	Market-Driven
Dedicated Concourse Space		
Convert Tennis Courts to Hardwood		
Add Meeting Rooms		
Golf Training Center		
Pickleball Courts		
Game/ Party Room		

Summary Report

Site Concept - MVRC

The future concept for the MVRC guides the evolution of the facility into a multi-purpose sports complex that is responsive to evolving recreational trends and reflective of community needs and priorities.

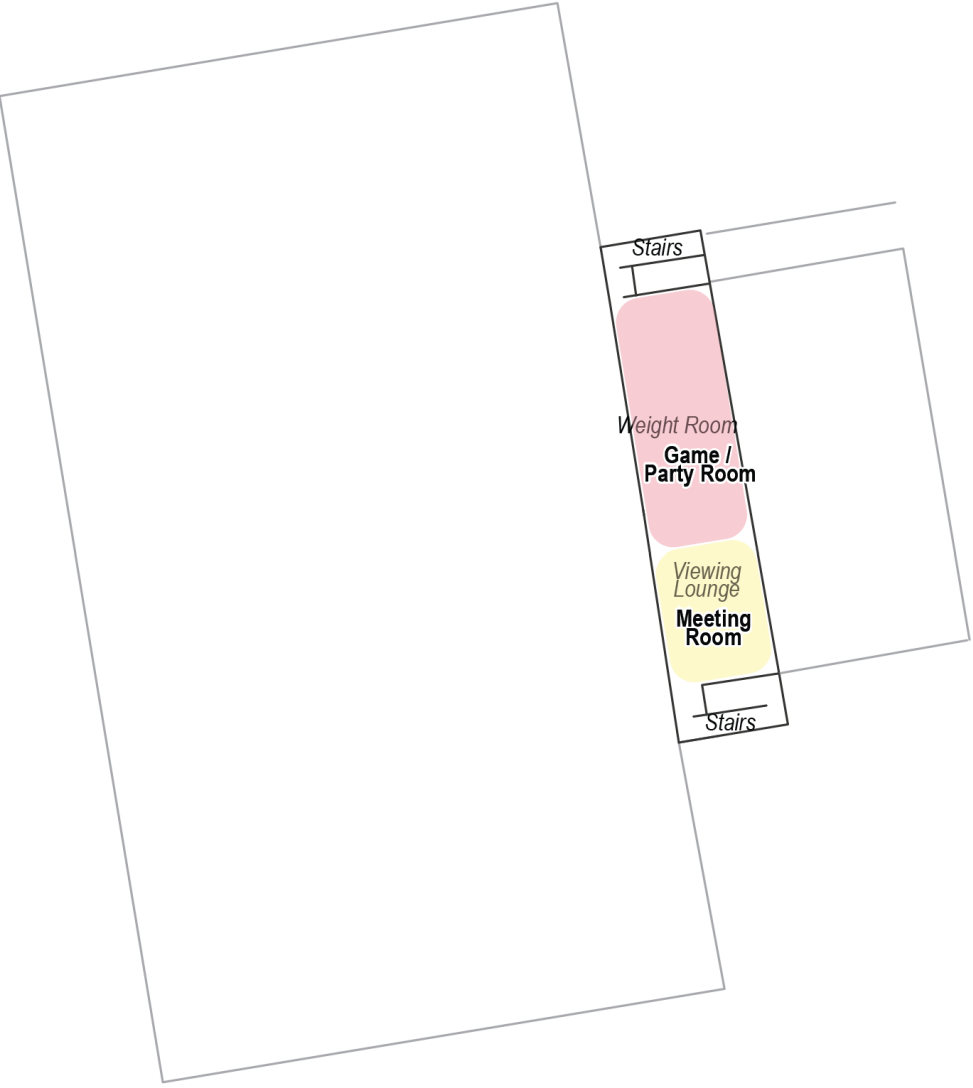
The preferred site plan concept was developed through feedback from the community, discussions with the PFD Board and City of Longview staff, in tandem with our market study and consideration of current facility utilization. The Consulting Team discussed multiple alternatives with City staff, including an option that retained the existing tennis courts, and another that converted the tennis courts to multi-purpose uses. Based on the feedback received and low utilization numbers of the existing tennis facilities, the latter option was selected as the preferred concept.

TOP OPPORTUNITIES TO IMPROVE THE MVRC:

- Improve the façade to be more inviting and visually appealing
- Expand and renovate dedicated concourse space
- Transition tennis courts to a hardwood multipurpose space
- Add a dedicated meeting room
- Remodel one racquetball court to a golf training center
- Remodel the remaining three racquetball courts to pickleball
- Remodel the workout area to a community game/party room
- Remodel the existing locker rooms
- Add storage capacity
- Expand pedestrian access to the site
- Expand parking capacity

Summary Report

Preferred Site Concept - MVRC



Summary Report

Preferred Site Concept - MVRC

The preferred site concept for MVRC recommends the following:

- Convert the existing tennis courts to hardwood multi-purpose surface (2 large multipurpose courts convertible to smaller courts).
- Expand and improve the building façade to allow for additional concourse space and an elevator.
- Remodel existing locker rooms to restrooms only and add additional storage space.
- Renovate one racquetball court into a golf training center.
- Renovate the remaining racquetball courts into two pickleball courts.
- Renovate the workout area to a game/party room and meeting room.
- Add an outdoor storage structure.



Longview Parks and Recreation
Mint Valley Racquet and Fitness Club
Design Examples



Design Examples

Summary Report

The intent of this Master Plan for the **MVRC** was to explore a range of fiscally sustainable options that will assist the City of Longview in making decisions about the future of the facility. The options and recommendations presented in this Master Plan:

1. Contemplate future use of the MVRC assuming that the current management contract is not renewed.

The current management contract for the MVRC positions the facility as primarily geared towards racquet sports, namely tennis, squash, and racquetball. However, the imminent expiration and assumed non-renewal of the contract has opened up an opportunity to re-imagine the MVRC’s facilities and programming. The recommendations in this Master Plan provide a vision for the facility’s future that maintains some degree of racquet sports but also more flexibility around other sports and activities, and aligns space programming more closely with community needs and regional and national trends.

2. Position the MVRC to enhance its role as a valuable community asset.

At present utilization levels, the MVRC is not providing as much value to the Longview community as it should. The Master Plan’s recommendations are focused heavily on increasing utilization. Converting the existing tennis courts into a hardwood surface would allow for basketball and volleyball in the facility, as well as for other programming such as social and community events, by effectively creating a large and flexible multi-purpose space. Expanding the edges of the existing building to create dedicated concourse space, potentially with a glass façade, would enhance the MVRC’s visual appeal and make it more welcoming, while simultaneously providing pre-function and circulation space within the building. Each of these enhancements would increase utilization, thereby enhancing the role of MVRC as a valuable asset within the Longview community.

3. Consider opportunities to position Cowlitz County to participate in the sports tourism market.

The relatively small size of MVRC and the constraints of its site, whereby it is essentially landlocked by the surrounding Golf Course, with limited opportunities for expansion, nor adequate space for supplemental parking, limits the opportunity for the facility to be positioned for sports tourism. Having said that, our analysis and findings indicate a clear opportunity, and unmet needs, within the broader County, for both indoor and outdoor sports. The proposed multi-purpose venue at CCEC will be able to attract both local and regional tournaments. It is recommended that investment in the City’s 7th Avenue Park be contemplated to bring this facility to the level required to attract outdoor tournaments and further position the County to participate in the sports tourism market.

Appendix B



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Mint Valley Racquet & Fitness Complex

Master Plan



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November 2023

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Section 1

Introduction

Mint Valley
Raquet and Fitness Complex



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Introduction

Transmittal Letter (November 7, 2023)

Re: DRAFT Mint Valley Racquet & Fitness Complex Master Plan

Dear City of Longview Representatives & Members of the Cowlitz County Public Facilities District Board of Directors:

C.H. Johnson Consulting, Inc. (Johnson Consulting), in association with MIG, Inc. (the “Consulting Team”), are pleased to submit this DRAFT report to you regarding the Mint Valley Racquet & Fitness Complex. Pursuant to our engagement, this report provides an analysis of the economic, demographic, and market characteristics of Cowlitz County, as well as the broader region; summarizes key observations from stakeholder engagement; identifies characteristics of regional and comparable facilities and provides a benchmarking analysis, including an identification of gaps and potential niche markets; presents strategic recommendations and concept(s) for site uses; and projects the demand, and high-level economic and fiscal impacts, of the Mint Valley Racquet & Fitness Complex property based on the identified master plan recommendations.

The Consulting Team has no responsibility to update this report for events and circumstances occurring after the date of this report. The findings presented herein reflect analyses of primary and secondary sources of information. The Consulting Team used sources deemed to be reliable but cannot guarantee their accuracy. Moreover, some of the estimates and analyses presented in this study are based on trends and assumptions, which can result in differences between projected results and actual results. Because events and circumstances frequently do not occur as expected, those differences may be material. This report is intended for the Clients’ internal use and cannot be used for project underwriting purposes without Johnson Consulting’s written consent.

We have enjoyed serving you on this engagement and look forward to providing you with continuing service.

Sincerely,

DRAFT

C.H. Johnson Consulting, Inc. | MIG, Inc.

Introduction

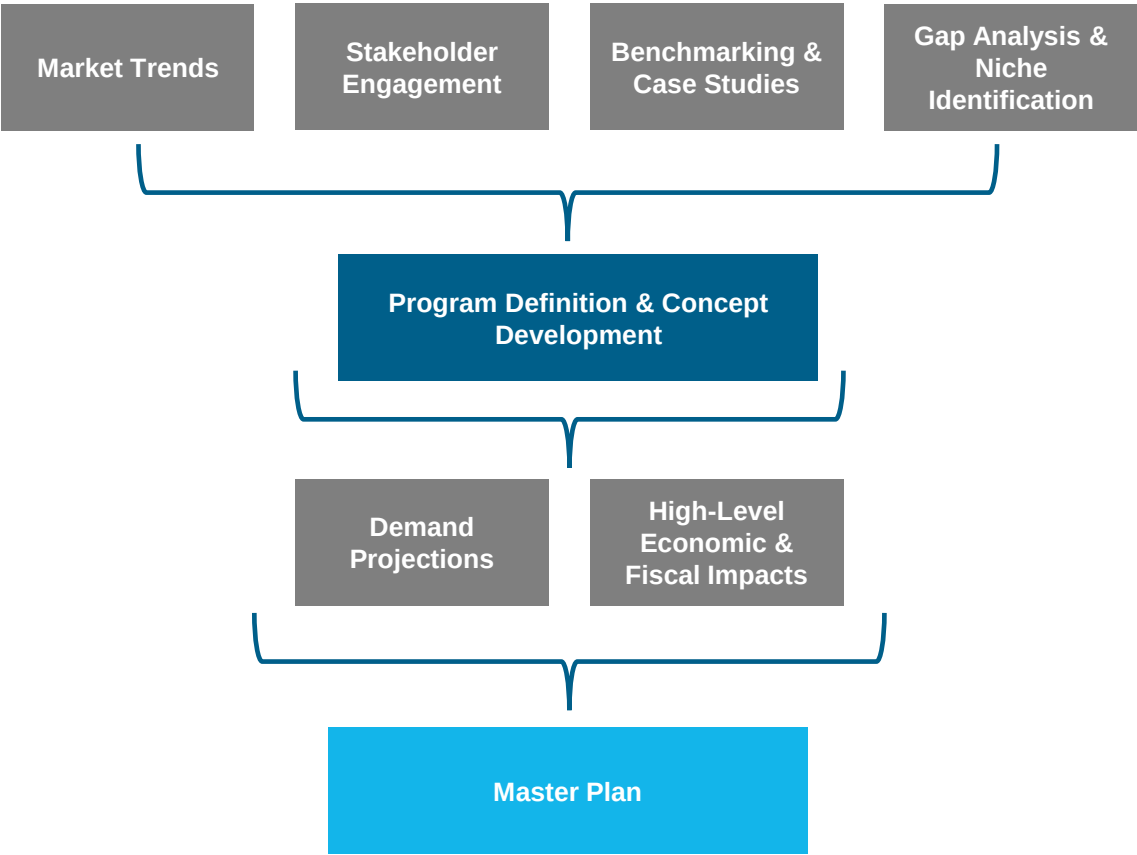
Introduction & Methodology

The Consulting Team was retained by Cowlitz County Public Facilities District (PFD), in partnership with the City of Longview, to provide a Master Plan for the Mint Valley Racquet & Fitness Complex (MVRC) in Longview, WA. Currently, management of the MVRC is provided by an outside operator. As such, it is not a stand-alone division of the City of Longview’s Parks and Recreation Department, but it does fall under the umbrella of the Department. At the time of this study, the operator has indicated to the City of Longview that they no longer wish to continue their management contract, which expires at the end of 2023.

The intent is to explore a range of fiscally sustainable options that will assist in making decisions about the future of the MVRC. These options will:

1. Contemplate future use of the MVRC assuming that the current management contract is not renewed.
2. Position the MVRC to enhance its role as a valuable community asset.
3. Consider opportunities to position Cowlitz County to participate in the sports tourism market.

The Consulting Team developed and executed a comprehensive methodology to analyze the market potential for, and feasibility of, various potential improvements to the MVC site, as highlighted in the graphic to the right. A summary of our observations, analysis, and conclusions are presented throughout the balance of this report.



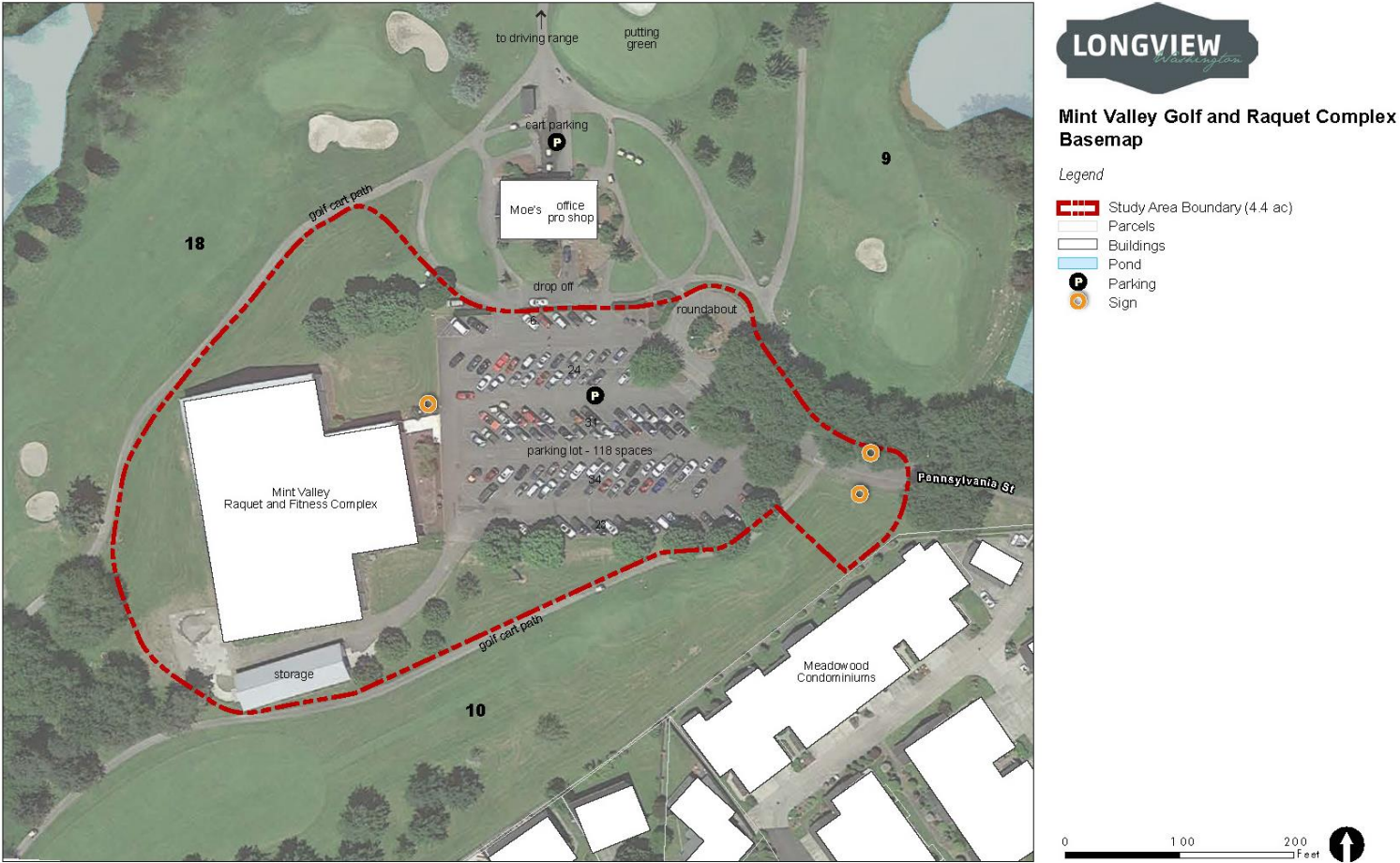
Introduction

Site Overview

MVRC is located in Longview, WA, within the broader 147-acre Mint Valley Golf Course property, approximately 3.0 miles to the northwest of downtown Longview. Access to the MVRC is provided via Pennsylvania Street, through an established residential area. Pennsylvania Street connects with 38th Avenue, which provides access to State Highway 4 (Ocean Beach Highway) - the main connector to downtown Longview and downtown Kelso.

The MVRC is an approximately 30,000 SF indoor facility featuring 4 tennis courts, 4 racquetball courts, a viewing lobby, fitness center with cardiovascular station and free weights, a small pro-shop, and locker rooms. In addition to competitive tennis and racquetball play, the MVRC courts are used for pickleball, volleyball, lessons, and rentals. It is understood that the facility currently operates at 18-19 percent utilization, based on available days.

The outside contractor is responsible for all aspects of the facility, with the exception of capital improvements, which fall under the umbrella of the City of Longview's Parks and Recreation Department. Aside from a \$700,000 roof replacement project, the Department indicated that no capital improvements have occurred at the MVRC in over 25 years.



The vision is to optimize and enhance the MVRC to serve the Cowlitz County community and the region, with a broader focus on serving youth sports in the Longview-Kelso area and establishing Cowlitz County as sports tourism destination.

Introduction

2022 PFD Strategic Plan

The PFD’s 2022-2026 Strategic Plan, developed in consultation with Tuminello Consulting and Perteet Inc., characterizes Cowlitz County as a community in the midst of a major economic transition from a resource-based industrial jobs center to a service and tourist-oriented economy. With that in mind, the Strategic Plan indicates that the County will need to:

- Adapt and leverage its abundant local resources and unique capabilities.
- Identify programs and services that will support its continued economic growth and vitality.
- Identify new public amenities and enhancements to current PFD funded facilities that will improve the community’s lifestyle now and for generations to come.

The focus of the PFD is on Cowlitz County’s sports, entertainment, convention and recreation assets. The Strategic Plan focuses on the PFD’s 2 assets – 1). Regional Conference Center at Cowlitz County Event Center (CCEC); and 2). Columbia Theatre for the Performing Arts – as well as a planned privately-owned hotel to support the CCEC in which the PFD is actively engaged with the City of Longview’s Public Development Authority (PDA). At the time of this study, a site within the CCEC campus is being contemplated for this new hotel.

Key action items identified in the Strategic Plan most relevant to this study include:

- Invest in community sports facilities.
- Bring large athletic tournaments/ programs to Longview-Kelso.

Key Objectives

1. Plan a vibrant place with lifestyle amenities that foster community pride!
2. Leverage public funding and assets.
3. Seek the partnerships to realize and sustain the Vision.
4. Create and implement a coordinated destination-based economic development strategy

Introduction

2016 Comprehensive Plan

The City of Longview’s 2016 Parks and Recreation Comprehensive Plan was created to establish a community supported roadmap for the provision of high-quality parks, trails, facilities, programs, and open spaces throughout the City of Longview. The Plan, which involves extensive community engagement, is updated every 7 years, with the 2023 update currently underway.

Although the 2016 Plan does not provide specific recommendations for the MVRC, several of the stated goals have relevance to the future of the facility. In addition to contributing to the mission of the Department, of particular relevance the MVRC is the recommended Diking District Trails network, which includes an already constructed section adjacent to the Golf Course that is currently closed for public access.



2016 Comprehensive Plan Select Goals

- #1 Mission:** Create a healthy community by providing high-quality park and recreation services to everyone.
- #2 Planning:** Systematically and effectively plan and design for the growth and sustainability of the park and recreation needs for the citizens of Longview.
- #3 Management & Operations:** Provide a quality park, recreation, urban forest, open space, and trail system that is efficient to administer and cost effective to maintain and grow.
- #4 Parks:** Protect Longview’s natural beauty and areas to recreate by sustaining and improve upon the system of parks, trails, amenities, and open space.
- #6 Recreation:** Provide high quality recreation programs throughout the community that are fun, educational, accessible, and safe for people of all ages and abilities.
- #7 Golf Course Operations:** Offer and expand customer services by improving the current conditions of the course while maintaining a realistic financial management plan that can facilitate long term success.
- #9 Trails:** Create convenient, safe, and pleasant non-motorized trail network that provides for active recreation as well as links parks, schools, and community destination throughout the city.
- #11 Public Involvement:** Encourage public involvement throughout the parks and recreation service and operation planning process to meet the needs of the citizens and allow for a sense of ownership.

Section 2

Existing Conditions

Mint Valley
Raquet and Fitness Complex



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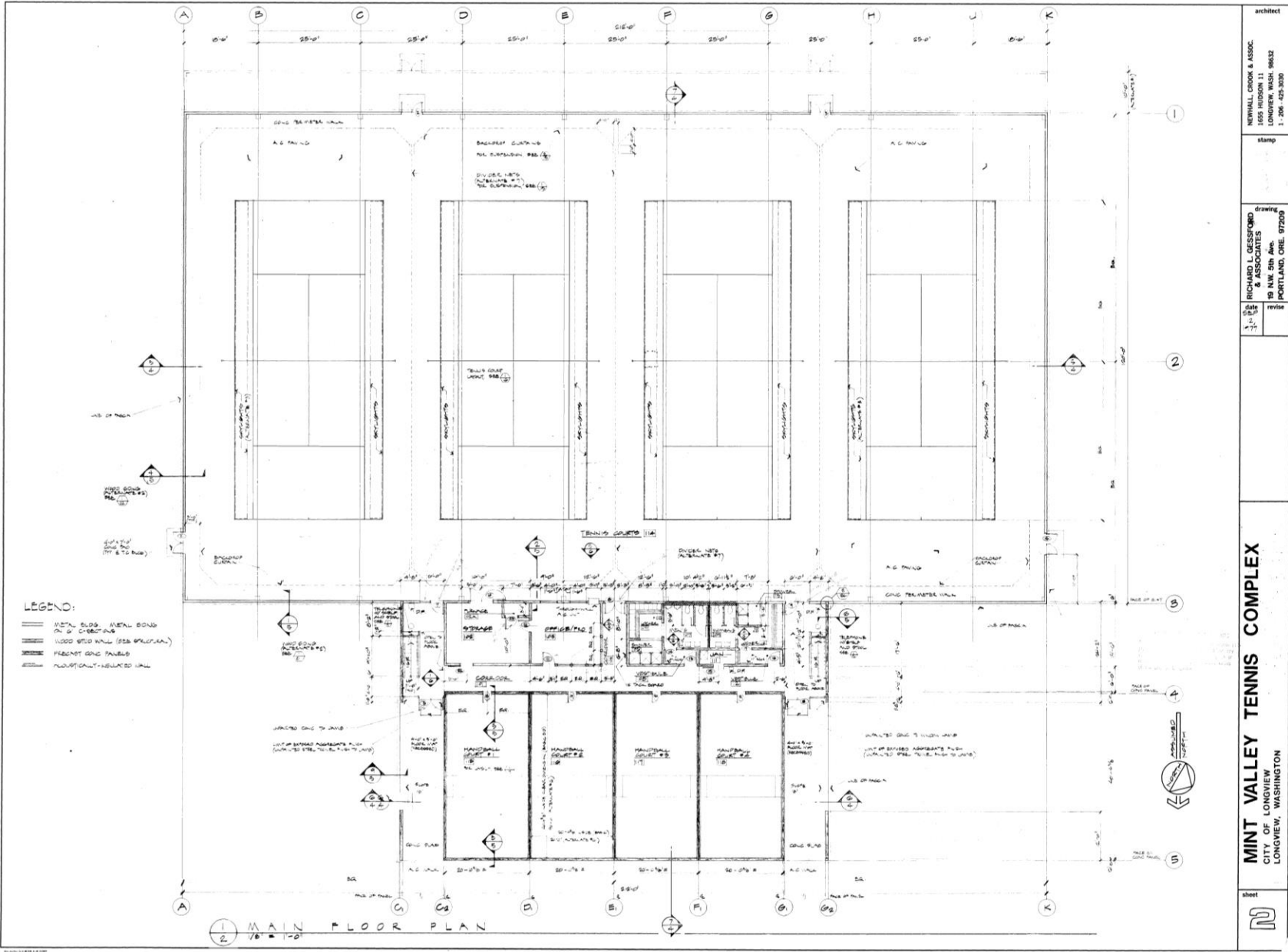
Existing Conditions

Introduction

This section presents an independent evaluation of the state of the MVRC today – physically, functionally, and operationally – reflecting primary observations from the Consulting Team’s site visit in May 2023, as well as data and information provided by City’s Parks and Recreation Department. From a physical planning perspective, initial observations provide a basis of information for informing more detailed site analysis and potential facility and campus enhancements. From an operational perspective, it is critical to understand how the MVRC functions and performs today in order to determine whether the stewardship and management model needs to be restructured.

Existing Facilities

The MVRC is an approximately 30,000 SF, 2-level indoor facility featuring 4 tennis courts, 4 racquetball courts, a viewing lobby, fitness center with cardiovascular station and free weights, a small pro-shop, and locker rooms.

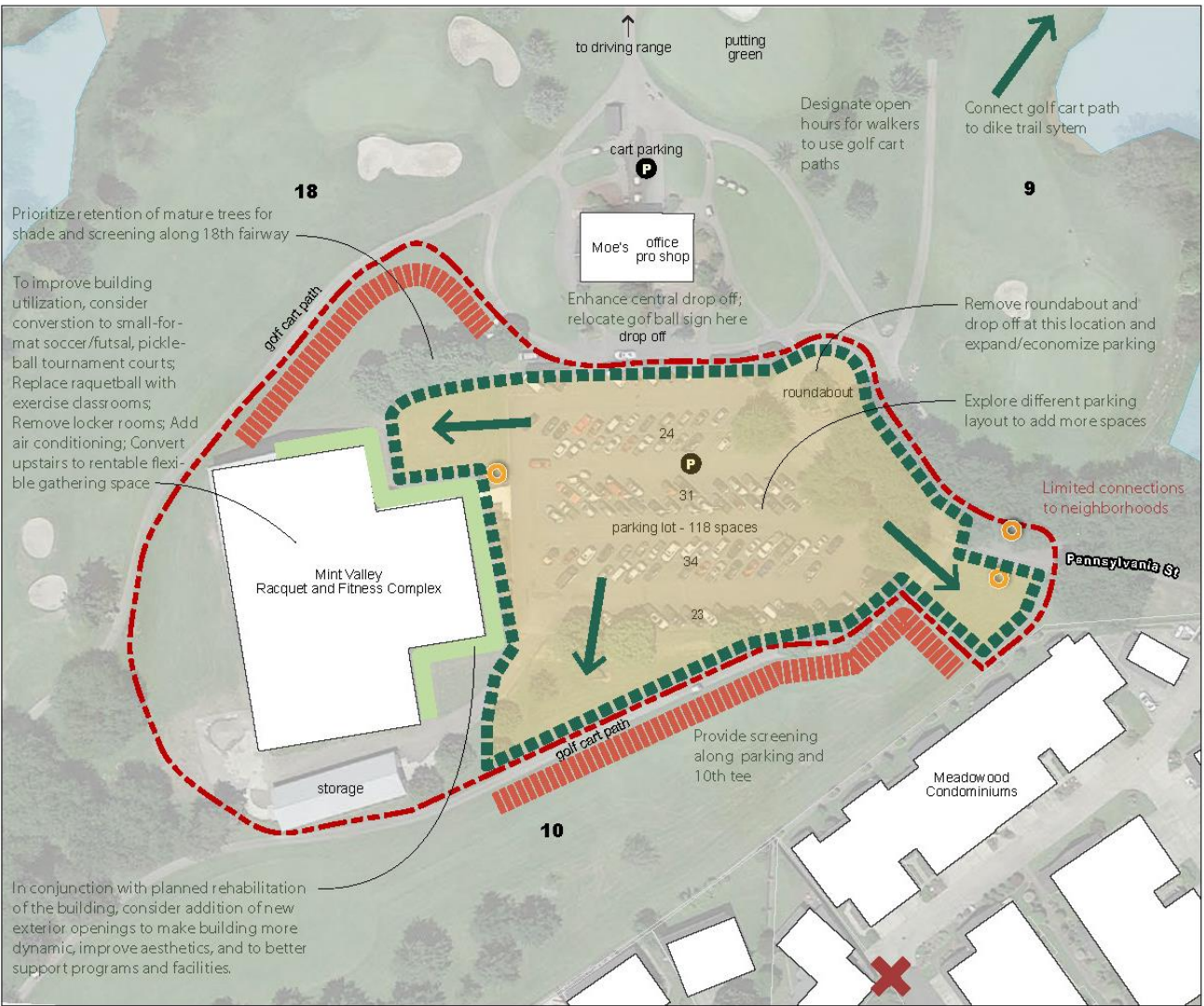


Physical Review

High-Level Functionality Assessment

Being located within the broader 147-acre Mint Valley Golf Course property, the footprint of the MVRC facility is constrained. Adjacent parking is shared between the MVRC and the Golf Course, with visitors to the highly-utilized Golf Course typically accounting for the vast majority of the cars in the 118-space lot. If utilization of the MVRC were to increase, creative measures would need to be taken in order to ensure adequate parking availability.

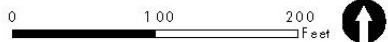
Direction on what activities, events, and programs can be supported at the MVRC will inform decisions about which facilities should be retained/upgraded, replaced, or eliminated altogether.



Mint Valley Golf and Racquet Complex Opportunities and Constraints Map

Legend

- Study Area Boundary (4.4 ac)
- Parcels
- Buildings
- Pond
- Parking
- Sign
- OPPORTUNITIES**
- Expanded/reconfigured parking lot
- Building alterations
- CONSTRAINTS**
- Adjacency to fairways
- Limited connectivity/barriers



Physical Review

High-Level Functionality Assessment

Overall, the MVRC has not seen the level of investment that has been observed at similar facilities, nationally. The City’s Parks and Recreation Department indicated that aside from a \$700,000 roof replacement project, no capital improvements have occurred at the MVRC in over 25 years.

The interior ceiling is still in a state of disrepair and leakage from the roof has damaged areas of the tennis courts. The interior and exterior finishes of the facility of the facility are outdated and uninviting, which contrasts with the attractive setting of the surrounding Golf Course.



Adjacent Mint Valley Golf Course



MVRC Building Exterior



Damaged ceiling over the MVFC tennis courts

Operational Review

Introduction

Before we opine on the feasibility of various improvements to the MVRC, it is important to consider how the MVRC currently operates, as this will have direct implications for the success of existing facilities and any improvements to the facility. The following comprehensive review of operational policies and performance is based upon key metrics for 5 distinct but intertwined functional areas, based on limited available information for the MVRC:

1. Staff and Structure.
2. Existing Tenancies and Contracts.
3. Booking Policies and Sales/ Marketing Efforts and Priorities.
4. Demand (utilization).
5. Finances (membership fees).

1. Staff and Structure

The MVRC is owned by the City of Longview. Management is provided by an outside operator and as such, the MVRC is not a stand-alone division of the City of Longview's Parks and Recreation Department, but it does fall under the umbrella of the Department. At the time of this study, the operator has indicated to the City of Longview that they no longer wish to continue their management contract, which expires at the end of 2023.

2. Existing Tenancies & Contracts

Anchor tenancies and contracts can serve as an important, guaranteed revenue source for sports facilities. Competitive tennis and racquetball play would fall into this category, however the contribution of these activities to facility revenues is unknown.

3. Booking Policies & Sales/ Marketing Efforts & Priorities

Marketing efforts for the MVRC appear to include an active website and a Facebook account, although it is not regularly updated. Current sales and marketing efforts are a direct reflection of the current Management approach and present numerous opportunities for improvement. Targeted future strategies should be thoughtful, forward-looking and include actionable items and mechanisms for implementation.

4. Demand

The MVRC is used predominantly for competitive tennis and racquetball play. The courts are also used for pickleball, volleyball, lessons, and rentals. Detailed demand data is not available for the facility, but it is understood that the facility currently operates at 18-19 percent utilization, based on available days. Data from Placer.ai, which is a data intelligence and foot traffic data software widely used in the industry, indicates that in 2022, there were 4,521 visits to MVRC.

5. Finances

MVRC offers various membership levels for Tennis, Pickleball and Fitness/ Racquetball. Dues range from \$33.00 per month for a Junior or Senior Single Fitness/ Racquetball membership to \$132.00 per month for a Family Tennis membership.

Mint Valley Racquet & Fitness Complex			
Monthly Membership Dues (2023)			
Membership Type	Tennis*	Pickleball**	Fitness/ Racquetball**
Family	\$132	\$114	\$69
Couple	\$116	\$95	\$52
Adult Single	\$89	\$70	\$37
Junior	\$57	\$50	\$33
Senior Couple	\$102	\$88	\$47
Senior Single	\$80	\$63	\$33

* Excludes \$60 Set-Up Fee

** Excludes \$40 Set-Up Fee

Source: MVRC

Observations

1. Structure and Staff

The low utilization of the MVRC can be attributed to either poor management, deferred maintenance, or facility offerings that do not align with community needs, with declining tennis use, or a combination of these factors. Regardless, the expiration of the current management contract presents an opportunity to reevaluate structure and staffing of the MVRC. Consideration could be given to bring operations into the City's Parks and Recreation Department, or a new contractor could be sought. Regardless, in order to increase utilization of the MCRV it will be necessary to dedicated, and likely expanded, staffing resources.

2. Existing Tenancies and Contracts

Long-term and renewable tenancies and contracts have a positive impact on "known" revenue streams and operating income. While the size of the MVRC limits the ability to attract tournaments, local leagues could create certainty of recurring income and should be sought. Utilizing the facility for the City's extremely popular summer day camp programs (slots were filled within minutes of becoming available in 2023) could help increase utilization and provide an opportunity to expand valued programming. After school programs for youth and partnerships with local Boys and Girls Clubs or senior citizens' organizations should also be explored.

3. Booking Policies and Sales/ Marketing Efforts and Priorities

As a starting point, the following future marketing efforts should be contemplated:

- A. Website:** The MVRC website, while does include pertinent details relating to the facility and available membership options, it is not well-developed, and has poor searchability/ user navigation, content and visuals. An important component of the website is clear descriptions of rental facilities including dimensions, ceiling heights, capacity, accessibility, tech specs, etc. Providing example layouts, and photos of past events and activities, can also help prospective users visualize their event or activities in the facility.
- B. Cross-Promotion:** Visit Mt. St. Helens, local area chambers of commerce and similar organizations can be effective partners for cross-promotion, as information can reach their members and affiliates through their established marketing and communications databases. There are also many opportunities to cross promote with other City assets.

Observations

- C. Other Advertising Mediums:** There are a multitude of advertising mediums, such as advertisements in local publications, brochures, etc. that while are more costly than social media, can be effective. In essence, any mediums that are utilized for advertising other City sports and recreation facilities should also be leveraged for advertising MVRC.
- D. Testimonials:** Testimonials from past users can be will an invaluable marketing tool and can be published on the MVRC website. A simple “post-event” survey is a useful tool for receiving testimonials, as well as feedback as it relates to the facilities, staff, and overall experience to help guide and refine operations. This is also an opportunity to solicit interest in holding subsequent activities at the MVRC, which can focus sales and marketing efforts to specific groups.

4. Demand

Demand, as indicated by estimated overall utilization, is low. Increased utilization should be actively pursued as a means of growing revenues and maintaining fiscal sustainability.

5. Finances

Although specific revenue and expense data was not analyzed for the MVRC, low utilization likely correlates with low gross revenues. The rental fee structure is simple and straightforward. There is merit in a fee structure like this as it allows for simple communication with potential members.

Section 3

Market Analysis



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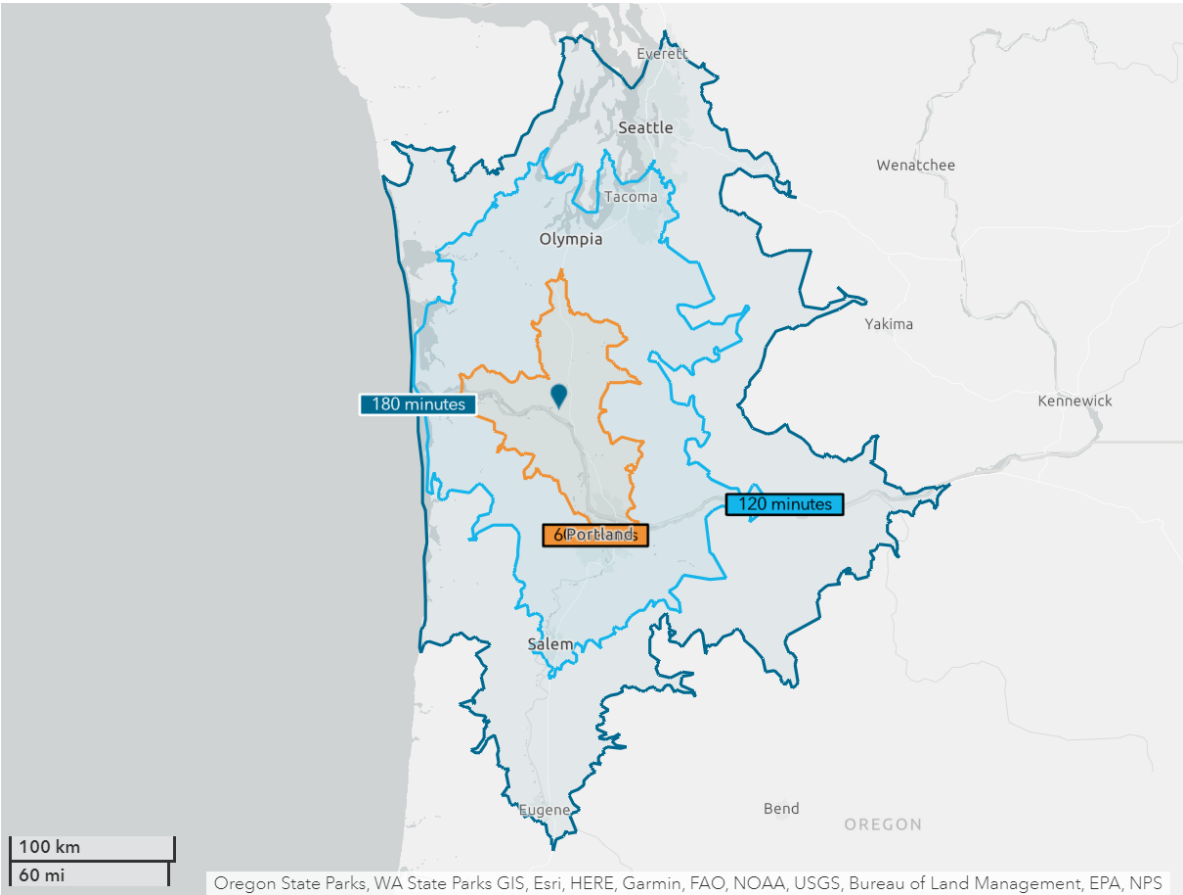


Economic & Demographic Trends

Overview

Cowlitz County is located in the Southwest corner of Washington. Longview, where the MVRC is located, is the largest City in the County and neighboring Kelso is the County. The County is contiguous with the Longview, WA Metropolitan Statistical Area (MSA), which is part of the greater Portland-Vancouver-Salem Combined Statistical Area. Longview, and the MVRC, are accessible via numerous modes of transport:

- **Air:** The largest airport in the region is Portland International Airport (PDX), which is located 48 miles southeast of Longview and provides non-stop service to 66 domestic and international destinations via 18 airlines. In 2022, PDX served 6.7M passengers. Southwest Washington Regional Airport, a small public-use airport, is located in Kelso and is owned by the City.
- **Rail:** Cowlitz County is served by the Amtrak Cascades and Coast Starlight lines via Kelso-Longview station, which is located in Kelso.
- **Transit:** RiverCities Transit is Cowlitz County's public transportation system, with 9 bus routes operating throughout the County. The MVRC, specifically, is served by the #33 bus line.
- **Road:** Interstate Highway 5 runs through Cowlitz County and along the East side of Kelso. Longview and Kelso themselves have dense, connected street networks and the area is also served by State Highways 4, 411, and 432.



The following analysis considers key economic and demographic indicators within a 1-hour, 2-hour, and 3-hour drive time radius of the MVRC. While the facility predominantly serves the local community, these catchment areas more directly correlate with the typical primary, secondary and tertiary catchment areas for multi-use sports facilities. The tertiary catchment area (3-hour drive time) effectively spans from the Pacific Ocean to the west to Yakima to the east, and from Eugene to the south to Everett to the north.

Economic & Demographic Trends

Population

Large and growing population bases are a critical component of ensuring the success of sports complexes. Larger regional populations equate to more potential “drive-to” visitors and locally based demand. The 2023 resident population of Cowlitz County is 113,007 persons. Within a 1-hour drive-time radius, the population increases to close to 907,096 persons and is over 4.8M persons within a 2-hour drive-time radius of the site. Within a 3-hour drive-time radius, there is access to a population of over 8.65M persons.

Between 2010 and 2023, the population of Cowlitz County grew at a rate of 0.8 percent per annum. This rate is consistent with the growth rate of the U.S. as a whole but lower than that of Washington (1.3 percent per annum) and the defined catchment areas.

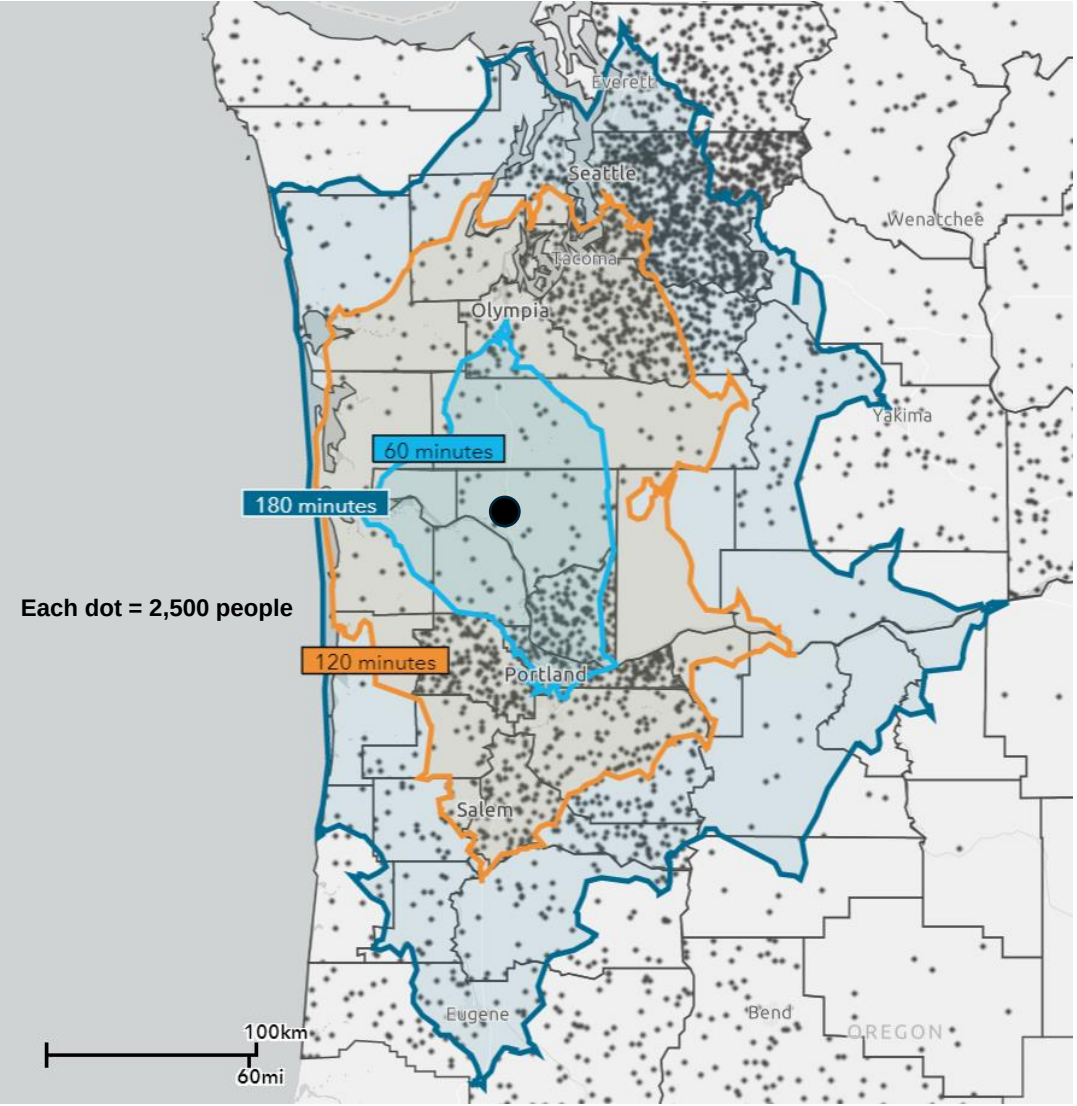
Historic, Current and Forecast Population (2010-2023)
Cowlitz County, WA

	2010	2023	2028	CAGR* 2010-2023	CAGR* 2023-2028
United States	308,745,538	337,470,185	342,640,129	0.7%	0.3%
Washington	6,724,540	7,962,223	8,196,106	1.3%	0.6%
Cowlitz County	102,410	113,007	114,933	0.8%	0.3%
1 Hour (Drive Time)**	763,153	907,096	939,959	1.3%	0.7%
2 Hour (Drive Time)**	4,142,060	4,826,838	4,943,494	1.2%	0.5%
3 Hour (Drive Time)**	7,361,188	8,649,806	8,871,920	1.2%	0.5%

*Compounded Annual Growth Rate

**Drive Time From MVRC

Sources: Esri, Johnson Consulting



The map above illustrates the population distribution throughout Cowlitz County and the broader region. Each dot represents 2,500 residents. As shown, Longview / Kelso is centrally located between the two major population centers of Seattle and Portland, and Portland’s density is beginning to push north into Clark County, which adjoins Cowlitz County.

Economic & Demographic Trends

Forecast Population

Over the next 5 years (through 2028), the population of Cowlitz County is projected to continue growing, albeit at a slower rate (0.3 percent per annum) than over the last 13 years. This is consistent with forecast population throughout the U.S. as a whole, but slower than the rates of population growth forecast throughout Washington and the defined catchment areas.

Age

Age is an important demographic indicator to consider when evaluating the market. Some markets seek to combat “brain drain,” a phenomenon where primarily college-educated young professionals are leaked to larger metropolitan markets. Other markets seek to attract wealthier retirees, which bring economic spending, leisure time, and philanthropic dollars with them. Sports complexes must offer amenities that match their markets and cater to all ages, ranging from family shows for children, conferences and conventions for working professionals, and consumer shows that may appeal to a broad range of demographics. The key is to achieve a programming balance that works within the social and economic context of the market.

The residents of Cowlitz County have a median age of 42.7 years in 2023, considerably older than the State and national medians of 39.3 and 39.1 years, respectively. Going forward, the median age in the county is projected to increase to 43.4 years by 2028, growing at a rate of 0.3 percent per annum over the next 5 years.

Median Age (2010-2028) Cowlitz County, WA					
	2010	2023	2028	CAGR* 2010-2023	CAGR* 2023-2028
United States	37.1	39.1	39.8	0.4%	0.4%
Washington	37.2	39.3	39.9	0.4%	0.3%
Cowlitz County	40.2	42.7	43.4	0.5%	0.3%
1 Hour (Drive Time)**	37.1	39.5	40.0	0.5%	0.3%
2 Hour (Drive Time)**	36.8	39.0	39.6	0.4%	0.3%
3 Hour (Drive Time)**	37.1	39.2	39.8	0.4%	0.3%

**Compounded Annual Growth Rate*

***Drive Time From MVR*

Sources: Esri, Johnson Consulting

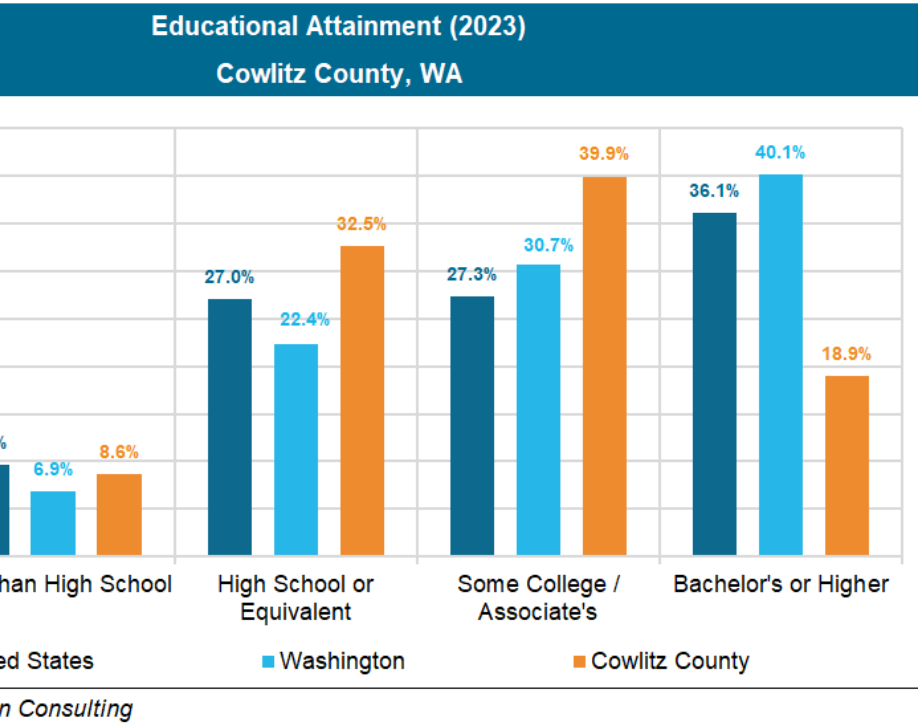
Economic & Demographic Trends

Education & Income

Education and income, although not strict predictors of the performance of sports complexes, are important market attributes for benchmarking the level of activity. Markets with higher educational attainment and income levels are more likely to have a robust economic base and healthy education system, which are key components of ensuring long-term growth and resiliency. Well-educated, higher income markets have a significant advantage when it comes to attracting new businesses, and are also more likely to have the nightlife, retail, and tourism scenes that appeal to event planners.

Cowlitz County is home to Lower Columbia College (LCC), a 2-year community college located in Longview. This likely contributes to the fact that Cowlitz County residents are more likely than the State and U.S. to have attained an associates degree. However, the County has lower rates of educational attainment overall, with only 18.9 percent of its residents aged 25+ years holding a bachelor’s degree or higher, compared to 40.1 percent of Washington residents and 36.1 percent of U.S. residents.

In keeping with its lower rates of higher-education attainment, Cowlitz County has a lower median household income (\$71,781) than the State of Washington (\$89,067) or the U.S (\$72,603). This sort of trend is not atypical, as higher-education attainment tends to be highly correlated with income. The median household income in Cowlitz County is projected to grow at a slower rate (2.6 percent per annum) than the State (3.4 percent) over the next 5 years, but consistently with the U.S. (2.6 percent). Rates of growth forecast throughout the defined catchment areas are more in line with the State projections.



Median Household Income (2023-2028) Cowlitz County, WA			
	2023	2028	CAGR*
United States	\$72,603	\$82,410	2.6%
Washington	\$89,067	\$105,056	3.4%
Cowlitz County	\$71,781	\$81,722	2.6%
1 Hour (Drive Time)**	\$80,862	\$93,727	3.0%
2 Hour (Drive Time)**	\$84,022	\$99,107	3.4%
3 Hour (Drive Time)**	\$91,422	\$106,750	3.1%

*Compounded Annual Growth Rate
**Drive Time from MVRG

Sources: Esri, Johnson Consulting

Economic & Demographic Trends

Entertainment & Recreation Spend

Residents of Cowlitz County have a lower propensity to spend on entertainment and recreation relative to the national average, spending approximately 10 percent less across all identified categories. This is in contrast to the State of Washington and the various catchment areas, all of which exhibit a higher propensity to spend. Despite being located in an affluent state with high spending habits, Cowlitz County’s spending habits are much more modest than the nearby major cities, including Portland and Seattle, which may reflect comparatively lower median incomes in the County or limited opportunities to spend on entertainment and recreation, or a combination of these factors.

Average Spending on Entertainment & Recreation - Cowlitz County (2023)												
Spending Category	USA		Washington		Cowlitz County		1-Hour Drive Time Catchment		2-Hour Drive Time Catchment		3-Hour Drive Time Catchment	
	Average Spend *	Index**	Average Spend *	Index**	Average Spend *	Index**	Average Spend *	Index**	Average Spend *	Index**	Average Spend *	Index**
Membership Fees for Clubs	\$277.90	100	\$333.51	120	\$251.16	90	\$294.58	106	\$303.29	109	\$341.01	123
Fees for Participant Sports Excluding Trips	\$119.63	100	\$145.30	121	\$109.28	91	\$127.19	106	\$133.06	111	\$148.13	124
Tickets to Theatre/Operas/Concerts	\$54.57	100	\$65.53	120	\$49.69	91	\$57.89	106	\$59.43	109	\$66.91	123
Tickets to Movies	\$27.61	100	\$33.93	123	\$23.93	87	\$30.56	111	\$31.13	113	\$34.91	126
Tickets to Parks or Museums	\$27.82	100	\$33.52	120	\$25.25	91	\$29.92	108	\$30.98	111	\$34.24	123
Admission to Sports Events Excluding Trips	\$58.43	100	\$69.09	118	\$54.13	93	\$61.00	104	\$62.80	107	\$70.62	121
Fees for Recreational Lessons	\$712.03	100	\$857.85	120	\$635.56	89	\$755.68	106	\$780.79	110	\$877.76	123
TOTAL	\$1,277.99	-	\$1,538.73	-	\$1,149.00	-	\$1,356.82	-	\$1,401.48	-	\$1,573.58	-

* Average spend per household, per annum
** National Average = 100
Source: Esri ArcGIS BAO, Johnson Consulting

Economic & Demographic Trends

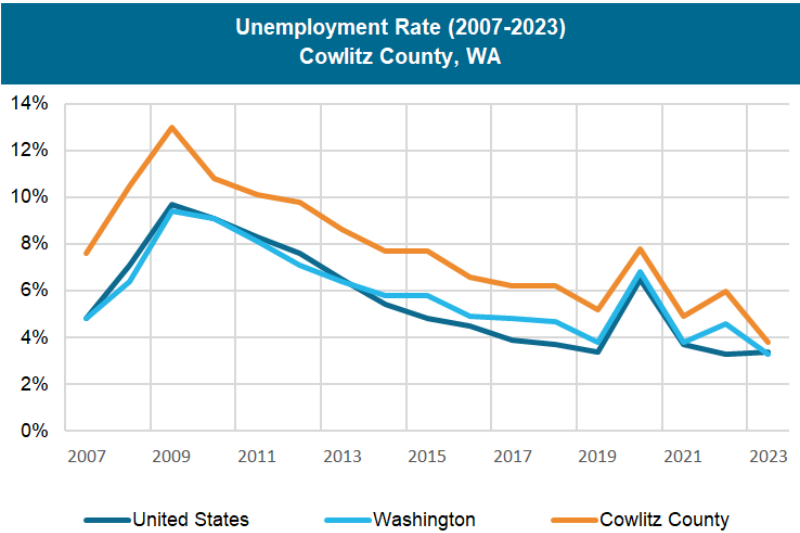
Major Employers

A strong corporate and business presence can be important in the success of any event and entertainment venue because local businesses support facilities by attracting residents to the area, and providing disposable income, as well as through their requirement for event space, and through donations, sponsorships and advertising. Historically, Cowlitz County’s employment has been driven by logging and paper companies – Longview was originally built for the employees of the Long-Bell Lumber Company – and the Ports of Longview and Kalama, and companies such as Weyerhaeuser and Kapstone, play a significant role in the local economy today. Concurrently, as industrial companies continue to reduce costs through technological advances, other sectors such as retail and healthcare have emerged as key sectors – Walmart and PeaceHealth are among Cowlitz County’s top employers today.

Unemployment

High unemployment rates are indicative of socioeconomic challenges, while low unemployment rates can reflect issues like qualified workforce shortages. Cowlitz County’s unemployment rate (3.8 percent in June of 2023) is slightly higher than both the national rate (3.4 percent) and the rate throughout the State of Washington (3.3 percent). This is consistent with recent trends, whereby between 2018 and 2023, Cowlitz County’s unemployment rate general tracked above both the State and national averages, although 2023 data indicates a closer alignment than historic variations.

While unemployment rates don’t always capture the entire picture as they ignore variables like underemployment and labor participation rates, this indicates a stable economy in Cowlitz County overall, albeit one that could benefit from more available labor.



Sources: Bureau of Labor Statistics, Johnson Consulting

Economic & Demographic Trends

Location Quotients by Industry Sector

The top 3 industries with the highest number of employees in Cowlitz County are:

- Manufacturing
- Health Care/ Social Assistance
- Retail Trade

The table to the right provides a location quotient analysis of the number of employees in Cowlitz County by industry sector relative to that of the U.S. as a whole. Location quotients of 1 (colored white) indicate a similar relative concentration of that particular industry in the County, while values higher than 1 (colored blue) indicate higher concentrations of that industry, and values lower than 1 (colored orange) indicate lower concentrations of that industry. The location quotient values are color-coded accordingly.

Cowlitz County has a particularly high concentration of employees in Agriculture/ Forestry/ Fishing/ Hunting and Manufacturing (both 1.8 times the national rate), as well as Utilities (1.4 times the national rate), and Transportation/ Warehousing (1.3 times the national rate). This reflects that blue-collar industries, such as logging and shipping, are dominant in the County, which in turn correlates, at least in part, to its lower median household income and educational attainment rates.

Employment Location Quotient by Industry Sector - Cowlitz County, WA (2023)

Sector	Cowlitz County		United States		Location Quotient
	# of Employees	% of Workforce	# of Employees	% of Workforce	
Manufacturing	8,264	17%	16,270,228	10%	1.8
Health Care/Social Assistance	6,170	13%	22,116,242	14%	1.0
Retail Trade	5,562	12%	16,983,986	10%	1.1
Construction	4,026	9%	11,436,649	7%	1.2
Accommodation/Food Services	3,385	7%	10,883,548	7%	1.1
Transportation/Warehousing	3,343	7%	9,030,322	6%	1.3
Educational Services	3,256	7%	14,946,588	9%	0.8
Public Administration	2,225	5%	7,857,372	5%	1.0
Other Services (excl Public Administration)	2,159	5%	7,645,915	5%	1.0
Professional/Scientific/Tech Services	1,958	4%	13,955,935	9%	0.5
Admin/Support/Waste Management Services	1,550	3%	7,195,390	4%	0.7
Finance/Insurance	1,227	3%	8,135,458	5%	0.5
Agriculture/Forestry/Fishing/Hunting	941	2%	1,800,364	1%	1.8
Wholesale Trade	853	2%	3,029,991	2%	1.0
Real Estate/Rental/Leasing	647	1%	2,901,448	2%	0.8
Information	560	1%	3,143,967	2%	0.6
Utilities	541	1%	1,335,596	1%	1.4
Arts/Entertainment/Recreation	518	1%	3,578,196	2%	0.5
Mining/Quarrying/Oil & Gas Extraction	122	0%	572,355	0%	0.7
Management of Companies/Enterprises	1	0%	216,593	0%	0.0
Total Employees	47,308		163,036,143		

Sources: Esri, Johnson Consulting

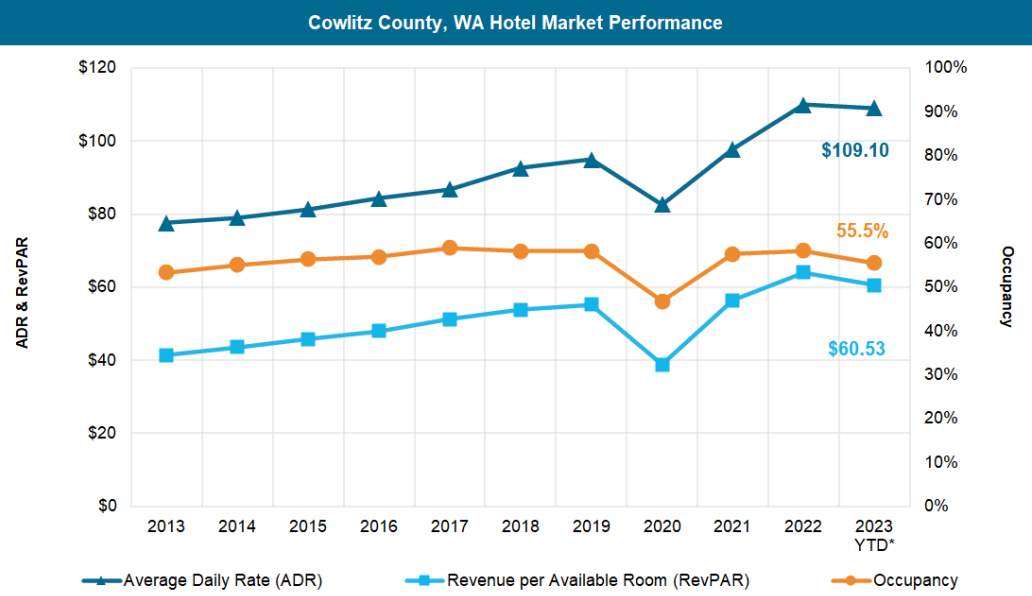
Facility Inventory

Hotel Market

Data from CoStar/ Smith Travel Research (STR) – a hotel research firm whose statistics are widely used in the industry – indicates that Cowlitz County has 20 hotel properties totaling 1,052 guest rooms and 12,511 SF of meeting space. Though 12 of those properties are located in Longview-Kelso, the area lacks high-quality hotels – the two properties classified as “Upper Midscale” have declined over the years, and neither has been renovated in decades. The closest property to the MVRC is the 24-room Town Chalet Motel, approximately 3.2 miles to the southeast. The largest property in the market is the 161-room Red Lion Hotel Kelso Longview, which is an “Economy” product. If the 88-room Hampton Inn & Suites is built at the Cowlitz County Event Center (CCEC), as proposed, it would likely be the highest-quality hotel in Longview-Kelso.

The ongoing pandemic has had a profound negative impact on the hotel industry nationally. Notwithstanding this, Average Daily Rates (ADR) in Cowlitz County rebounded in 2021 to \$97.86 per room night, exceeding the pre-pandemic peak of \$94.98 observed in 2019. ADR continued to rise in 2022 and 2023 YTD (as of July), reaching \$109.10 per room night. Revenue per Available Room (RevPAR) showed a similar rebound in 2021, increasing to \$56.34 per room night and exceeding the pre-pandemic peak of \$55.25 observed in 2019. In contrast, occupancy rates have not quite rebounded to pre-pandemic levels and in fact decreased slightly between 2022 and YTD 2023 to 55.5 percent. This could, in part, be attributed to the limited hotel inventory in the market.

Cowlitz County, WA - Hotel Market Inventory					
Hotel	Class	Distance from MVRC (mi)	Year Built (Renovated)	# of Rooms	Total Meeting Space (SF)
Town Chalet Motel	Economy	3.2	1952	24	
Hudson Manor Motel	Economy	3.3	1954	25	
Town House Inn	Economy	3.5	1955	28	
Best Western Aladdin Inn Kelso	Midscale	3.8	1976	77	
Travelers Inn	Economy	3.8	1955	32	
Americas Best Value Inn Kelso	Economy	4.3	1964	51	
Quality Inn & Suites Longview Kelso	Midscale	4.5	1996	50	576
GuestHouse Inn Kelso Longview	Midscale	4.7	1993	60	225
Motel 6 Kelso - MT St Helens	Economy	5.0	1969	63	
Comfort Inn & Suites Kelso - Longview	Upper Midscale	5.0	1992	57	90
Super 8 Kelso/Longview Area	Economy	5.2	1993	84	
Red Lion Hotel Kelso Longview	Upper Midscale	5.2	1977	161	10,000
Timberland Inn & Suites	Economy	14.5	1979	40	
Mount St Helens Motel	Economy	14.6	1981	32	
Seven West Motel	Economy	14.6	1960	24	
OYO Hotel Kalama	Economy	15.0	1964	43	
Kalama Harbor Lodge	Upper Upscale	15.7	2018	40	1,200
OYO Woodland Hotel and Suites	Economy	26.0	1987	61	
Best Western Woodland Inn	Midscale	26.2	1999	51	420
Lewis River Inn	Economy	26.3	1990 (2013)	49	
Total				1,052	12,511
Sources: CoStar, Johnson Consulting					



Sports Market in Cowlitz County

Indoor Sports Facility Inventory

The Southwest Washington region (defined as Wahkiakum, Skamania, Pacific, Lewis, Clark, and Cowlitz Counties) has a small inventory of facilities to accommodate indoor sporting events and activities. There are 5 sports complexes which target similar users as the MVRC in the region, with the preponderance concentrated in Clark County, just south of Cowlitz County. The closest facility is the Salmon Creek Indoor Soccer Arena which has two indoor multipurpose fields, primarily used for soccer leagues and practices, as well as some small tournaments. The facility also sets up five pickleball courts on its turf fields for open play on weekday mornings.

Club Green Meadows in Vancouver, WA and Northwest Sports Hub in Centralia, WA are two of the larger indoor facilities in the region. Club Green Meadows has 3 hardwood basketball courts (which can be converted into 6 volleyball courts) as well as 7 indoor tennis and 9 indoor pickleball courts. The facility also features an 18-hole golf course. Though it has many of the same offerings as Mint Valley, Club Green Meadows is a private country club and thus targets a slightly different user base. Northwest Sports Hub also targets a somewhat different user base. The facility, which features a large indoor turf area that can hold two full-size soccer fields or three little-league size diamonds and 8 hardwood courts (convertible to 14 volleyball courts), is geared largely towards regional tournaments, though it does also offer local use and rental. Overall, the limited inventory of indoor sports facilities contributes somewhat to lack of participation observed, particularly among predominantly, or partially, indoor sports.

Indoor Sports Complexes - Southwest Washington							
Venue	Location	Distance from MVRC (Miles)	Indoor Multipurpose Fields	Indoor Diamond Fields	Hardwood Courts	Indoor Tennis Courts	Indoor Pickleball Courts
Salmon Creek Indoor Sports Arena	Salmon Creek	39.6	2	0	0	0	5
Club Green Meadows	Vancouver	43.5	0	0	3	7	9
Northwest Sports Hub	Centralia	47.5	2	3	8	0	0
Vancouver Tennis Center	Vancouver	48.5	0	0	0	9	0
Clark County Indoor Sports Center	Vancouver	50	1	0	0	0	0

Source: Relevant Facilities, Johnson Consulting

Observations

Observations

Cowlitz County, and Longview-Kelso in particular, has historically been a blue collar, industrial community. The County’s industrial-focused economic clusters remain in a stable position, supported by the Ports of Longview and Kalama, provides employment for many workers and although unemployment rates track above State and national averages, they are beginning to align more closely. Furthermore, the County’s economy is slowly diversifying as manufacturing declines in the U.S. as a whole and is beginning to see more of a focus on retail and healthcare as primary sectors.

The blue collar nature of the community is reflected by its relatively low median household income and educational attainment rate, somewhat in contrast to the broader region. Within a 3-hour (drive time) radius, there is access to a population of 8.8M residents, with higher median household incomes and greater propensity to spend on entertainment and recreation activities. This presents an opportunity to grow sports tourism in Cowlitz County. Additionally, as Clark County continues to densify (it added over 20,000 residents from 2021-2023), Cowlitz County’s location just north along Interstate 5 may cause it to grow more quickly than is projected, as residents of Portland and Vancouver seek less expensive housing options. In essence, the County, and the cities of Longview, Kelso, and Kalama along with it, could soon become exurbs of Portland, with many residents living there and commuting south via the Interstate or Amtrak for work. This change could bring increased visibility and wealth to the community, thereby benefiting MVRC.

Recent Population Trends - Cowlitz, Clark, and Multnomah Counties				
	2021	2022	2023	CAGR*
Cowlitz County	111,094	112,024	113,007	1.1%
Clark County, WA	510,215	521,024	531,345	2.6%
Multnomah County, OR	820,503	825,722	826,865	0.5%

* Compounded Annual Growth Rate (2020-2022)

Source: Esri BAO, Johnson Consulting

The presence of the MVRC as a community recreation asset is an invaluable resource for the City of Longview. Critical to it ongoing success will be positioning it to better serve local residents, through various physical and operational improvements that best respond to the demographics of the market and current, and likely future, trends in sports and recreation participation.

Observations

Observations

Cowlitz County, and Longview / Kelso in particular, has historically been a blue collar, industrial community. This is reflected by its relatively low median household income and educational attainment rate, as well as by its industrial-focused economic clusters. However, as Clark County continues to densify (it added over 20,000 residents from 2021-2023), Cowlitz County’s location just north along I-5 may cause it to grow more quickly than is projected, as residents of Portland and Vancouver seek less expensive housing options. In essence, the County, and the cities of Longview, Kelso, and Kalama along with it, could soon become exurbs of Portland, with many residents living there and commuting south via the interstate or Amtrak for work. This change could bring increased visibility and wealth to the community, thereby benefiting the Mint Valley Racquet Complex.

Even as things stand today, Cowlitz County is in a relatively stable position. Its strong industrial base, supported by the Ports of Longview and Kalama, provides employment for many workers – though employment rates are higher than the State and National averages, they are not concerningly high, but rather indicate a moderate labor market. The companies that make up this base also represent sponsorship opportunities for the Mint Valley Racquet Complex. Furthermore, the County’s economy is slowly diversifying as manufacturing declines in the U.S. as a whole, and is beginning to see more of a focus on retail and healthcare as primary sectors.

However, the county is significantly hindered by the its hotel inventory. There isn’t a single full-service hotel in Longview or Kelso, and even the area’s best inventory is outdated and poorly maintained. The proposed 88-room Hampton Inn & Suites would help ameliorate this issue, but still wouldn’t have enough rooms to accommodate the large events hosted. Compare this to Clark County to the south which has a much higher inventory of both hotels (42) and rooms (3,664). Higher-quality hotel inventory is crucial to supporting the Cowlitz County’s tourism industry and its economy going forward.

Recent Population Trends - Cowlitz, Clark, and Multnomah Counties				
	2021	2022	2023	CAGR*
Cowlitz County	111,094	112,024	113,007	1.1%
Clark County, WA	510,215	521,024	531,345	2.6%
Multnomah County, OR	820,503	825,722	826,865	0.5%
* Compounded Annual Growth Rate (2020-2022)				
Source: Esri BAO, Johnson Consulting				

An aerial photograph of a golf course area. A red dashed line forms a large loop around a central area. Labels on the map include 'golf cart path' at the top left, 'Moe's office pro shop' in a white box at the top center, 'drop off' and 'roundabout' in the upper middle, 'parking lot - 118 spaces' in the center, 'Pennsylvania St' on the right, 'Meadowood Condominiums' at the bottom right, 'storage' at the bottom left, and 'Mint Valley Raquet and Fitness Complex' on the left. Numbers 18, 10, 24, and 31 are also visible. A large white rectangle is placed over the 'Mint Valley Raquet and Fitness Complex' area.

Section 4

Stakeholder Engagement & Survey



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Stakeholder Engagement & Survey

Purpose

The Consulting Team conducted numerous outreach activities, including stakeholder interviews, focus group meetings, and a community online questionnaire, to understand community needs and priorities relating to the future of the MVRC. It is noted that engagement activities were intentionally designed to gain a holistic view of community needs, addressing both the MVRC and the Cowlitz County Event Center (CCEC), for which a Master Plan Update was conducted concurrent to the Master Plan for the MVRC.

Each outreach event was conducted with the following goals in mind:

- Identify opportunities and challenges of each existing facility.
- Consider how each facility can support economic drivers in the region.
- Determine key community needs and priorities for each facility across a variety of users.
- Identify the events, programs, and/or audiences that the community would like to see accommodated at each facility.
- Explore creative ideas for insuring the financial sustainability of the Event Center.
- Co-create a community vision for the future of each facility.

Engagement Activities Overview

Information gathered during outreach events allowed the Consulting Team to apply a community-driven approach to Master Plan recommendations and concepts that will help envision the future of the MVRC and better serve the Cowlitz County community. The following summarizes each of the activities used to reach and engage as many stakeholders and community members as possible.

Stakeholder Engagement & Survey

- **Project Kickoff and Site Tour:** The Project Kickoff and Site Tours gave the Consulting Team, PFD Board and City staff the opportunity to identify project goals, the components of an actionable Master Plan, and the challenges and opportunities relating to each site and the overall Cowlitz community.
- **Stakeholder Interviews:** The Consulting Team conducted several in-person interviews to gain a broader understanding of potential opportunities, challenges, and ideas. The PFD Board helped identify interview participants based on knowledge and understanding of the facilities and surrounding community. Together, these meetings informed the Site Opportunities and Constraints Mapping and guided development of the Community Online Questionnaire and focus groups.
- **Focus Group Meetings:** A total of 4 virtual, 1-hour long focus group meetings were also held to discuss individual stakeholder needs, challenges, and opportunities relating to the CCEC and MVRC. Focus groups were organized thematically including meetings with sports stakeholders, business stakeholders, CCEC user stakeholders, and Arts and Entertainment stakeholders. More detailed information from the focus groups can be found in Appendix C.
- **Community Online Questionnaire:** The Community Online Questionnaire gathered community-wide feedback on existing conditions, needs and priorities for future developments at the CCEC and MVRC. The questionnaire was available online from August 1-August 27, 2023, and received a total of 649 responses supported by promotions through project partner websites, email lists, and local radio advertisements. Questions asked how respondents use each facility, what they like the least and the most about each facility, what changes they would like to see at each facility, and how they hear about events and activities at each facility. More detailed information from the Community Online Questionnaire can be found in Appendix C.
- **PFD Board:** Throughout the planning process, the Consulting Team met with the PFD Board, as well as an Advisory Committee comprised of members of the Board, to present and discuss information and gather feedback from draft materials and results from the other outreach activities.



Stakeholder Engagement & Survey

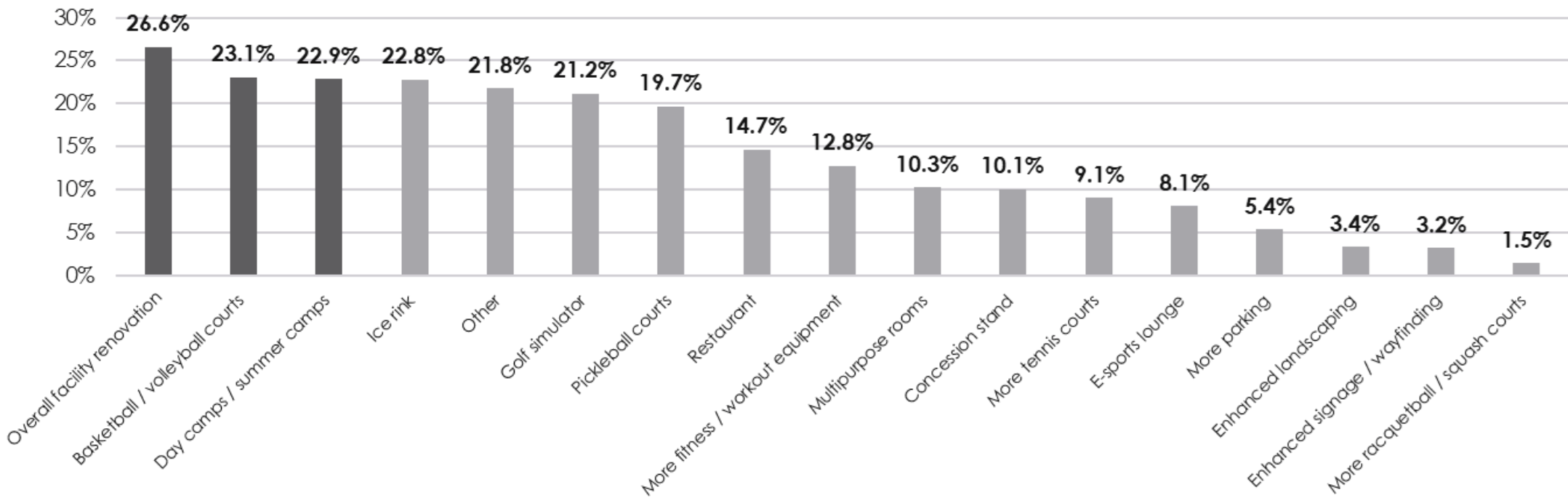
Key Needs

Results of the engagement activities helped identify common themes and key needs for both the MVRC and CCEC, and helped inform site-specific recommendations and the conceptual alternative diagrams for both facilities. Community members envision a future where both facilities reflect various themes and address a range of related needs. Specifically as it relates to MVRC, key identified needs include:

- A. Renovate existing facility:** Renovations of the existing MVRC facility to create a more visually appealing and user-friendly environment was the most requested change across outreach events. Over 38% of questionnaire respondents listed the overall aesthetics of the buildings and the grounds in their top three things they dislike about the site. Requested improvements include renovating the restrooms, locker rooms, common spaces, and fitness facilities, resurfacing the tennis courts, and replacing the ceiling and lights over the tennis courts. Participants also requested improvements to the building façade to create a more welcoming and aesthetic experience. This could be achieved by reworking the entrance and adding more windows to take advantage of golf courses views.
- B. Provide multi-use options:** One of the most requested changes across outreach events was to provide a more diverse range of year-round recreational opportunities at the MVRC. Top requests include basketball, volleyball, pickleball, a golf simulator, and an ice rink.
- C. Promote community access and awareness:** Another top request for the Mint Valley site was to promote community access for a more diverse range of users as multiple outreach participants found current offerings inaccessible. Over 70% of questionnaire respondents requested more options that were low cost or free. Respondents also requested options be offered at a wider range of times that are more accessible to working families and individuals, such as in the evenings or during weekends. Other requests include adding more youth activities such as after school programs and camps, more family-oriented programs, and community education classes.

Stakeholder Engagement & Survey

“What changes would you like to see at the MVRC?”



Section 5

Regional & Comparable Facilities Analysis



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Regional & Comparable Facilities Analysis

Introduction

To understand the overall market opportunity for improvements to the MVRC, this section provides case study profiles of a set of 1). Regional and 2). Comparable facilities. The information presented is intended to provide insight into best practices and the general parameters within which an improved MVRC could reasonably expected to operate.



The NW Sports Hub
Centralia, WA



Vancouver Tennis Center
Vancouver, WA



Salmon Creek Indoor Soccer Arena
Salmon Creek, WA



Dare County Family Recreation Park
Kill Devils Hill, NC



Hub Sports Center
Spokane Valley, WA



Club Green Meadows
Vancouver, WA



Reecy Davis Rec Center
Greenville, TX

MVRC vs. Regional & Comparable Summary of Key Metrics								
	Mint Valley Racquet Complex	The NW Sports Hub	Hub Sports Center	Vancouver Tennis Center	Club Green Meadows	Salmon Creek Indoor Soccer Arena	Reecy Davis Rec Center	Dare County Family Recreation Park
Location		Centralia, WA	Spokane Valley, WA	Vancouver, WA	Vancouver, WA	Salmon Creek, WA	Greenville, TX	Kill Devil Hills, NC
Market Overview (3-Hour Drive Time)								
Population (2023)	8,673,727	8,875,109	1,857,335	7,733,682	7,813,767	8,273,707	11,584,783	2,854,193
Projected Population CAGR* (2023-2028)	0.5%	0.5%	0.7%	0.5%	0.5%	0.5%	1.0%	0.1%
Median Household Income	\$91,408	\$91,974	\$65,778	\$87,351	\$87,769	\$89,889	\$70,758	\$65,509
Median Age	39.2	39.3	38.3	39	39.1	39.3	36.7	39.3
Hotel Market With 1 Mile (As Of June, 2023)								
Hotel Inventory (Rooms)	0	304	17	0	0	155	0	683
12-Month Occupancy	-	54.10%	55.10%	-	-	57.1%	-	54.90%
12-Month Average Daily Rate	-	\$96.20	\$82.56	-	-	\$115.31	-	\$128.23
12-Month Revenue per Available Room	-	\$52.03	\$45.48	-	-	\$65.88	-	\$70.39
Location Attributes								
Retail Businesses (10-Minute Walk)	0	18	3	1	0	7	5	7
Daytime Population (10-Minute Walk)	958	702	0	2649	761	2773	805	1243
Distance From Nearest Major^ Airport (Miles)	50.7	75.3	20	7.9	10.4	14.3	63.4	81.4
Enplanements Nearest Major^ Airport (2022)	7,241,882	22,157,862	1,905,541	7,241,882	7,241,882	7,241,882	35,345,138	2,065,116
Facility Attributes								
Indoor								
Tennis Courts	✓	⊖	⊖	✓	✓	⊖	⊖	⊖
Racquetball / Squash Courts	✓	⊖	⊖	⊖	✓	⊖	⊖	⊖
Pickleball Courts	✓	⊖	⊖	✓	✓	⊖	⊖	⊖
Hardwood Courts	⊖	✓	✓	⊖	✓	⊖	✓	✓
Ice Rinks	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
Swimming Pools	⊖	⊖	⊖	⊖	✓	⊖	⊖	⊖
Multipurpose Fields	⊖	✓	✓	⊖	⊖	✓	⊖	⊖
Workout Facility	✓	⊖	✓	⊖	✓	⊖	⊖	⊖
Game Room	⊖	⊖	⊖	⊖	✓	⊖	✓	⊖
Outdoor								
Tennis Courts	⊖	✓	⊖	✓	✓	⊖	⊖	✓
Pickleball Courts	⊖	✓	⊖	✓	✓	⊖	⊖	✓
Basketball courts	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
Ice Rinks	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
Swimming Pools	⊖	⊖	⊖	⊖	✓	⊖	⊖	⊖
Multipurpose Fields	⊖	✓	⊖	⊖	⊖	⊖	⊖	✓
Diamond Fields	⊖	✓	⊖	⊖	⊖	⊖	⊖	✓
Ownership & Management								
Owner	City of Longview, WA	Lewis County, City of Centralia and Northwest Sports Hub LLC	Hub Sports Center	Vancouver Tennis Center	Club Green Meadows	Private	Greenville, TX	Dare County, NC
Operator	Mint Valley Racquet Management & Associates	Private		United States Tennis Association Pacific Northwest		Salmon Creek Indoor Soccer Arena	Greenville Parks and Rec	Dare County NC Parks and Rec
Demand (2022)								
Total Visitors	4,521	755,200	301,400	105,000	350,900	166,700	49,500	144,400
Non-Local** Visitors (%)	-	12.0%	30.9%	13.8%	5.1%	3.3%	8.7%	10.7%
Visits per Visitor	-	3.85	3.01	6.88	6.01	5.45	5.58	5.77
Average Dwell Time	-	163	143	107	116	84	102	82

*Compounded Annual Growth Rate
**Defined as visitors who live 100+ miles from the facility
^Defined as airports with at least 100,000 enplanements in 2022
Source: Relevant Facilities, Placer.ai, Federal Aviation Administration, CoStar, Esri, Johnson Consulting

1. Regional Facilities

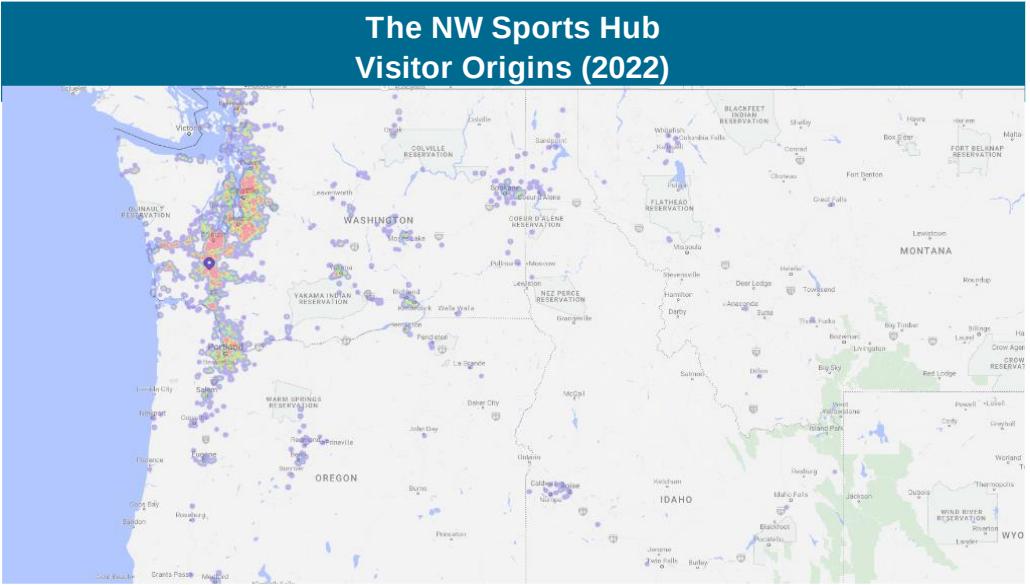
The NW Sports Hub – Centralia, WA

Location: The NW Sports Hub (NWSH) is located in Centralia, WA ,just off Interstate Highway 5. Centralia is strategically located equidistant (1.5-hour drive time) between the 2 high-income metroplexes of Portland and Seattle. It is also connected to Vancouver via Amtrak’s Cascade line which runs from Eugene, OR to Vancouver, BC.

Ownership/ Management: The NWSH is owned by a public-private partnership between the Lewis County Public Facilities District (PFD), the City of Centralia, Centralia School District and Northwest Sports Hub LLC. The facility is privately operated by a local businessman, who proposed the NWSH and lobbied the local government for initial funding.

Facilities: The NWSH is comprised of a 75,000 SF indoor complex that accommodates 8 basketball courts, 14 volleyball courts, and indoor baseball and soccer fields with synthetic turf surfaces. Indoor facilities are supplemented by outdoor facilities that include 6 full-size baseball fields, 2 Little League fields, 8 softball fields, 6 tennis courts, 4 full-size soccer fields, and a track stadium with seating for 3,500 spectators. NWSH Management is currently expanding broadband internet to host E-sports tournaments and multi-player video game competitions.

Demand: The NWSH is home to Greater Seattle League (GSL) Baseball tournaments, hosting a College Showcase at the facility’s outdoor fields featuring 90 youth (16-18 years) teams every July. In 2022, teams from Washington, Oregon and British Columbia, as well as 130 college scouts, visited the College Showcase tournament. West Coast Premier Softball tournaments also hosted at the NWSH, along with the Centralia School District. In 2022, total visits to the NWSH were estimated 755,000 persons.



Source: Placer.ai

1. Regional Facilities

The NW Sports Hub – Centralia, WA

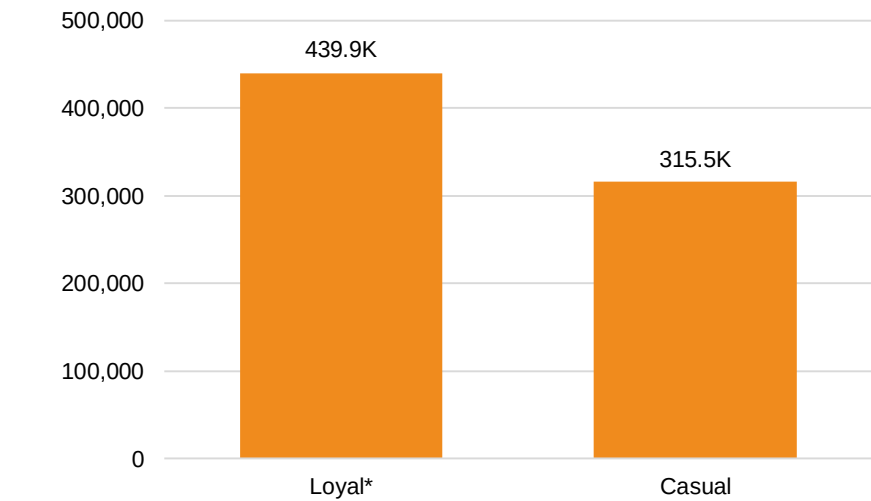
Revenue & Expenses: Financial data was not made available by facility Management.

Funding: The \$10M (in 2010) NWSH was funded by \$1.5M from the City of Centralia, private funds from the owner and proponent, and funding from the Lewis County PFD via the State. In 2021, the Twin Cities (Centralia and Chehalis) Sports Commission received \$47,355 from the Lodging Tax Advisory Committee derived in large part from hotel revenues attributed to the NWSH.

Observations: The NWSH is one of the most popular sports complexes in Western Washington and pulls in visitors from across the region. It benefits from its location in an affluent area, with the median household income in a 3-hour (drive time) catchment of the NWSH being \$91,974, significantly higher than the national average. The facility is also supported by an inventory of 304 hotel rooms within 1-mile, making it an attractive venue for sports tourism events.

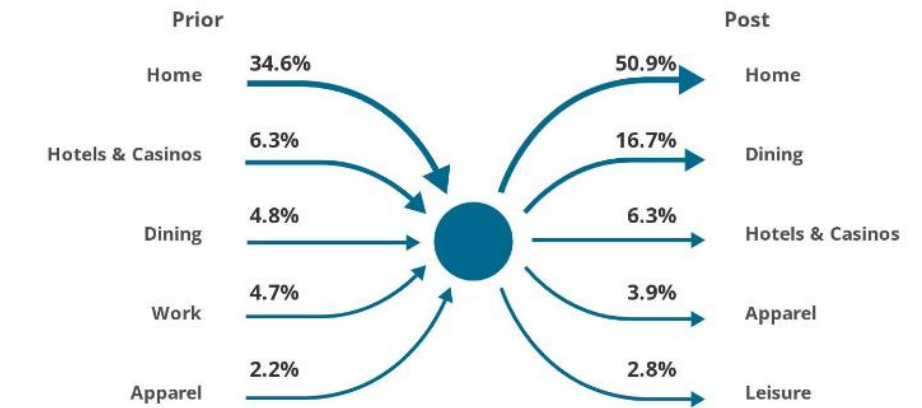
The outdoor facility offerings at NWSH are expansive but the indoor capabilities are a particular draw, having the ability to convert to a full-sized softball field within the 70-foot ceiling. While the NWSH is considerably larger than the MVRC, it exemplifies best-in-class in the regional market and demonstrates the inherent value of truly flexible indoor multi-use space.

The NW Sports Hub
Loyal vs. Casual Visitors (2022)



* Loyal Visitor defined by someone who has visited 5 or more times
Source: Placer.ai, Johnson Consulting

The NW Sports Hub
Visitor Journey (2022)



Source: Placer.ai

1. Regional Facilities

Hub Sports Center– Spokane Valley, WA

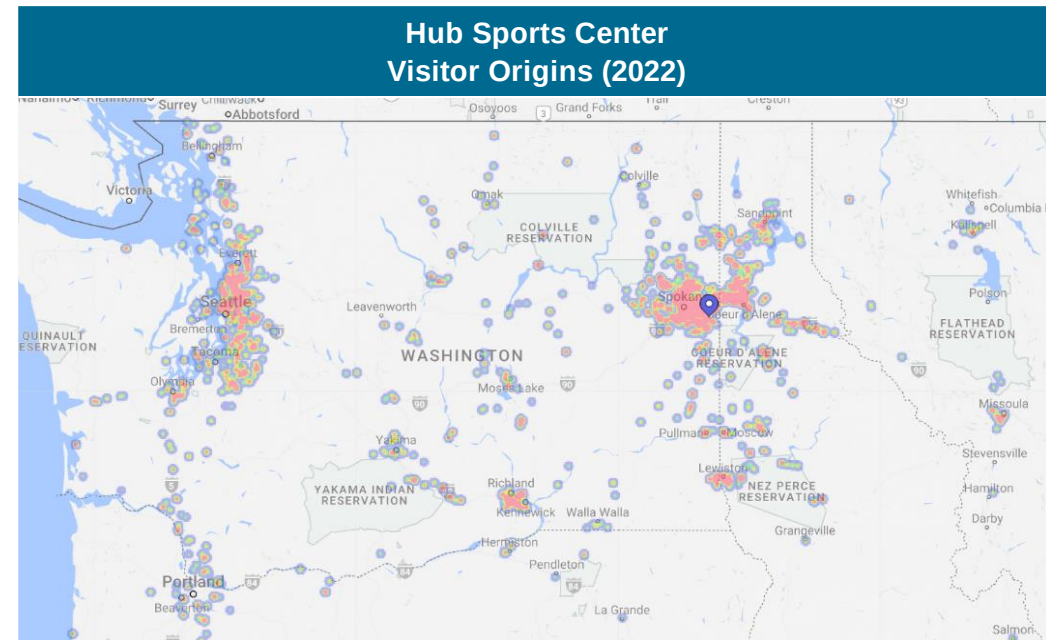
Location: The Hub Sports Center (HSC) is located in Liberty Lake, WA, just off Interstate Highway 90. Liberty Lake is part of the Spokane Metroplex, removed from the closest major city of Seattle, which 4.5-hours (drive time) to the west. Within a 3-hour (drive time) radius of the HSC there is a population of 1.8M persons.

Ownership/ Management: The HSC is owned and operated by a 501(c)3 nonprofit organization, intentionally formed to operate the community-oriented, yet regional, sports venue.

Facilities: The 66,700 SF HSC has 5 full-size basketball courts and 3 large studios used primarily for dance and aerobics. The HSC is planning a \$24M expansion that would build outdoor youth soccer, football, and lacrosse fields in addition to tennis, pickleball and basketball courts.

Demand: The HSC is a popular facility, with 265,700 total visits in 2022. Data from Management indicates that, in an average year, the facility hosts 24 tournaments and 12 leagues. In addition to drawing visitors from the Eastern Washington/Northern Idaho region, a significant number of HSC visitors are non-local, with particularly high penetration throughout the Seattle Metroplex, the Tri-Cities, and Portland. In 2022, 26.2 percent of visitors to the HSC originated from more than 100 miles away.

Revenue & Expenses: In FYE 2021 (which is the most current data available), the HSC reported total operating revenues of \$426,067, an incurred \$639,809 in expenses, resulting in a net operating deficit of (\$213,742). The facility received \$3.5M in contributions and grants, which was used to cover the deficit and add to the ongoing capital campaign for the proposed facility expansion.



Source: Placer.ai

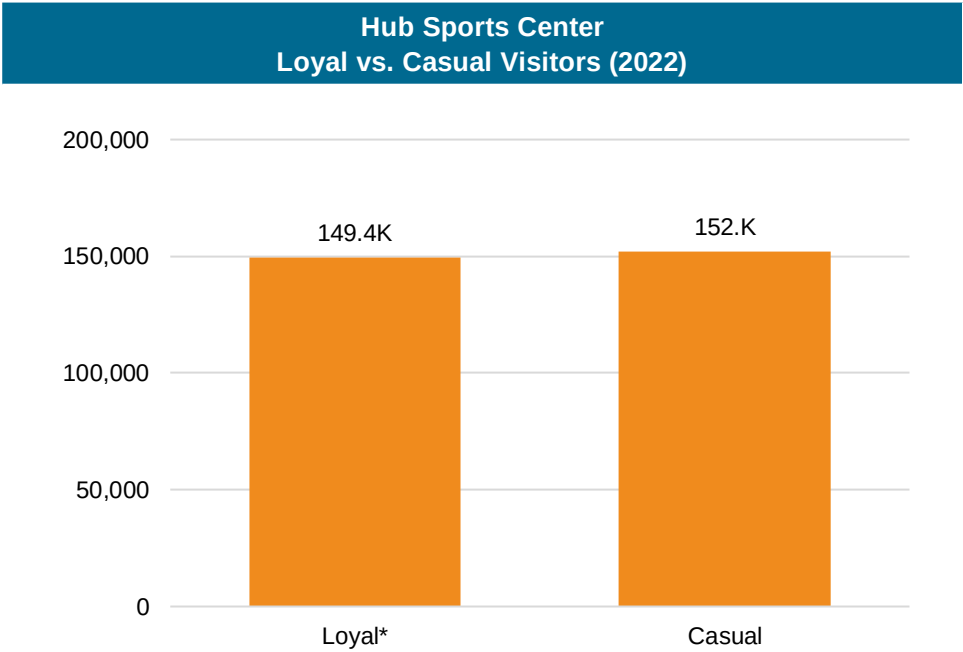
1. Regional Facilities

Hub Sports Center– Spokane Valley, WA

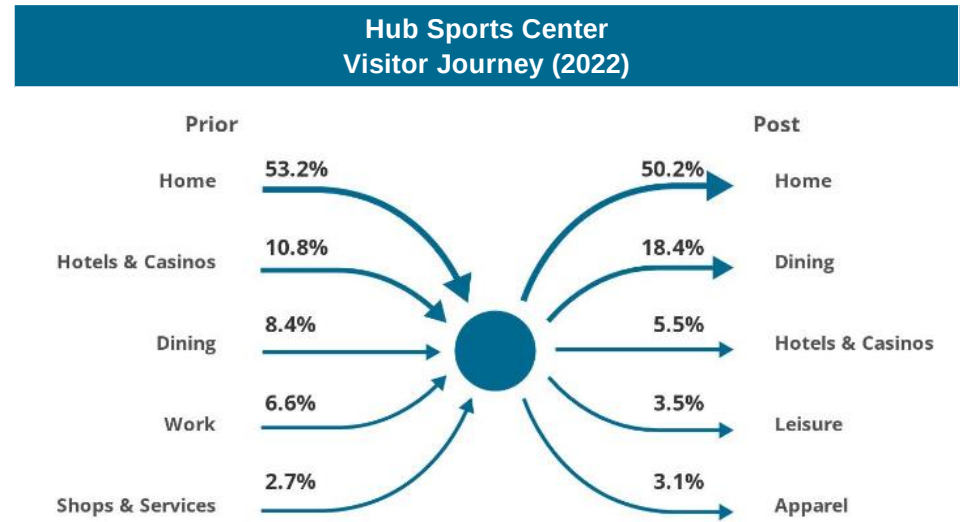
Funding: Funding for the proposed expansion includes \$990,000 from the Spokane County Board of Commissioners and \$350,000 from the Washington State Recreation Conservation Office.

Observations: The HSC plays a major role in the Liberty Lake and Spokane Valley communities. Many of the events hosted at the HSC are community-focused events but the facility still draws a large number of out-of-town visitors. It is estimated that the facility generates \$7M in economic impact, annually, with the proposed expansion projected to contribute an additional \$5M-\$7M in annual economic impact.

While the HSC is larger than the MVRC it is intentional in its efforts to provide community-focused sports and recreation facilities, while expanding its demand calendar to include regional tournaments that generate additional economic benefit for the community.



* Loyal Visitor defined by someone who has visited 5 or more times
Source: Placer.ai, Johnson Consulting



Source: Placer.ai

1. Regional Facilities

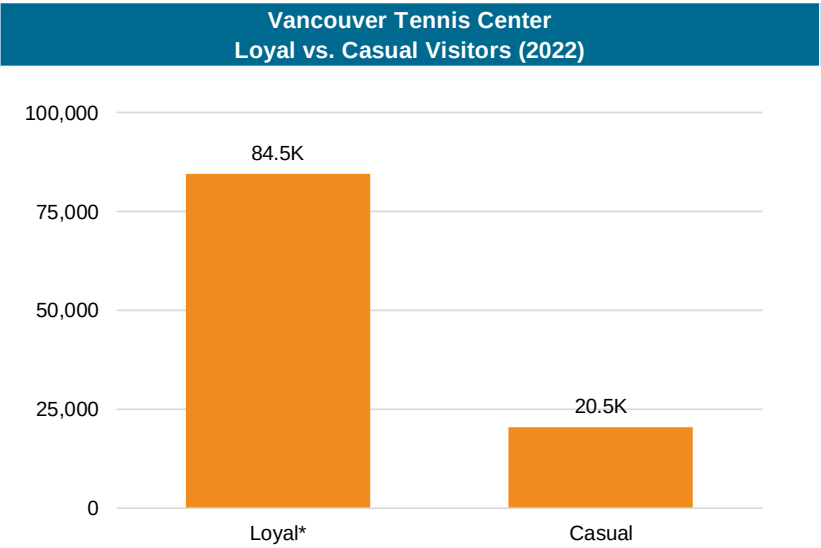
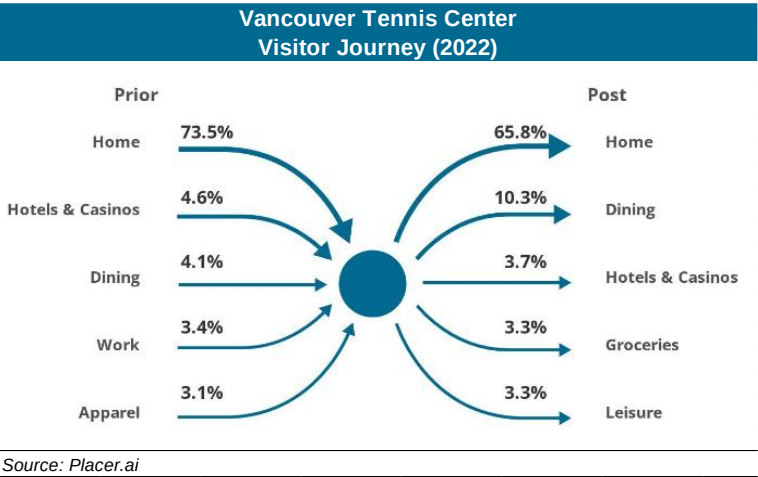
Vancouver Tennis Center– Vancouver, WA

Location: The Vancouver Tennis Center (VTC) is located in Vancouver, WA, just east of Interstate Highway 5. Vancouver is a northern suburb of Portland and is approximately a 3-hour (drive time) from Seattle.

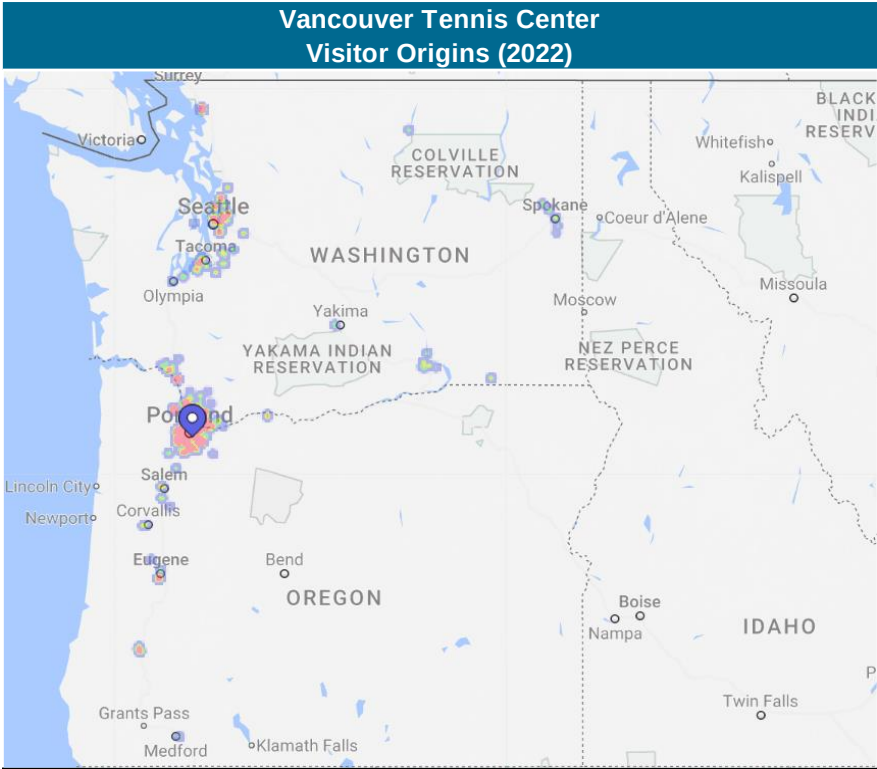
Ownership/ Management: The VTC is privately owned and operated by the United States Tennis Association (USTA) Pacific Northwest, a 501(c)3 organization.

Facilities: The 90,000 SF VTC comprises 9 newly-resurfaced indoor tennis courts, along with 4 outdoor courts.

Demand: The VTC reports moderate demand, with 105,000 total visits in 2022. The facility hosts the Washington High School Tennis State Championships, with much of the balance of use being weekday practices, along with week-long camps, which bring in many out-of-town visitors. It is estimated that 13.8 percent of visitors originate from more than 100 miles away.



* Loyal Visitor defined by someone who has visited 5 or more times
Source: Placer.ai, Johnson Consulting



1. Regional Facilities

Vancouver Tennis Center– Vancouver, WA

Revenue & Expenses: Financial reports for the VTC are consolidated with our assets operated by the USTA Pacific Northwest, and as such, are not informative regarding the financial health of the VTC.

Funding: The USTA Pacific Northwest’s operations are supported by revenues from programming service costs (camp fees, lesson fees, etc.), contributions and grants, and sponsorships.

Observations: The VTC is a community-oriented facility that is focused entirely on tennis. Through court rentals, lessons, camps, and hosting large scale events like the Washington High School State Championship, the facility has positioned itself as a valuable and vital asset to the local and regional tennis communities. The VTC is focused more on bringing tennis to the community than it is on hosting large scale tournaments and events, similar to the MVRC. It is also located in a predominantly residential area. However, its larger inventory of courts, in addition to its location in a denser area, helps it attract far more users than the MVRC. Indeed, the proximity of the VTC to both the Seattle and Portland metroplexes, means that within a 3 hour (drive-time) catchment the median household income is \$87,351, which is significantly higher than the national.

1. Regional Facilities

Club Green Meadows– Vancouver, WA

Location: Club Green Meadows(CGM) is located in Vancouver, Washington just west of Interstate Highway 205. Vancouver is a northern suburb of Portland and is approximately a 3-hour (drive time) from Seattle.

Ownership/ Management: CGM is privately owned and operated.

Facilities: The CGM features an 18-hole golf course, with a 180,000 SF clubhouse, 7 indoor tennis courts, 1 outdoor tennis court, numerous handball, racquetball, squash and pickleball courts, 3 basketball courts, 2 swimming pools, and a sauna, steam room and whirlpool.

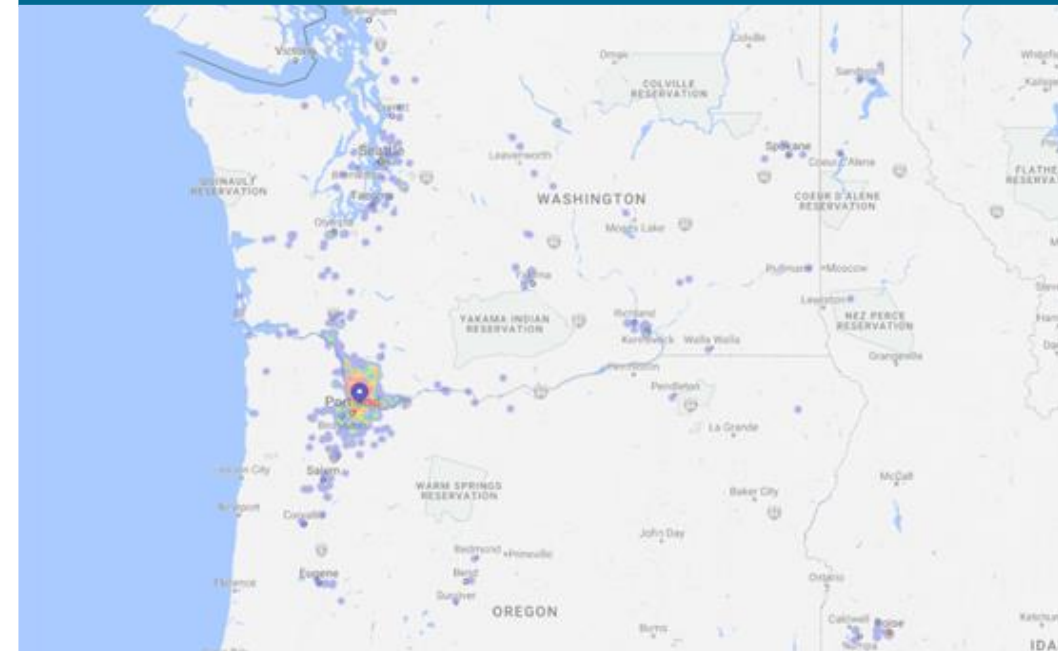
Demand: As a membership club, CGM reported a large number of total visits in 2022 (350,900). Very few non-local visitors are attracted to the CGM (5.1 percent), with the vast majority of visitors originating from the Vancouver and greater Portland areas. Most of the programming at CGM is for the use of the club's members exclusively and not open to non-members. The facility's golf course is the exception, and it is frequently used for State-wide and other regional events, such as charity events and amateur tournaments.

Revenue & Expenses: Financial data was not made available by facility Management.

Funding: As noted above, the CGM is privately owned and operated. Its main source of funding is from membership fees of which there are eight different tiers.



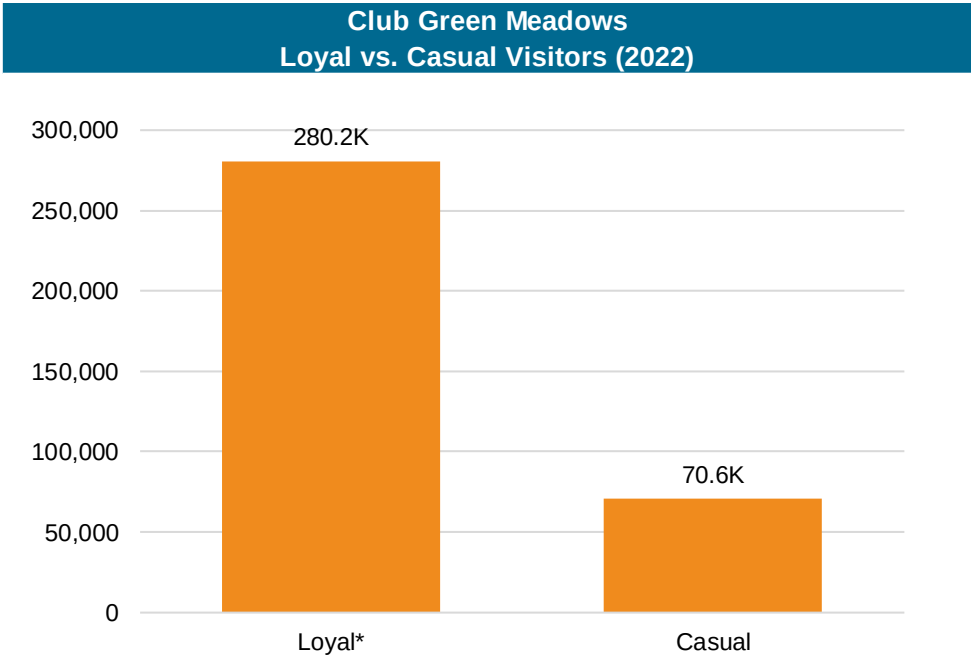
Club Green Meadows Visitor Origins (2022)



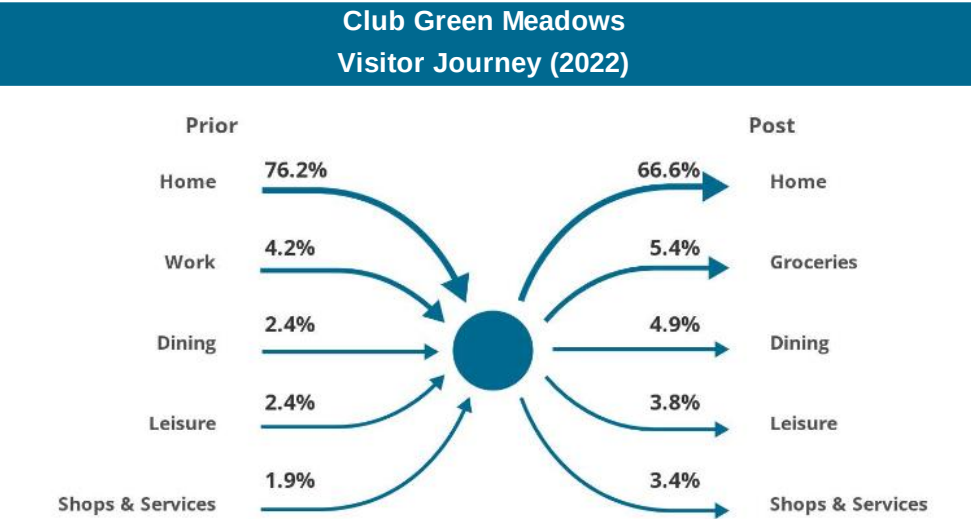
1. Regional Facilities

Club Green Meadows– Vancouver, WA

Observations: CGM is a well-maintained athletic club equipped with a wide variety of facilities that exemplifies the synergistic opportunities between a popular, and attractive, golf course and indoor and outdoor recreation facilities. Similarly to the MVRC, the CGM is located within a residential neighborhood, with limited additional commercial development. Specifically, there are no hotels with a 1-mile radius and no retail businesses within a 10-minute walk of the CGM. Yet it is able to achieve a high level of visitation. If facilities at MVRC were improved, it would be well positioned to complement the adjacent Mint Valley Golf Course and leverage visitation to the already popular and well-maintained facility.



* Loyal Visitor defined by someone who has visited 5 or more times
Source: Placer.ai, Johnson Consulting



1. Regional Facilities

Salmon Creek Indoor Soccer Arena– Salmon Creek, WA

Location: The Salmon Creek Indoor Soccer Arena (SCISA) is located in Salmon Creek, WA, just west of Interstate Highway 5. Salmon Creek is a northern suburb of Portland, just north of Vancouver, WA and approximately a 3-hour (drive time) from Seattle.

Ownership/ Management: The SCISA is privately owned and operated.

Facilities: The 40,000 SF SCISA has 2 turf-field indoor soccer fields, which can also be converted to pickleball courts. The facility is supported by an 87-car parking lot.

Demand: The SCISA draws a significant number of visitors from the local area. In 2022, the facility had 166,700 visits, most of which were from the surrounding area, with only 3.3 percent of visitors originating from more than 100 miles away. This reflects the predominant programming at the SCISA, which is largely local youth and adult soccer leagues, in addition to drop-in pickleball times.

Information from Management indicates that the facility hosts events on every day except major holidays and has even taken advantage of typically slow weekday mornings by offering pickleball drop-ins.

Revenue & Expenses: Financial data was not made available by facility Management. The facility charges \$725 to register a youth indoor winter league team and \$1,030 to register an adult indoor soccer team. Drop-in pickleball is available most weekday mornings and costs \$5/person.

Funding: Funding data was not made available by facility Management.



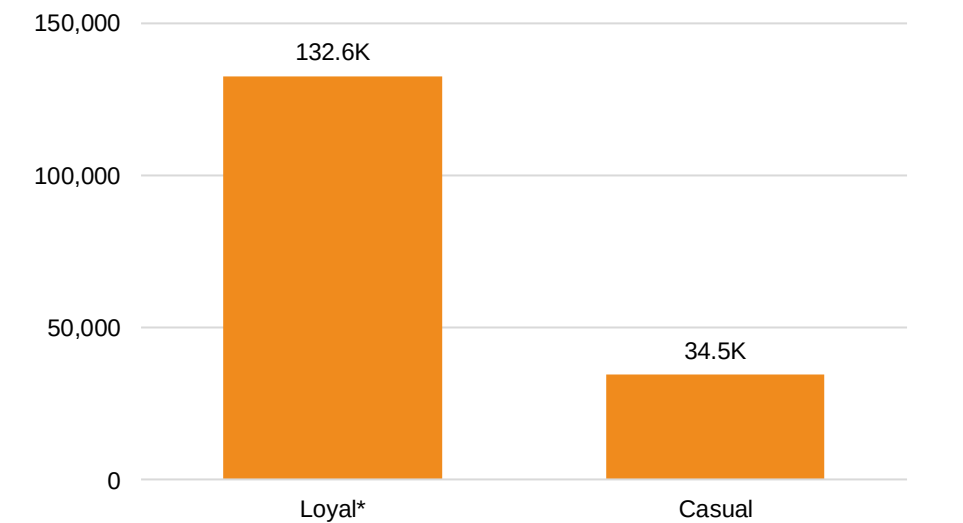
1. Regional Facilities

Salmon Creek Indoor Soccer Arena– Vancouver, WA

Observations: Despite being a relatively small facility, the SCISA has become a destination for Southwest Washington soccer events. The SCISA benefits from its proximity to an Interstate off-ramp, being surrounded by adjacent businesses. There are 7 commercial buildings within a 10-minute walk, along with a park comprising 4 baseball diamonds, and an inventory of 155 hotel rooms within a 1-mile radius..

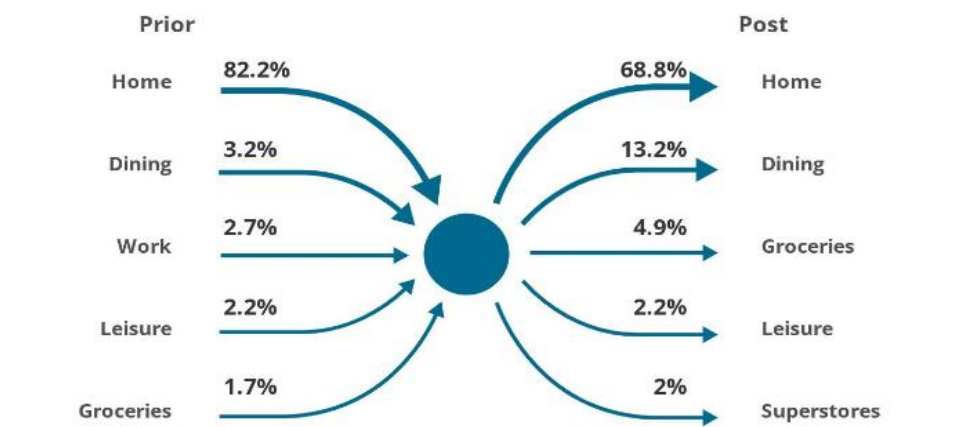
The SCISA demonstrates the benefits of offering youth and adult leagues as a means of driving visitation to a modestly-sized facility. The ability to convert the turf fields into pickleball courts has allowed the facility to diversify its demand base and fill its calendar of events and activities. Similar strategies should be contemplated at the MVRC.

Salmon Creek Indoor Soccer Arena
Loyal vs. Casual Visitors (2022)



* Loyal Visitor defined by someone who has visited 5 or more times
Source: Placer.ai, Johnson Consulting

Salmon Creek Indoor Soccer Arena
Visitor Journey (2022)



2. Comparable Facilities

Reecy Davis Rec Center– Greenville, TX

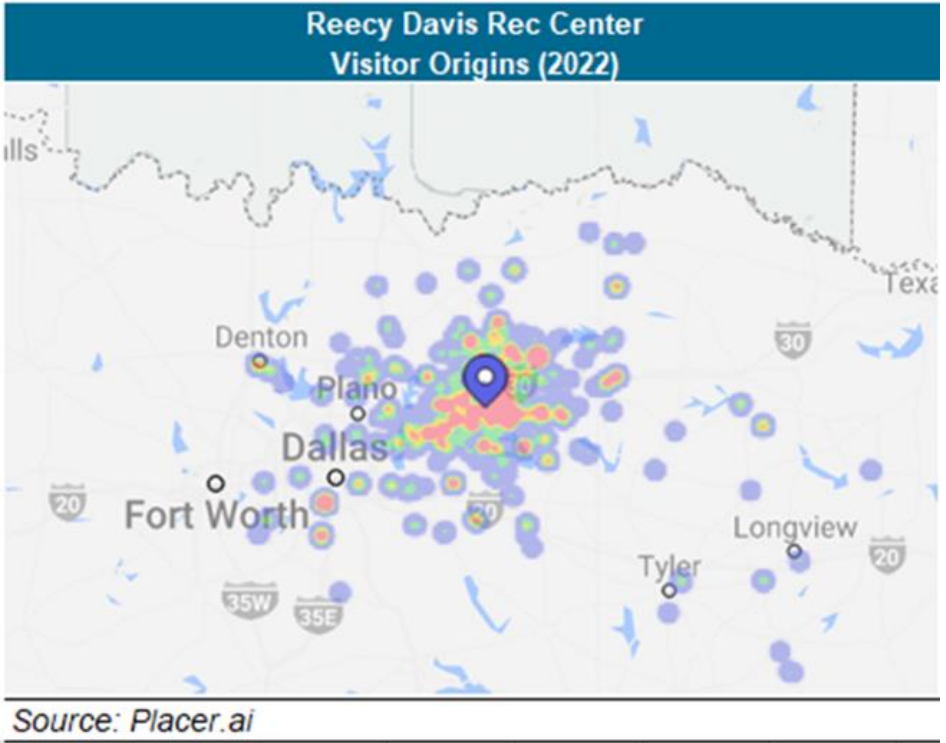
Location: The Reecy Davis Rec Center (RDRC) is located in Greenville, TX which is 1-hour (drive time) from Dallas via Interstate Highway 30. The RDRC is located in a largely residential neighborhood adjacent to Carver Elementary School.

Ownership/Management: The RDRC is owned by the City of Greenville and operated by the Greenville Parks and Recreation Department.

Facilities: The RDRC has hardwood courts that can be used for basketball or volleyball. Outside of these courts, there are various amenities for kids and seniors, including game rooms, meeting rooms, and a large field outside of the facility (although it is noted that it is not equipped for outdoor sports).

The City of Greenville will be imminently voting a \$65M update to the RDRC’s facilities. The proposed updates include 4 basketball and volleyball courts, a walking track, a 25-meter pool and splash pad, locker rooms, a turf soccer field, a softball field and batting cages, 2 pickleball courts, a 2-bay golf simulator, a gym and exercise space, 5,000 SF for sports medicine and physical therapy, an outdoor fitness area, an outdoor splash pad, a pump track, and exterior lighting.

Demand: The RDRC was visited 49,500 times in 2022. The facility is used primarily for community-oriented events, including youth flag football and volleyball leagues, as well as exercise classes for senior citizens. A majority of visits came from repeat and local visitors, with only 8.7 percent of visitors originating from more than 100 miles away. This reflects not only the community orientation of the facility but also the geographic limitations, which mean that visitors from more than 100 miles away typically have to drive 2+ hours to get to the RDRC.



2. Comparable Facilities

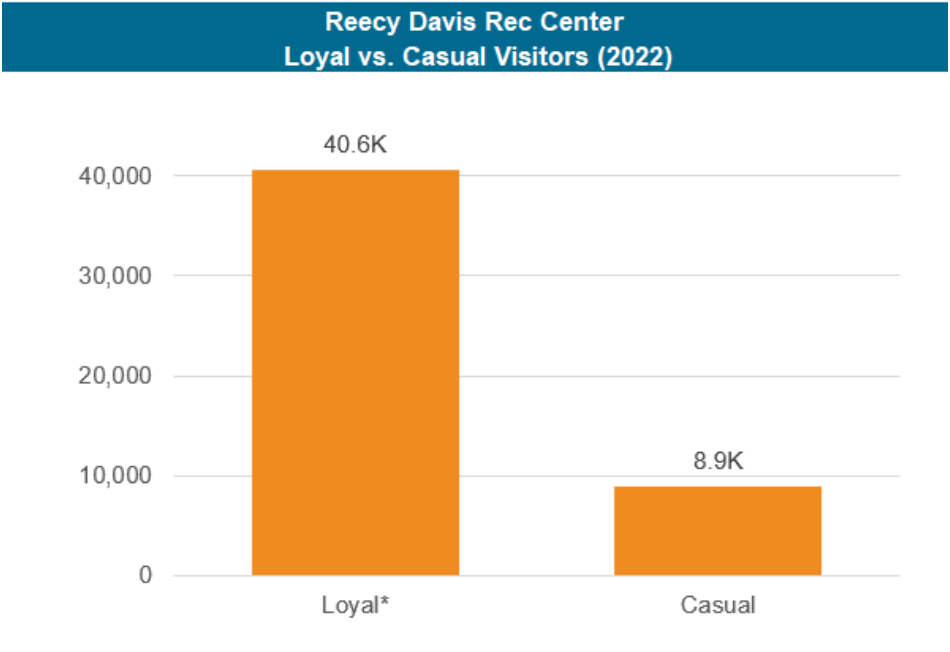
Reecy Davis Rec Center– Greenville, TX

Revenue & Expenses: Financial data was not made available by facility Management.

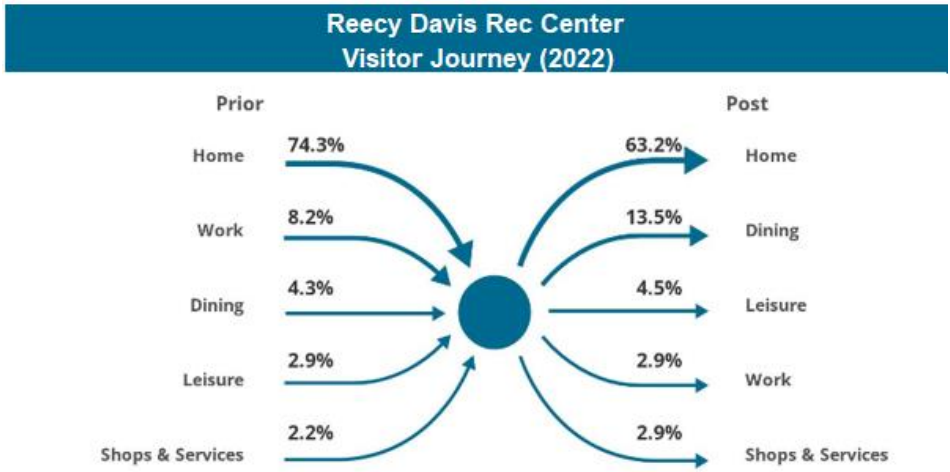
Funding: If the City of Greenville approves the \$65M renovation to the RDRC, it will fund the expansion using general

Observations: The RDRC is a modestly-sized recreation center that largely serves the local community. The inclusion of supplemental amenities (meeting rooms, game rooms, etc.) create a unique amenity for residents that, in tandem with programming that responds to the demographic characteristics of the local community, drive visitation to the facility. The proposed expansion would position the RDRC to continue to serve local residents, while also position the facility to compete in the sports tourism market. These hybrid facilities, serving both local residents and sports tourists alike, are becoming more common and are increasingly looked at as a model for maximizing a sports complex’s utility.

Of note, there are no hotels within 1- mile of RDRC and only 5 retail businesses within a 10-minute walk. The City of Greenville has a population of just under 30,000, but there are over 11M residents within a 3-hour (drive time) catchment, reflecting its proximity to the Dallas-Fort Worth metroplex.



* Loyal Visitor defined by someone who has visited 5 or more times
Source: Placer.ai, Johnson Consulting



Source: Placer.ai

2. Comparable Facilities

Dare County Family Recreation Park– Kill Devil Hills, NC

Location: The Dare County Family Recreation Park (DCFRP) is located in Kill Devil Hills, NC, approximately 1.5-hours (drive time) from Norfolk, VA via US Highway158. Kill Devil Hills has a population of 7,800 and is the largest town in the Outer Banks region of NC, which is a thin peninsula off the coast measuring approximately 175 miles long.

Ownership/Management: The DCFRP is owned by Dare County and operated by the Dare County Parks and Recreation Department.

Facilities: The DCFRP has a wide variety of indoor and outdoor facilities, including a multipurpose field used for soccer, football or lacrosse, a lighted baseball field, a lighted softball field, 2 batting cages, 4 lighted tennis courts, a tennis hitting wall, a game room, and a playground.



Source: Placer.ai

2. Comparable Facilities

Dare County Family Recreation Park– Kill Devil Hills, NC

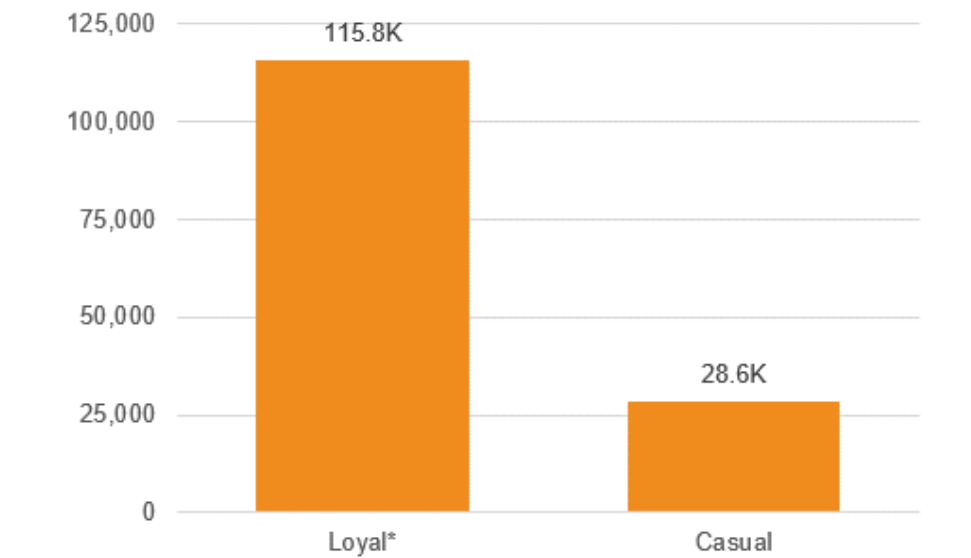
Demand: The DCFRP was visited 144,400 times in 2022. Visitation related predominantly to daily open pickleball events, along with youth baseball, adult fitness events, youth gymnastics, and other events like youth football pad fitting. It is estimated that 10.7 percent of visits originated from over 100 miles away.

Revenue & Expenses: Financial data was not made available by facility Management.

Funding: The Dare County Parks and Recreation Department allocates a portion of its funding towards the maintenance and programming of the DCFRP.

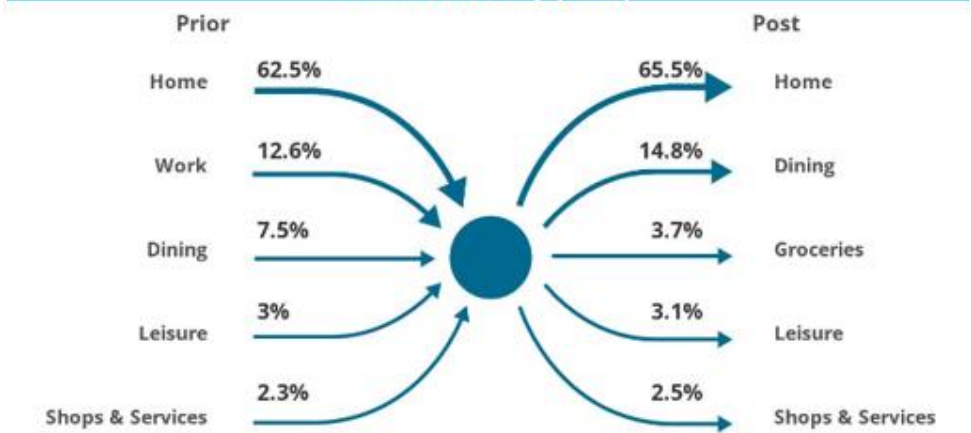
Observations: Despite being located in a small town, the DCFRP is heavily utilized by the Outer Banks community. A flexible inventory of both indoor and outdoor spaces helps drive year-round demand and makes the DCFRP a valuable community asset. There is a permanent population base of 2.9M people reside within a 3-hour (drive time). However, the location of the DCFRP in a popular vacation destination means that there is an inventory of 683 hotel rooms within 1-mile of the facility among the analyzed facilities. This would position the DCFRP to expand programming to target sports tourism but notwithstanding this, it provides an example of a successful facility in a relatively remote location.

Dare County Family Recreational Park
Loyal vs. Casual Visitors (2022)



* Loyal Visitor defined by someone who has visited 5 or more times
Source: Placer.ai, Johnson Consulting

Dare County Family Recreational Park
Visitor Journey (2022)



Regional & Comparable Facilities Analysis

Implications

Each of the comparable facilities profiled above was developed in response to a community's desire to create an attractive sports and recreation facility, generating significant benefits for the local and regional economies.. Key observations by theme are summarized as follows:

- **Location:** Regionally, many facilities are strategically to draw visitors from major metroplexes. Facilities located in Southern Washington predominately serve the Portland Metroplex, while locations like Chehalis and Centralia in the center of the State are able to attract visitors from both Seattle and Portland. The preponderance of facilities are located in residential areas, which when combined with proximity to a freeway exit, positions them to draw a high proportion of non-local visitors and host regional tournaments. Facilities without proximity to a freeway exit are positioned to best serve the local community.
- **Ownership/ Management:** The majority of the facilities are owned by cities or counties and operated by Parks and Recreation Departments. Of the privately owned facilities, 2 are owned and operated by non-profits and 2 are owned and operated by for-profit organizations. This speaks to the multitude of successful ownership and operating models for these types of facilities.
- **Facilities:** The identified facilities fall into two categories – 1). Community-serving facilities and 2). Regional facilities. Smaller, less-equipped facilities, like the RDRC and SCISA, draw visitors primarily from the local area, while larger facilities, like the NWSH, has the necessary quantity, quality and type of facilities necessary to host a wide variety of different regional tournaments, in addition to local tournaments and local use. The MVRC currently aligns most closely in the former category, and given the site constraints, it is logical that it remains a community-oriented facility. It is most similar to the VTC, albeit smaller, which has made an intentional effort to diversify programming to fill the calendar, specifically by adding pickleball. As is demonstrated by the RDRC and SCISA, a community-serving facility can draw a significant number of visitors if it offers high-quality facilities and programming.
- **Demand:** The NWSH is by far the most highly utilized facility, followed by CGM, which can attribute much of its high visitation numbers to its golf course. Despite being in one of the least populated drive-time catchments, the HSC also achieves comparatively high visitation, attributed to the tournament programming. Conversely, the RDRC achieves more modest visitation, reflected its location in a sparsely populated area and the community-focus of the facility offerings, but it is still 10 times the visitation to MVRC. Regardless of local- or regional-orientation, it is clear that those facilities with the most diversified programming, tailored to respond to the needs of the community and the demographic characteristics of the local area, are the most successful from an attendance perspective.

Regional & Comparable Facilities Analysis

Implications

- **Revenue & Expenses:** Although limited information was available for the identified facilities, it is typically for these types of facilities to operate at a fairly modest scale, reflecting their mission to provide sports and recreational opportunities to local and/ or regional communities. The true economic impact, particularly for sports tourism-oriented facilities, is the sales and hotel tax revenues generated by visitors to the market.
- **Funding:** City, county and/ or State participation in projects of this nature is common, reflecting the fact that these facilities are grounded in their missions to provide community benefit and/ or contribute to economic development and tourism. There are also a number of facilities in the identified set that have been developed with a significant amount of private funds, as well as robust fundraising efforts.

Supplemental: Outdoor Facilities

As it relates to broader opportunities and unmet needs within Cowlitz County, 2 additional case study profiles are provided below. Although these are not comparable to MVRC, they provide examples of larger facilities that are oriented to sports tourism and may inform other projects elsewhere in the County.

Chehalis Sports Complex– Chehalis, WA

Location: The Chehalis Sports Complex (CSC) is located in Chehalis, WA, just east of Interstate Highway 5. Chehalis is equidistant between Portland and Seattle (1.5-hours drive time), and less than 10-minutes (drive time) from Centralia, which is connected to Vancouver via Amtrack’s Cascade line that runs from Eugene, OR to Vancouver, BC. The CSC opened in 2021.

Ownership/ Management: The CSC is owned by the city of Chehalis and operated by the City of Chehalis’ Parks and Recreation department.

Facilities: The CSC is newly renovated and features 4 youth sized baseball/softball diamonds with artificial turf infields and natural grass outfields, 2 scoreboards, 2 lighted fields and concessions stands. The CSC is located within a larger park that includes a local playground and an aquatic center.

Demand: The CSC had 90,500 visits in 2022. Programming is focused on local and regional tournaments.

Revenue & Expenses: In 2023, the CSC is budgeted to incur \$133,580 of operating expenses which was a slight increase from \$121,560 in 2022, largely due to \$12,000 in one-time maintenance costs required to aerify, sand, and reseed the CSC’s outfields.

Funding: The \$4.5M CSC was funded in part by \$2.4M in donations from the Chehalis Foundation, a non-profit organization focused on supporting projects that benefit the City and community.



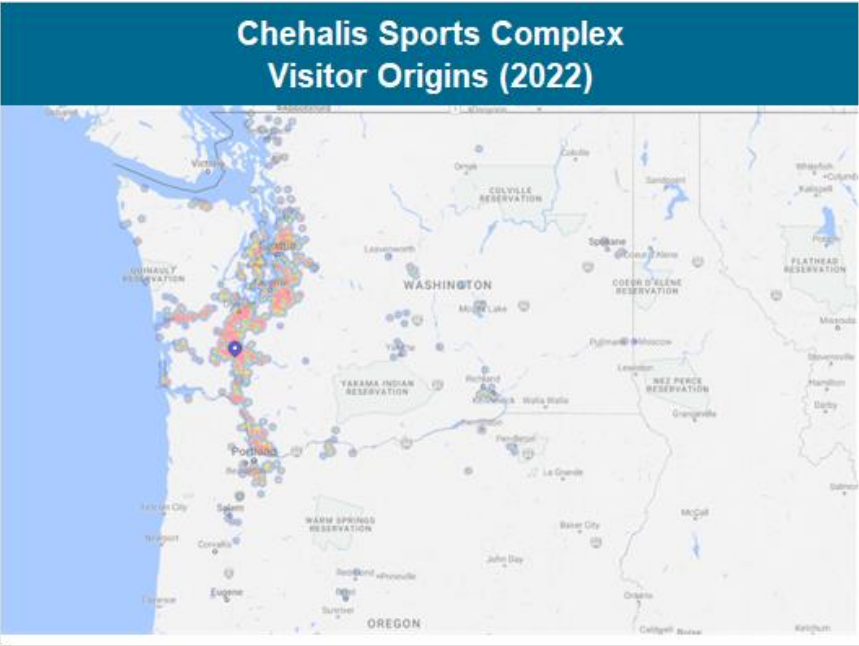
Supplemental: Outdoor Facilities

Chehalis Sports Complex– Chehalis, WA

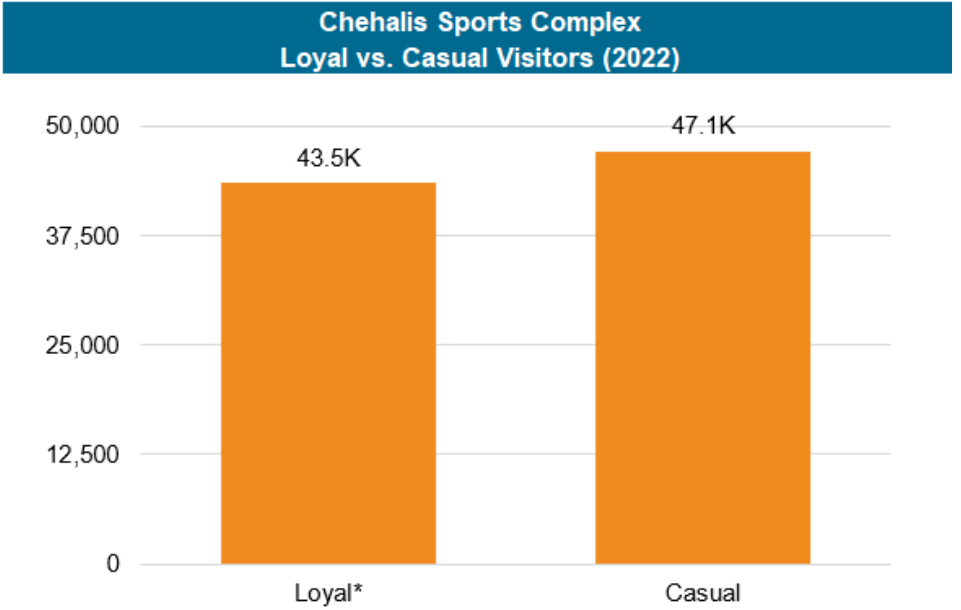
Observations: The CSC is a moderately sized baseball facility that is the focal point of a new recreational park. It benefits from its proximity to an Interstate off-ramp, with 9 retail businesses within a 10-minute walk, although there are no hotels within a 1-mile radius. Nevertheless, the CSC is able to draw visitors from a large catchment area.

Likely due in part to its close proximity to the larger NW Sports Hub in Centralia, the facility hosts a relatively modest number of visitors, leagues and tournaments every year. Many of CSC’s visitors don’t frequent the park often, but just come for tournaments, as seen by the large percentage of people coming from, or going to, hotels from the CSC.

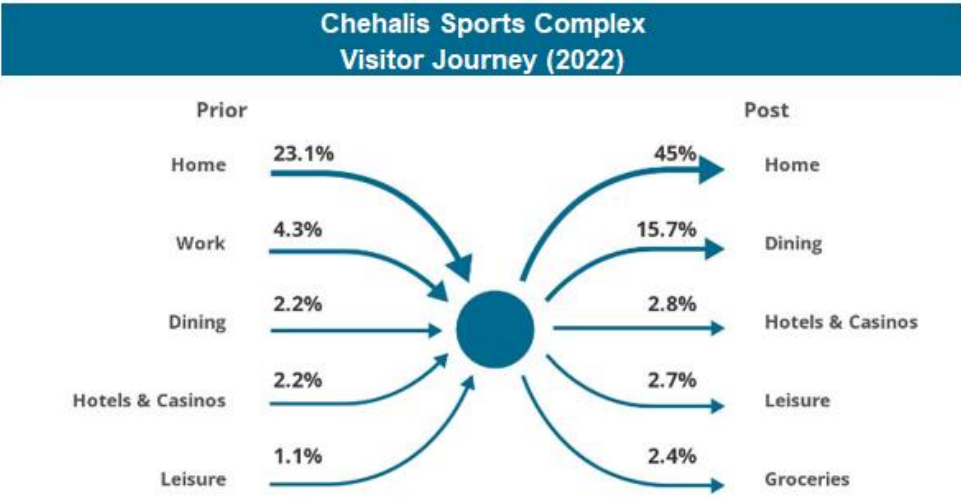
The CSC provides an example of a modestly-sized facility, operated by the City’s Parks and Recreation Department, that has been able to capitalize on market needs to successfully enter the sports tourism market.



Source: Placer.ai



* Loyal Visitor defined by someone who has visited 5 or more times
Source: Placer.ai, Johnson Consulting



Source: Placer.ai

Supplemental: Outdoor Facilities

Ridgefield Outdoor Recreation Complex– Ridgefield, WA

Location: The Ridgefield Outdoor Recreation Complex (RORC) is located in Ridgefield, WA, just west of Interstate Highway 5. Ridgefield is a suburb of Portland north of Vancouver, WA and approximately a 3-hour (drive time) from Seattle.

Ownership/ Management: The RORC is owned by the City of Ridgefield and operated by the Ridgefield School District.

Facilities: The RORC is a 53-acre outdoor facility that includes 6 multi-purpose sports fields, a playground, walking trails, open space, and a community building.

Demand: The RORC plays host to a variety of sporting events and tournaments, including lacrosse, track & field, football, and baseball. One of the main draws to the complex is its anchor tenant - the Ridgefield Raptors, an amateur baseball team in the West Coast League. The Raptors play roughly 30 home games every year at the RORC, attracting an estimated 1,000 visitors each. The facility saw a high level of total attendance in 2022 with 204,200 visits, with 9.9 percent of all visits originating from more than 100 miles away.

Revenue & Expenses: Financial data was not made available by facility Management.

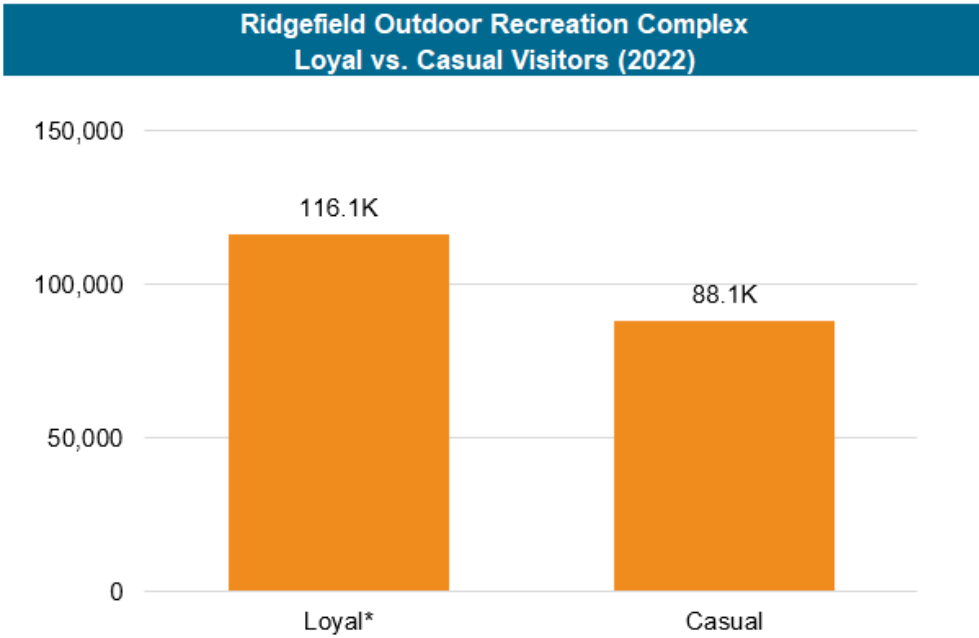
Funding: The \$16.2M RORC was funded by 2 general obligation bonds, issued in 2017 and 2018.



Supplemental: Outdoor Facilities

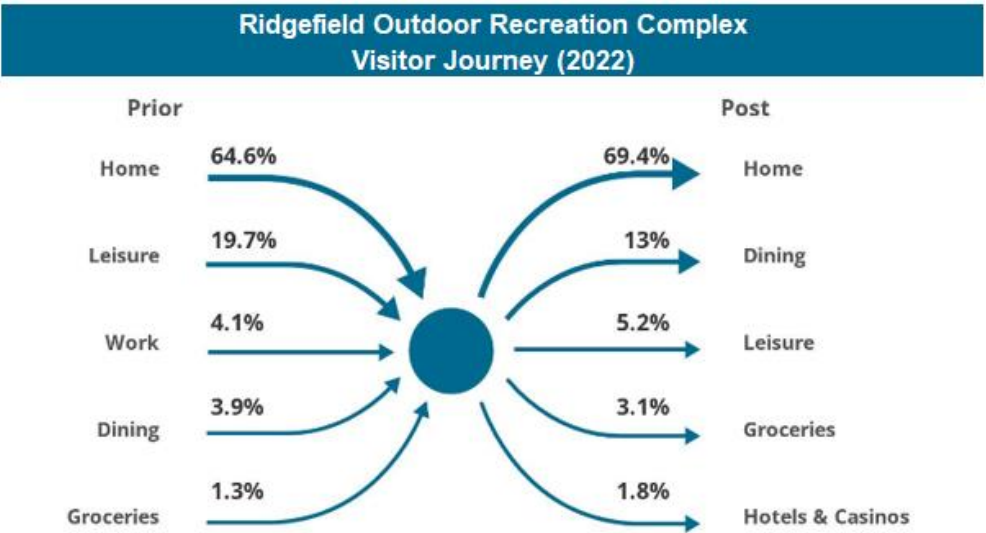
Ridgefield Outdoor Recreation Complex– Ridgefield, WA

Observations: Despite being located in a residential neighborhood, within a broader area that is predominantly rural, the RORC is able to attract a relatively high number of visitors. This is attributed in part to it having the Ridgefield Raptors as an anchor tenant, as well as its draw for regional tournaments. Being operated by the School District also expands programming. These strategies have contributed to the success of the RORC in positioning itself to compete in the sports tourism market.



* Loyal Visitor defined by someone who has visited 5 or more times

Source: Placer.ai, Johnson Consulting



Source: Placer.ai

Section 6

Gap Analysis & Niche Identification



JOHNSON
CONSULTING



Sports Participation Trends

Introduction

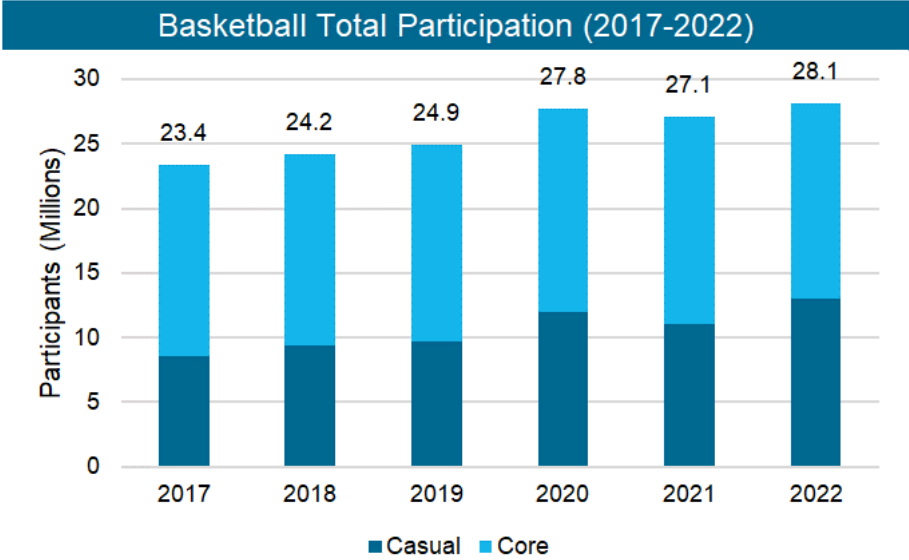
With the rising prioritization of health and fitness and the emergence of uncategorized facets of the sports industry, such as esports, it is important to understand the activity levels and participation rates in order to determine how to best accommodate sports demand in the years to come. The following analysis highlights “core” versus “casual” participation levels in various sports. The definition of core participants varies slightly depending on the sport but generally, a “core” participant is defined as one who participates 13 or more times in the sport throughout the course of a year. Core participants generate the most demand from a sports, and particularly youth sports, travel standpoint through tournaments, leagues, showcases, and exhibition games among other events that could be accommodated at a new multi-purpose sports facility.

Basketball

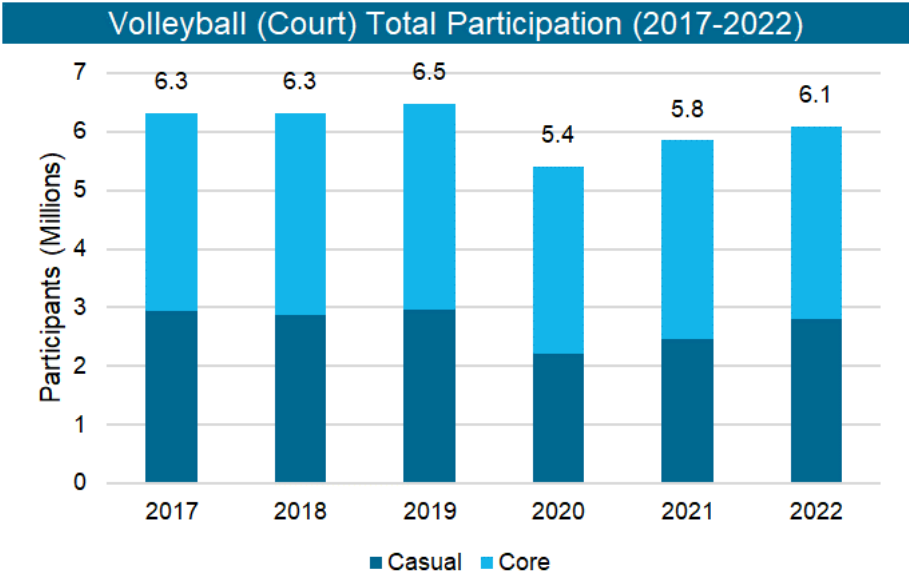
Basketball is one of the primary sports played on hardcourt surfaces and is especially advantageous as courts can easily be adapted to accommodate additional event demand. In 2022, total basketball participation was 28.1M, over half of whom were core participants. This marked a 6-year high in terms of number of participants and indicates an overall upwards trend.

Indoor Volleyball

Volleyball, like basketball, gives a facility the opportunity to capture additional indoor event demand. In 2022, total volleyball participation was 6.1M, representing a decrease from the total number of participants since the most recent peak of 6.5 million participants in 2019, likely due to the impact of the global pandemic. Notwithstanding this, volleyball remains a stable market and can be expected to maintain this level of participation going forward.



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting

Sports Participation Trends

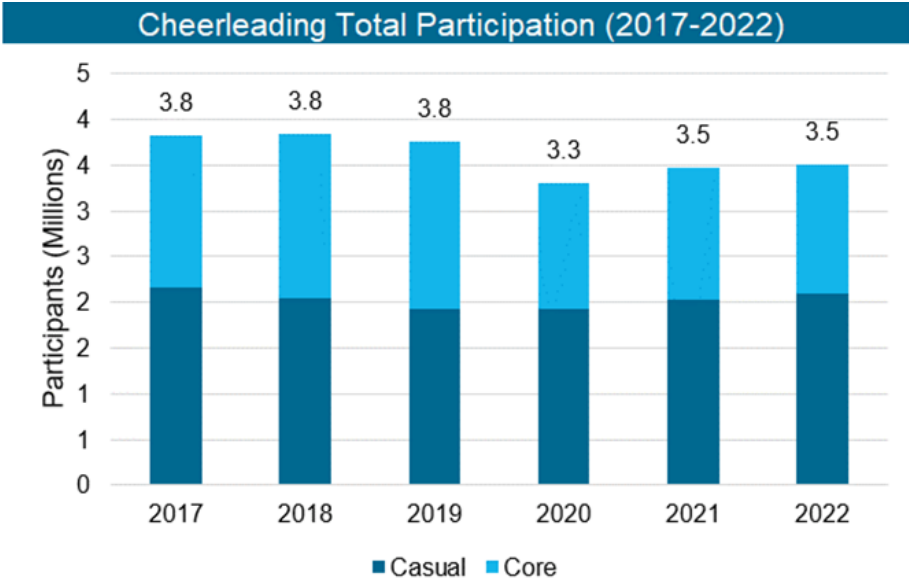
Cheerleading

Cheerleading competitions occur on indoor multi-purpose floors that can be covered with mats and provide adequate seating for spectators. This configuration could be similar to a basketball or volleyball tournament or a gymnastics or dance competition. In 2022, there were a total of 3.5M cheerleading participants, which is stabilizing but lower than historical rates for the sport, likely caused in part by the global pandemic. Cheerleading participation is anticipated to return to its previous levels over the next few years.

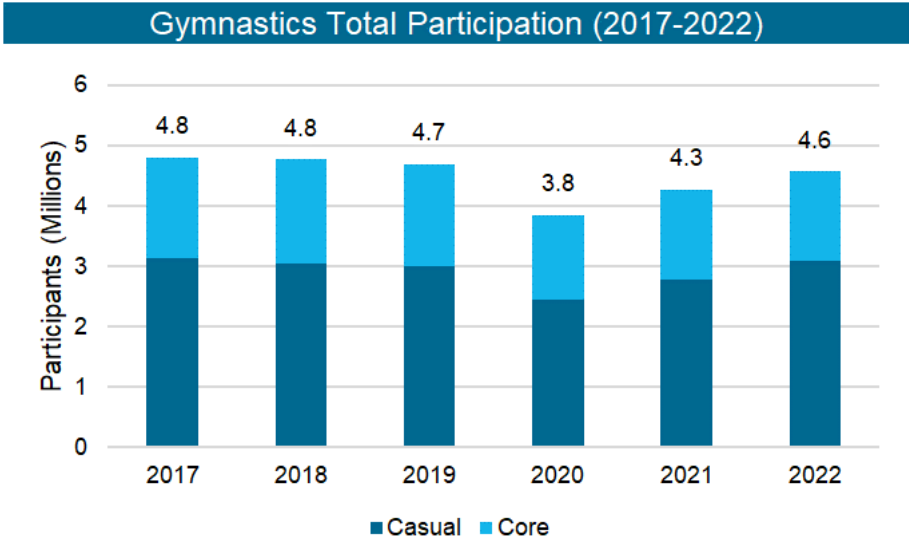
Gymnastics

Gymnastics competitions can be held on a multi-purpose floor with mats, similar to cheerleading. However, gymnastics generally has much more equipment required for a competition than cheerleading. Because of this requirement for additional equipment, a facility that hosts gymnastics competitions should provide enough space to house this equipment during a competition.

In 2022, total gymnastics participation was 4.6M, representing the resilience of the sport as it approached pre-pandemic levels. It is likely that gymnastics participation will return to its previous levels in the coming years.



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting

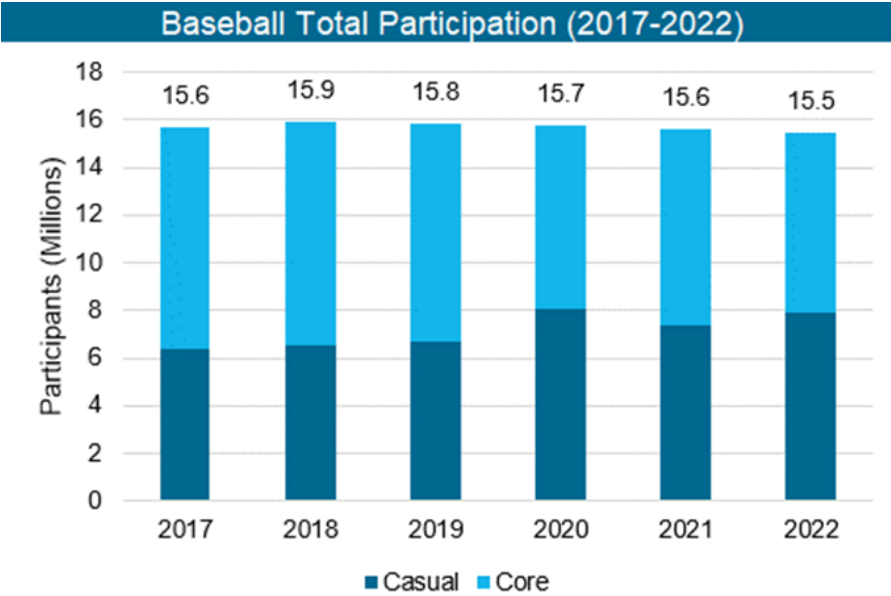
Sports Participation Trends

Baseball

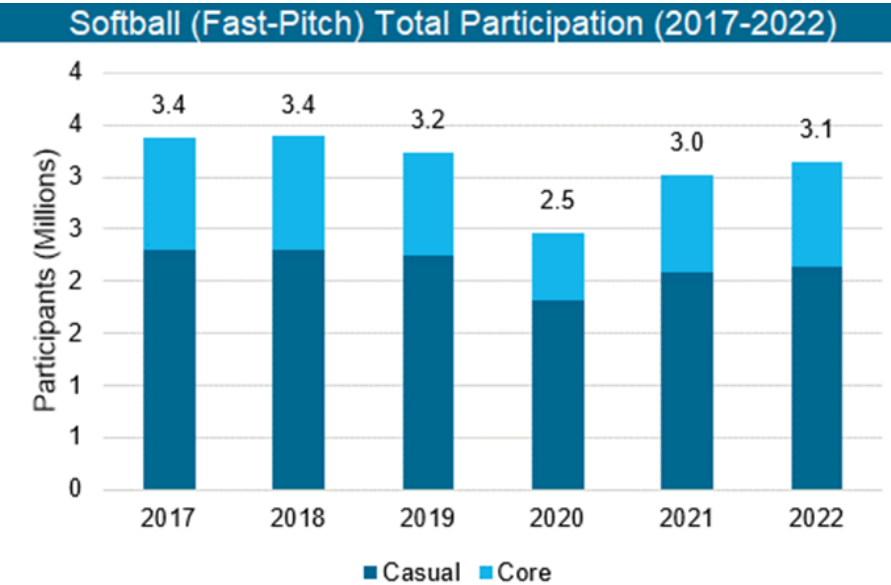
Baseball is a highly seasonal sport, played almost exclusively outside at the amateur level. Baseball diamonds can often be configured to accommodate the age level of the participants by moving the outfield fences and base positions, meaning that one, flexible diamond is capable of hosting games from tee ball to college. In 2022, total participation in baseball was 15.5M, reflecting strong overall demand for the sport, especially among children.

Fast-Pitch Softball

Similar to baseball, fast-pitch softball is highly seasonal and its fields can often support many age levels of participants. Fast-pitch softball saw participation decline from 3.2M in 2019 to 2.5M in 2020. However, the number of “core” participants held steady over that time period, and numbers are gradually returning to pre-pandemic levels, suggesting that tournament and event demand for the sport remains relatively strong.



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting

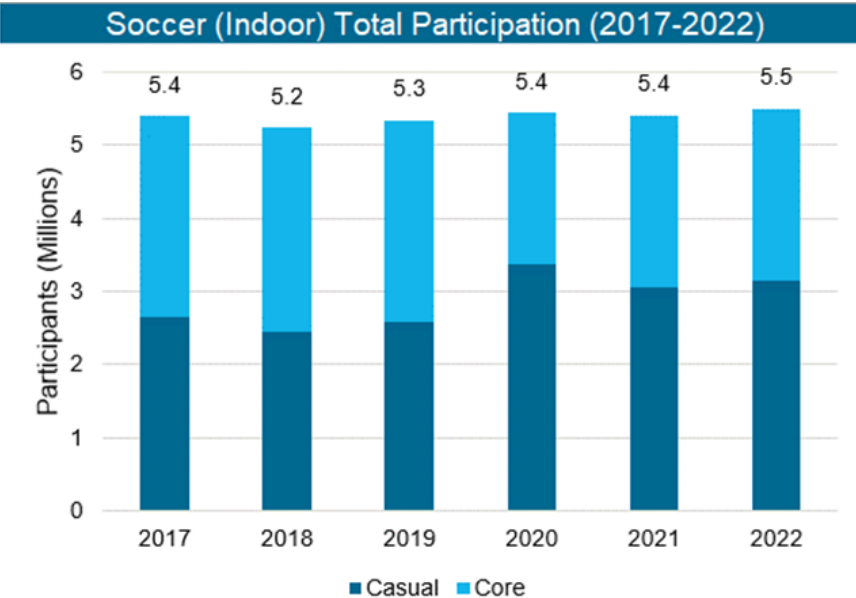
Sports Participation Trends

Soccer

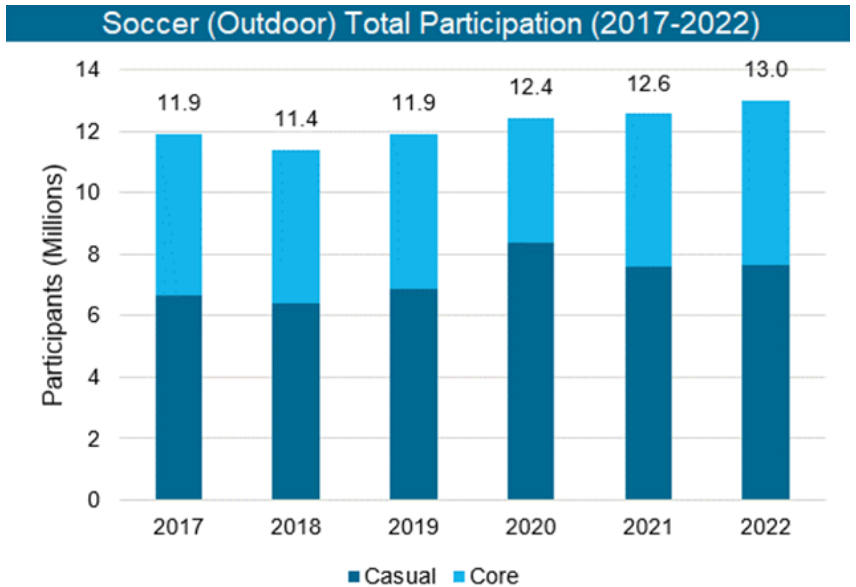
The figures on the right highlight the total participation in both indoor and outdoor soccer. Outdoor soccer can be played on a multi-purpose field that can be used for other sports such as lacrosse, as well as for other, non-sporting events and activities. Indoor soccer is typically played on synthetic turf, though one of its more popular variations, futsal, is played on a hardwood or ceramic court.

Outdoor soccer has significantly more participants, both “core” and “casual”, than indoor soccer. In 2022, indoor soccer had a total of 5.5M participants, while outdoor soccer had a total of 13.0M participants. While both indoor and outdoor soccer participation in 2022 were the highest reported since 2017, the growth in outdoor participation was particularly pronounced.

In 2022, indoor “core” participants fell to 2.4M, after hovering between 2.7 and 2.8M over the previous 5 years. In contrast, outdoor “core” participants numbered 5.4M in 2022, up from 4.1M in 2020. Though these decreases in “core” indoor soccer participants were made up for by a spike in “casual” participants, fewer “core” participants means a smaller market for soccer tournaments, showcases, and other events associated with sports tourism. While it is likely that much of this shift in participation was due to the global pandemic restricting travel and activity in 2020 and thereby causing many previous “core” participants to be reclassified as “casual,” this will be a trend to monitor in the next few years.



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting



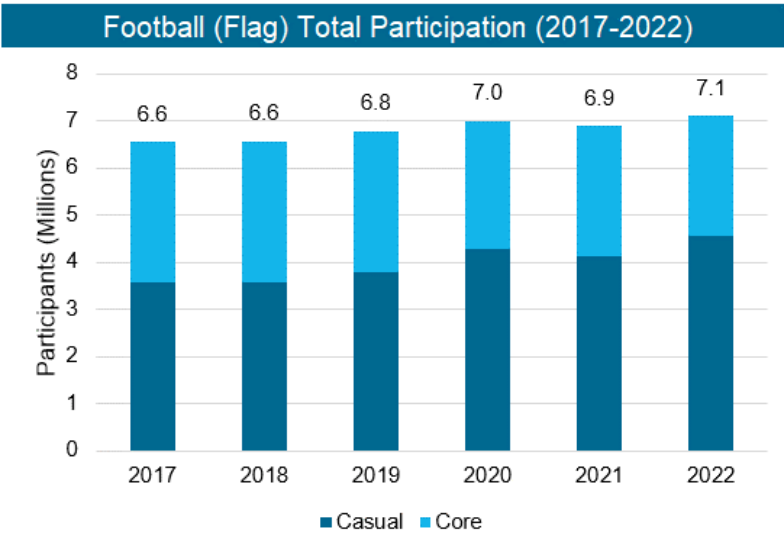
Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting

Sports Participation Trends

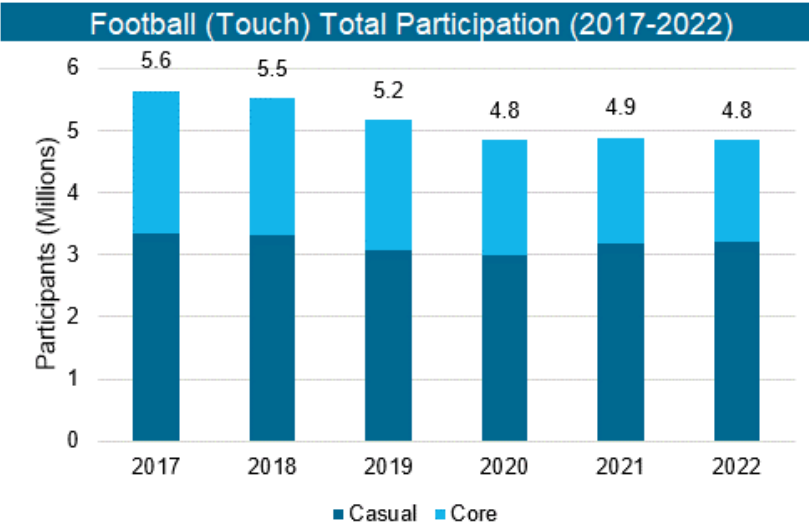
Football

Football is a popular sport with many different variations, the most common of which are touch, tackle, and flag. Though tackle football remains the most popular professional sport in the U.S., concerns about concussions and other head injuries have caused it to decrease in popularity at the amateur level. Indeed, the total number of touch football participants fell from 5.6M in 2017 to 4.8M in 2022, a decrease of nearly 15.0 percent.

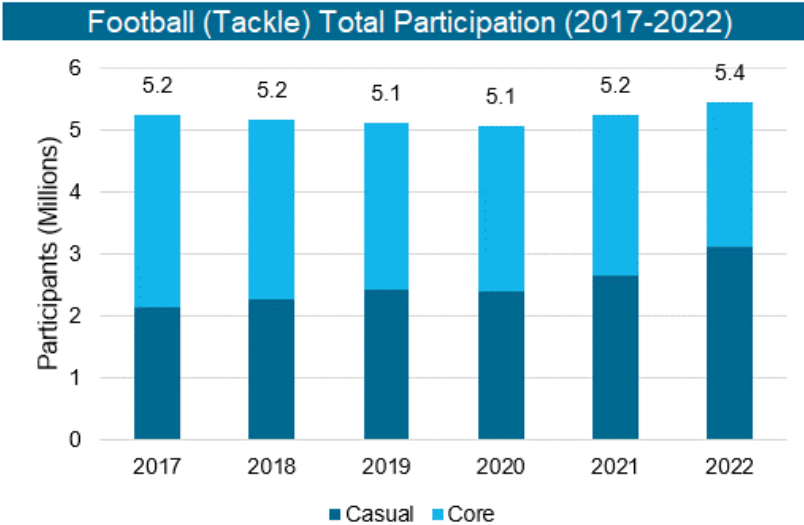
Filling that vacuum has been flag football, which continued to trend upward in participation in 2022. The 7.1M flag football participants in 2022 represented a 6-year high, as well as a more than 8.0 percent increase in participation since 2017. Tackle football has remained stable over the last 6 years.



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting

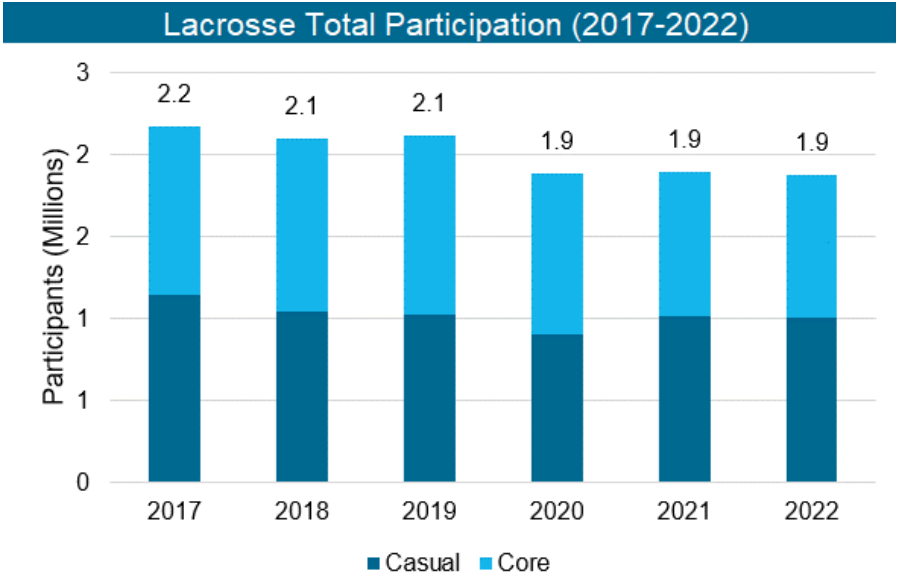
Sports Participation Trends

Lacrosse

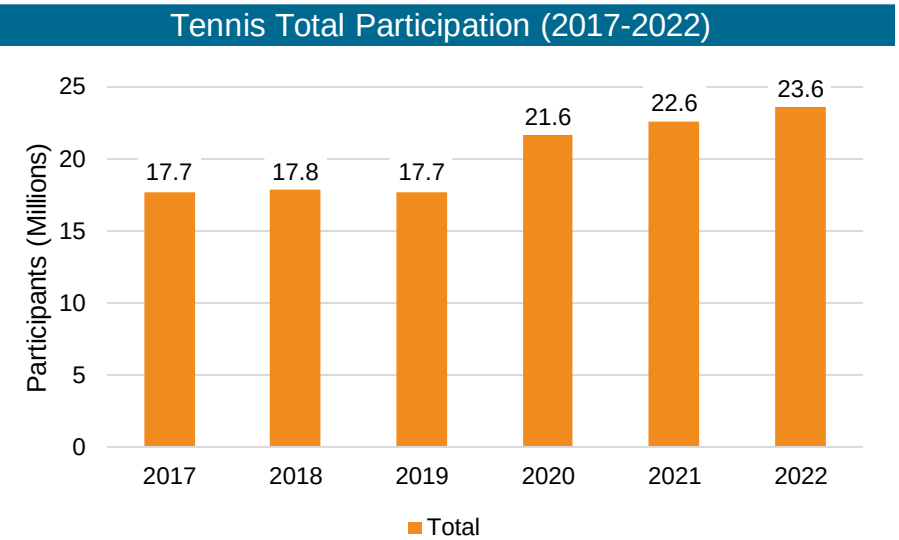
Lacrosse can be played on a multi-purpose field or soccer field. The sport is normally located outside (field lacrosse) but can be played indoor (box lacrosse) as well. Lacrosse had a total of 1.9M participants in 2022 and, despite lower overall participation than other sports such as soccer or football, has held steady with roughly 2.0M participants each of the last six years.

Tennis

Tennis can be played indoors or outdoors, and on three different types of surfaces: grass, clay, or hard top. Due in part to the ability to play outdoors and the natural distance between players on the court, tennis participation grew significantly in 2020 as people looked for socially distanced outdoor activities during the COVID-19 pandemic. That growth continued in 2021 and 2022, albeit at a lower rate. In 2022, there were 23.6M total participants in tennis (note: the most recent SFIA report does not delineate between core vs. casual tennis participants).



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting

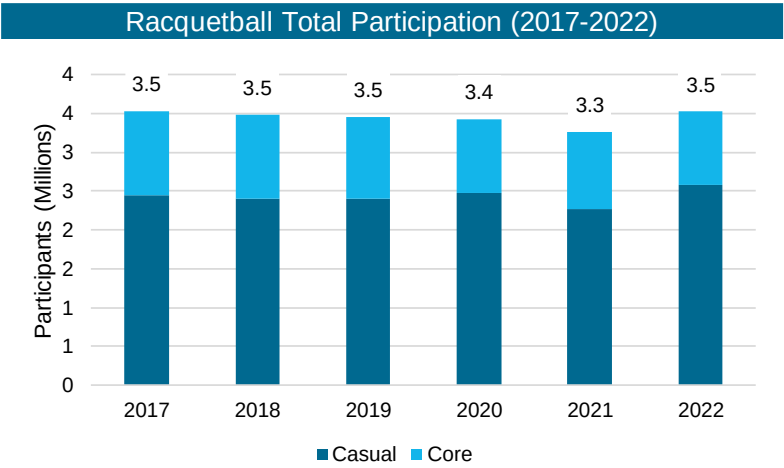
Sports Participation Trends

Pickleball

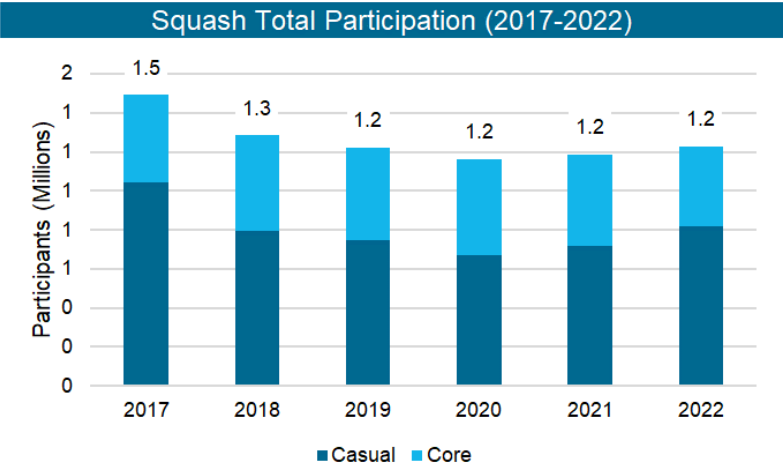
Pickleball, which has roots in the Seattle area, has been the fastest-growing sport in the U.S. over the past 3 years and has gone from an estimated 3.1M participants in 2017 to over 8.6M in 2022. Though overall participation at a national level remains far lower than that of tennis, the most popular racquet sport, the rapid growth in pickleball has already resulted in strong demand for courts and will likely continue to outpace supply for the foreseeable future.

Racquetball and Squash

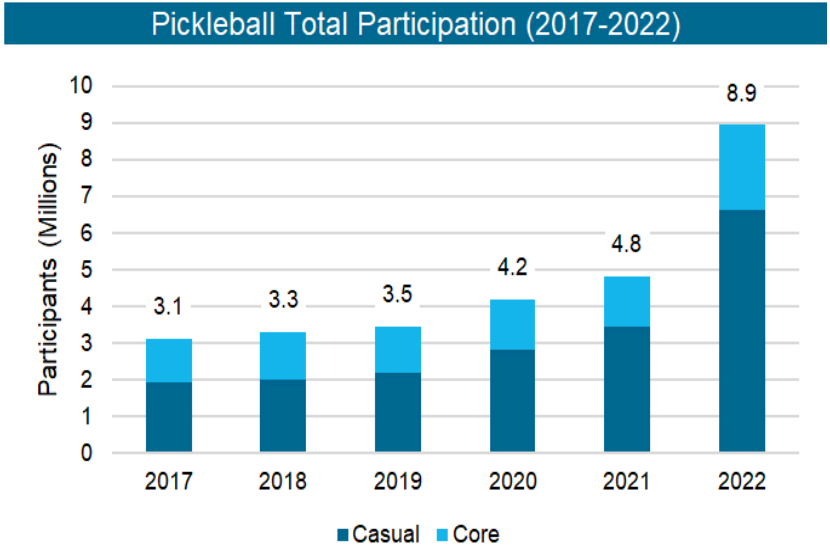
Racquetball and Squash, which are played on walled indoor courts, have not seen the same gains in participation observed for Pickleball and Tennis in recent years. In 2022, 3.5M Americans participated in racquetball and 1.2M participated in squash. Though racquetball participation has held steady since 2017, rebounding from a slight dip in 2020 and 2021, squash participation has declined in from its 1.5M participants in 2017.



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting



Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting



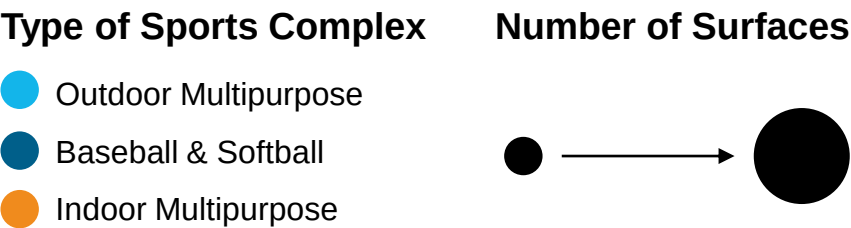
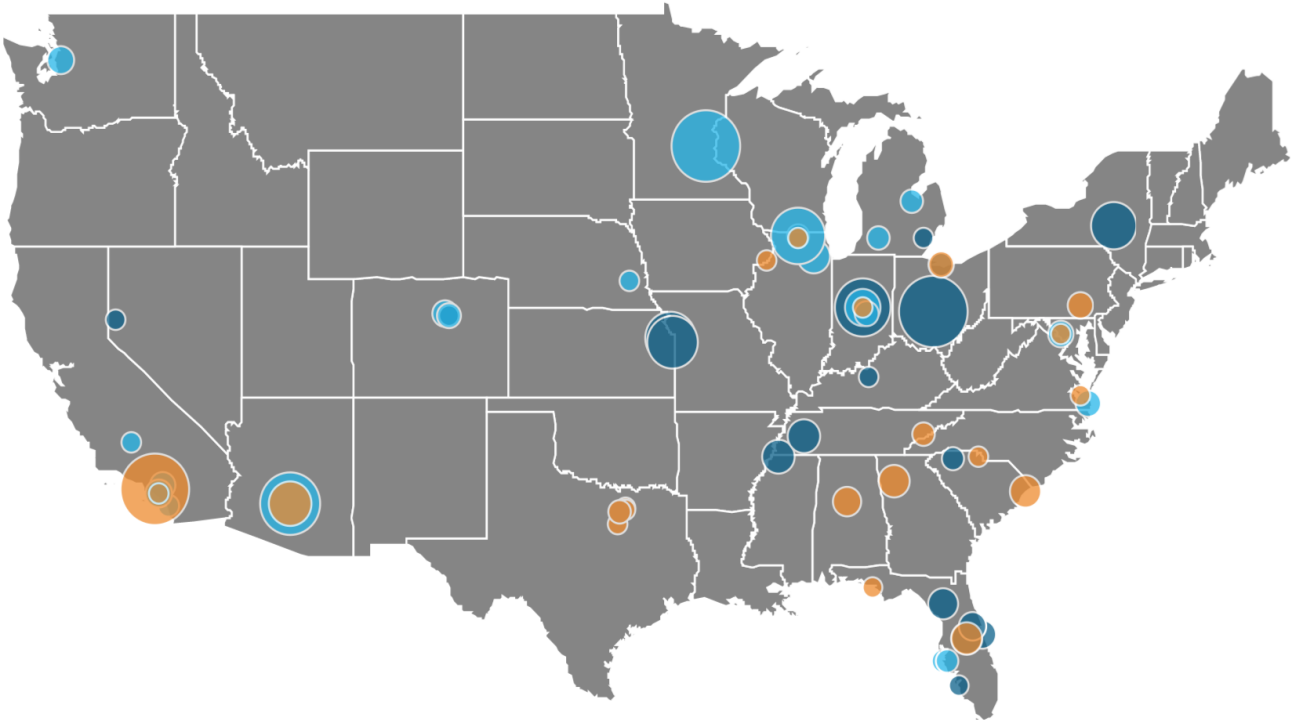
Sources: 2023 SFIA U.S. Trends in Team Sports, Johnson Consulting

Sports Facility Trends

Mega Sports Complexes

Sports Tourism facilities are often referred to as “mega sports complexes” as they consist of many surfaces to accommodate large numbers of teams and participants. These facilities attract large tournaments and special events, usually hosting such events on weekends. During the week, some of these facilities will host events, leagues, and practices for local park districts, recreational leagues, local school districts, or travel teams to generate additional revenues. However, priority scheduling will be given to the travel tournaments that will generate economic and fiscal impacts for the local communities. The goal of sports tourism facilities is to attract events and visitors from outside of the region and/or state in order to generate additional room nights and introduce new dollars to the community.

As the Sports Tourism sector continues to rebound, like many industries impacted by the pandemic, the tournaments that have driven this sector have shown significant signs of recovery, certainly at a greater pace than other verticals within the tourism industry. According to the 2021 Sports ETA State of the Industry Study, the sports traveler volume was approximately 175.0M in 2021, which is only approximately 2.6 percent lower than the pre-covid high of 179.0M in 2019. The rapid rebound in sports travel throughout the U.S. speaks to the resiliency of this sector. Similarly, in 2008, spending on sports and children were not impacted as much relative to other industries during the economic downturn.



Sports Facility Trends

Sports Tourism

Throughout the past decade, youth sports facilities aimed at generating tourism through large, multi-day tournaments have become increasingly common, as their magnitude is often able to draw demand from surrounding states, and sometimes the entire country. While generating sports tourism demand relies on several factors, the generally accepted standard for a facility to qualify as a sports tourism facility for each surface type is as follows:

- **Baseball/Softball Facility:** 10 or more surfaces
- **Basketball/Volleyball Facility:** 6 or more basketball surfaces (12 or more volleyball surfaces)
- **Soccer/Multipurpose Facility:** 10 or more surfaces

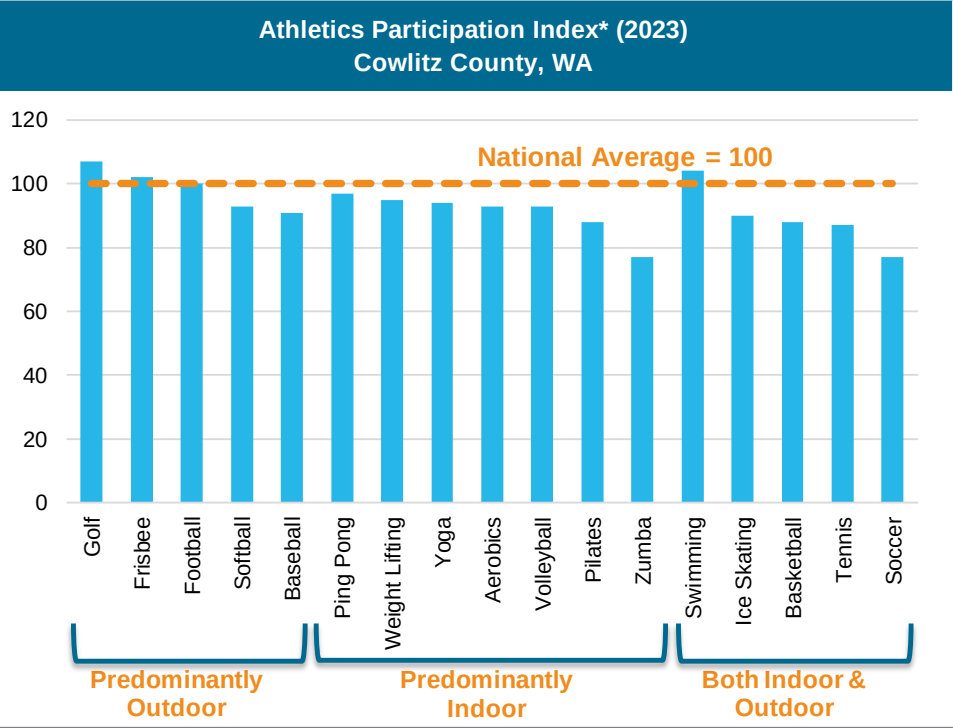
The number of surfaces is not necessarily the only determining factor for whether a facility will generate sports tourism. Other factors that influence the success of sports tourism facilities include:

- **Strategic location:** Facilities that have major metropolitan areas within close proximity (~4-hour drive time) are accessible to larger numbers of people and thus have more opportunities to host larger events. They can also rely on steady local and regional events to provide consistent demand and out-of-town visitors.
- **Proximity to other competitive sports tourism facilities:** While a sports tourism facility with an ideal strategic location near a major U.S. city may initially seem like an ideal development, it is possible that similar facilities have already been developed nearby and would represent significant competition for a new facility.
- **Quality:** The quality of the surfaces is often a major selling point for the most prominent sports tourism facilities in the country. Significant investment in the development and upkeep of top-quality surfaces and buildings, as well as other features such as lighting, parking, and management, are essential to acquiring major events that bring in visitors from farther destinations.
- **Partnerships and sponsorships:** Gaining recognition through an affiliation with a well-known sports team (e.g., NBA, NFL, or MLB team) or prominent athletic/sports-based company (e.g. Nike, Under Armour, Gatorade) can help propel a facility to national recognition, depending on the prominence of the sponsor/partner.

Sports Market in Cowlitz County

Disposable Income and Participant Sports Spending

Median disposable income, as well as the average amount of that income spent on participant sports, are valuable factors to look at when examining the viability of a sports facility. A higher level of disposable income means a greater capacity to spend that income on entertainment and recreation, and the actual quantity spent on sporting events indicates the market’s actual interest in live sports.



*Where 100 is the national average
Source: Esri BAO, Johnson Consulting

Participant Sports Spending Indices* - Cowlitz County, WA (2023)					
	Median Disposable Income	Fees for Recreational Lessons	Fees for Participant Sports Excl. Trips	Membership Fees for Social / Recreation / Health Clubs	Admission to Sports Events Excl. Trips
United States	100	100	100	100	100
Washington	126	121	121	120	118
Cowlitz County	98	84	91	90	93
1 hour (Drive Time)	110	100	103	101	101
2 hours (Drive Time)	114	109	111	109	107
3 hours (Drive Time)	126	125	124	123	121

* Where 100 is the national average
Source: Esri BAO, Johnson Consulting

Residents of Cowlitz County have only 2.0 percent less disposable income (index of 98) than the national average but spend far less on participant sports. This holds true across a variety of spending categories (including recreational lessons, participant sports, health clubs, and sporting events) and stands in sharp contrast to the higher spending on participant sports observed in Washington as a whole as well as in the 1-, 2-, and 3-hour drive time catchments. Lower spending does not necessary correlate with less interest in these activities and could be indicative of fewer opportunities within the local community to participate in, and therefore spend on, these activities.

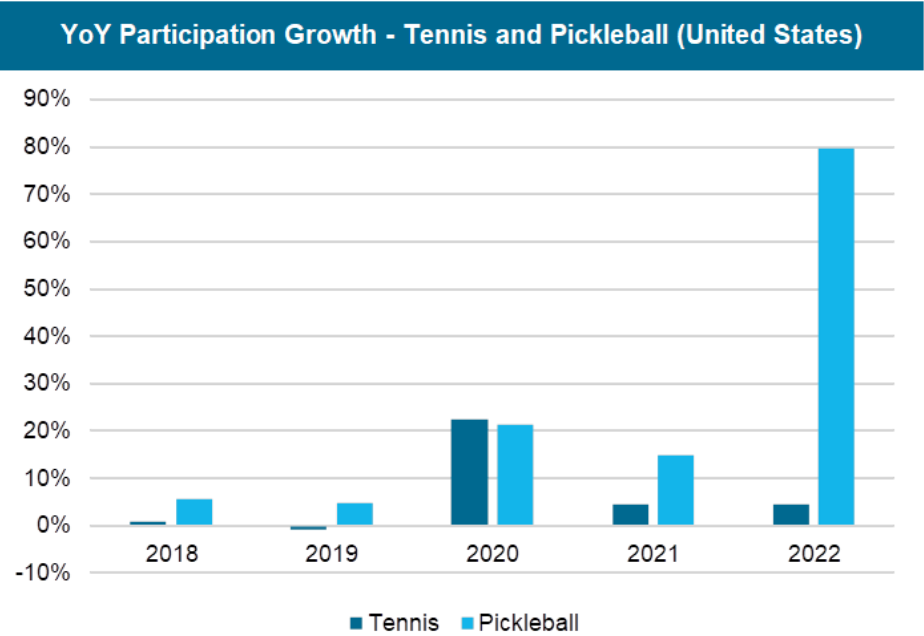
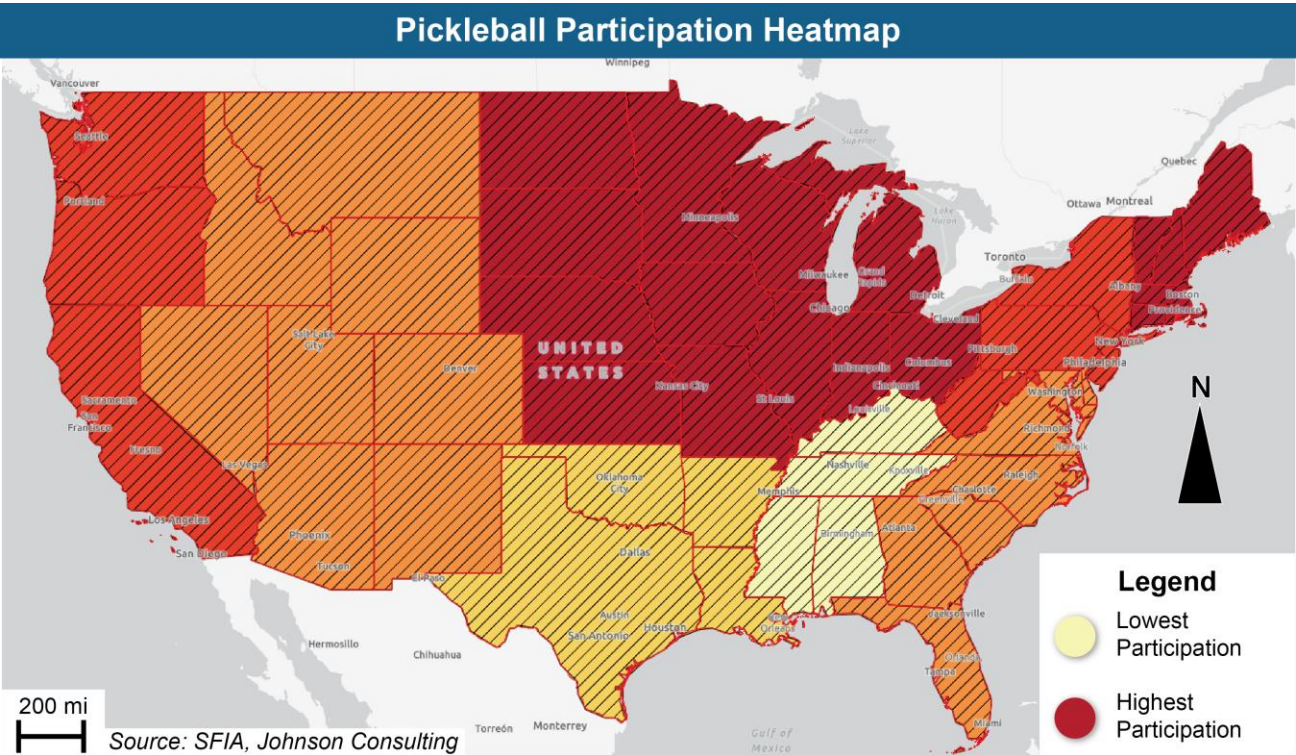
Athletics Participation

Correlating with the low rate of spending on participant sports in Cowlitz County are low rates of athletics participation in general. Residents of Cowlitz County participate at below-average rates in the majority of athletics activities tracked by Esri, only exceeding the national participation average in golf, frisbee, and swimming. Tennis in the County has a participation index of 87 (13 percent below the national average), which in tandem with the low national popularity of racquetball and squash, may help to explain the low utilization of MVRC. Much of the low participation rates overall can also be attributed to demographics - Cowlitz County’s population skews older, with fewer older teens and young adults, the groups most likely to participate in athletics, and more seniors, the group that tends to participate the least.

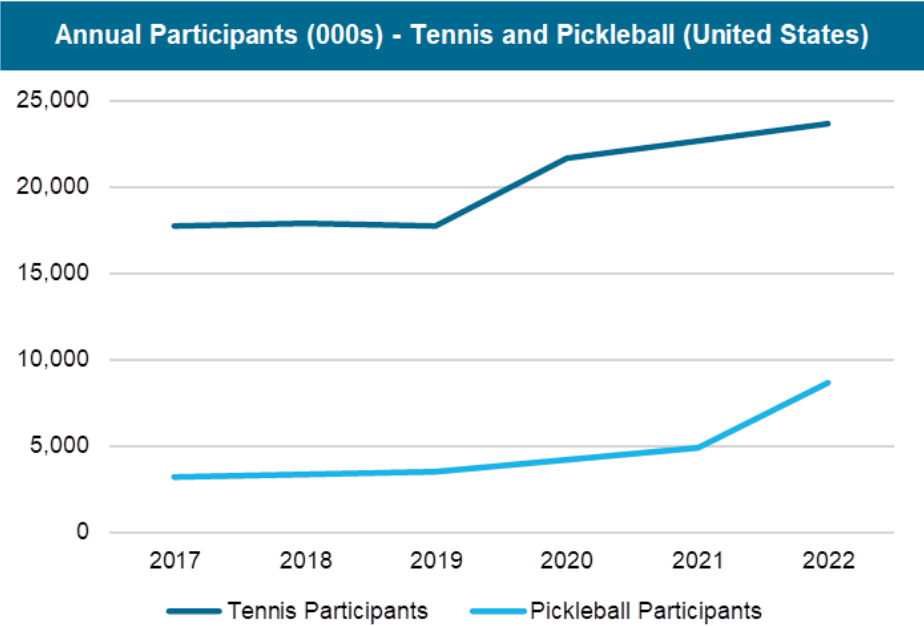
Sports Market in Cowlitz County

Pickleball Opportunity

One solution to the low utilization rate observed at the MVRC might be found in the emerging sport of pickleball. Pickleball, which has roots in the Seattle area and is particularly popular on the West Coast, has been the fastest-growing sport in the United States over the past three years and has gone from an estimated 3.1M participants in 2017 to over 8.6M in 2022. Though overall participation at a national level remains far lower than that of tennis, the most popular racquet sport, pickleball's growth trend suggests that far more courts may be needed to meet demand going forward.



Source: SFIA, Johnson Consulting



Source: SFIA, Johnson Consulting

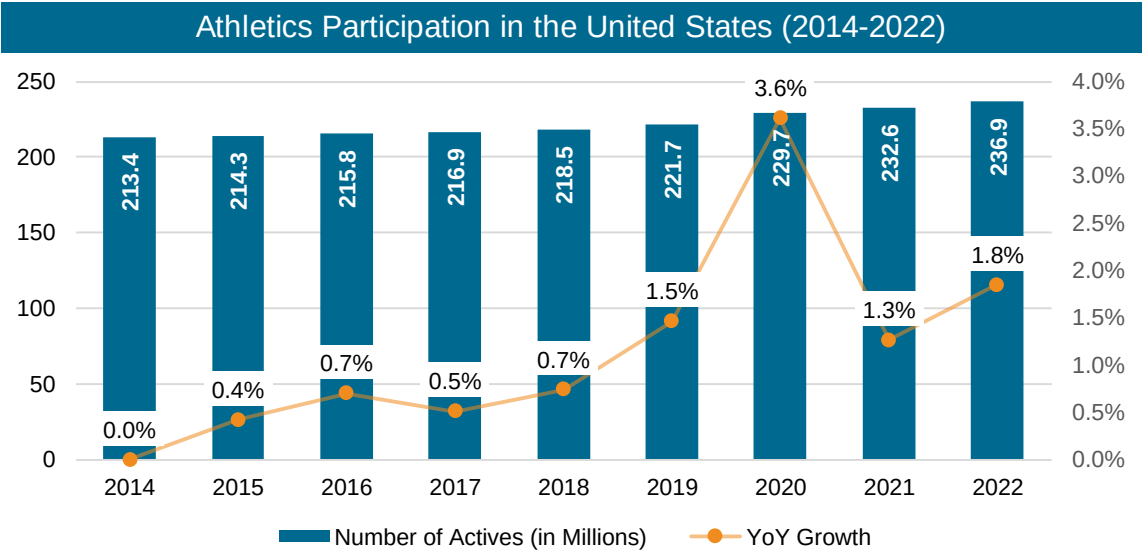
Gap Analysis & Niche Identification

Observations

Athletics participation overall is growing across the U.S. One positive impact of the lockdowns precipitated by the COVID-19 pandemic has been a heightened interest in athletics as a hobby, leading to a 3.6 percent growth in overall athletics participants in 2020, greatly exceeding any other year in the last decade. Tennis in particular saw strong growth during the pandemic as people looked for ways to stay active and social while following health and safety protocols. However, athletics participation, including participation in tennis, remains low in Cowlitz County relative to national levels, despite the presence of the MVRC.

Much of this can be attributed to demographics – Cowlitz County’s age distribution doesn’t lend itself to athletics participation – but it is also important to note the relative lack of indoor sports facilities in the region. With only 5 other facilities in Southwest Washington that are comparable to the MVRC serving a population of nearly 770,000 residents, the need for indoor athletics space is clear. However, in order to attract visitors on a regular basis, that space needs to offer an appealing experience in terms of quality, programming, and price point. There is also a need for indoor sports facilities geared towards sports tourism – only the NW Sports Hub in Centralia currently truly qualifies as competition in this regard. Though there is a national trend of greater integration of sports tourism with Parks and Recreation departments, this integration is likely not an opportunity in the case of the MVRC, since the facility is not large enough in its current state to support sports tourism and there is not capacity to expand the footprint sufficiently. However, the MVRC still has an important role to play in community athletics and events, and that role can expand if the right strategic investments are made.

One trend to keep in mind from a programming perspective is pickleball’s rapid growth in popularity in recent years. Participation in the sport nearly doubled in 2022, and interest is particularly high on the West Coast. As squash and racquetball stabilize or decline in popularity, repurposing those courts, as well as tennis courts, to be used for pickleball will likely become commonplace over the next several years. Indeed, at the time of conducting this study, the City indicated that it has converted another existing tennis asset into a pickleball facility.



Source: SFIA, Johnson Consulting

Section 7

Recommendations



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Facility Program & Master Plan Recommendations

Program Recommendations

Based upon the research and analyses presented in preceding sections of this report and input from stakeholders and the community, the Consulting Team has prepared an independent assessment of the market potential for a variety of improvements to the MVRC. Overarching, our market and needs assessment, coupled with the physical constraints associated with the existing facility and surrounding site, indicate that the future orientation of the MVRC should be exclusively targeted to community use.

It is recommended that various facility and site strategies be implemented to support current users, attract new users, and ensure expanded, year-round utilization of the MVRC, as follows:

- A. Expand the edges of the existing building to create **dedicated concourse space**. This will serve as pre-function and gathering space, while also improving circulation and connectivity within the building. Incorporating a glass façade could be contemplated to utilize the concourse space to enhance visual appeal of the building and entry experience.
- B. The existing **tennis courts should be converted to a hardwood surface**, creating multi-purpose space that can accommodate a variety of activities. This space would be adequately sized to accommodate 1 full-size basketball court, convertible into 2 half-courts. Having hoops that lower from the ceiling would maximize the usability of this space, particularly for different sports and/ or other social/ community events and activities.
- C. 1-2 dedicated **meeting rooms** should be incorporated into the overall building floor plan.
- D. Contemplation could be given to converting 1 of the racquetball courts into a **golf training center** (i.e. simulator or putting). This would be synergistic to the surrounding Golf Course and would likely attract additional demand from visitors to that site. Indeed, associating with the Golf Course could entice golfers and their networks to utilize MVRC for increased social business at all facilities at MVRC.
- E. The remaining **racquetball courts should be converted to pickleball courts**, leveraging unmet demand in the local community.
- F. The upstairs workout area should be converted to a **game/ party room** to better serve the needs of the local community.

Summary of Opportunities

Each of the opportunities identified above to the market demand or community needs, or a combination of these factors.

	Community-Driven	Market-Driven
Dedicated Concourse Space		
Convert Tennis Courts to Hardwood		
Add Meeting Rooms		
Golf Training Center		
Pickleball Courts		
Game/ Party Room		

Section 8 Site Concept

Mint Valley
Raquet and Fitness Complex



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Moe's office
pro shop

drop off

roundabout

parking lot - 118 spaces

Pennsylvania St

storage

Meadowood
Condominiums

Summary Report

Site Concept - MVRC

The future concept for the MVRC guides the evolution of the facility into a multi-purpose sports complex that is responsive to evolving recreational trends and reflective of community needs and priorities.

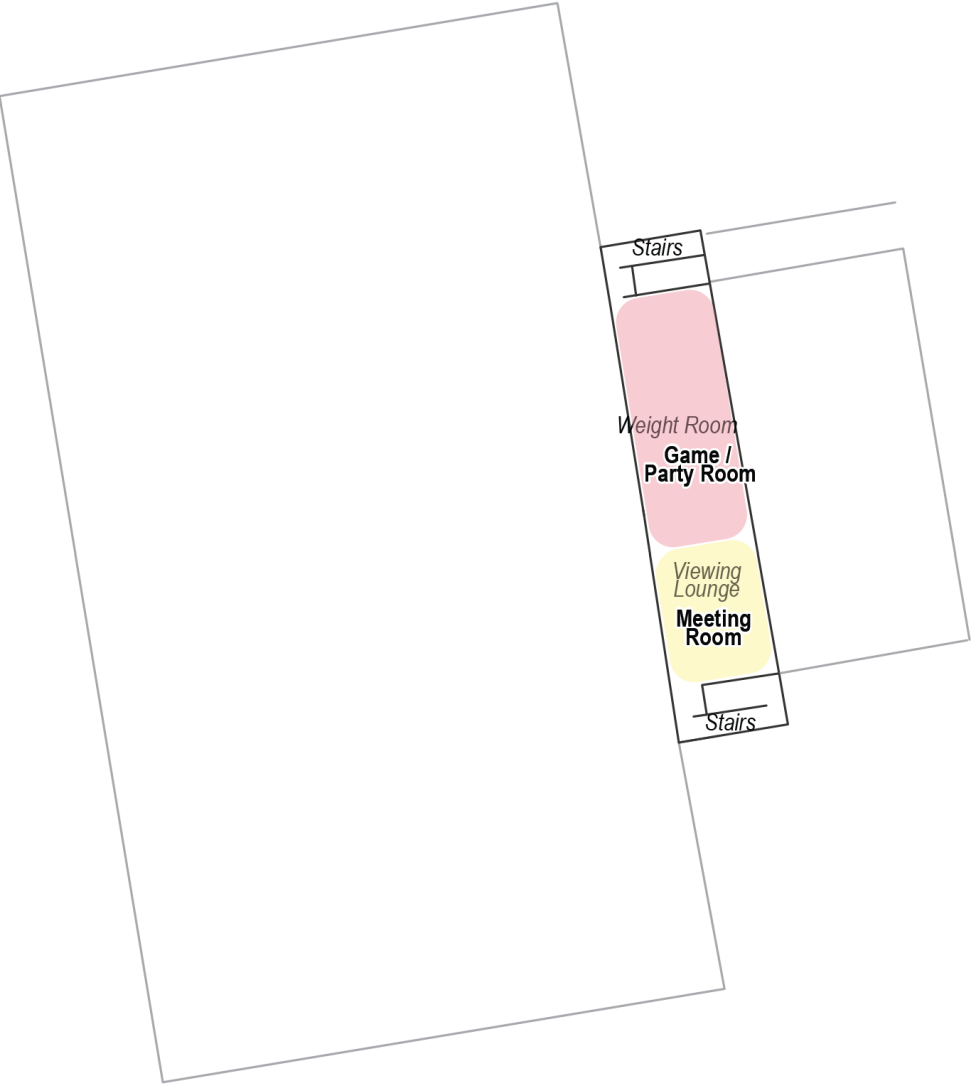
The preferred site plan concept was developed through feedback from the community, discussions with the PFD Board and City of Longview staff, in tandem with our market study and consideration of current facility utilization. The Consulting Team discussed multiple alternatives with City staff, including an option that retained the existing tennis courts, and another that converted the tennis courts to multi-purpose uses. Based on the feedback received and low utilization numbers of the existing tennis facilities, the latter option was selected as the preferred concept.

TOP OPPORTUNITIES TO IMPROVE THE MVRC:

- Improve the façade to be more inviting and visually appealing
- Expand and renovate dedicated concourse space
- Transition tennis courts to a hardwood multipurpose space
- Add a dedicated meeting room
- Remodel one racquetball court to a golf training center
- Remodel the remaining three racquetball courts to pickleball
- Remodel the workout area to a community game/party room
- Remodel the existing locker rooms
- Add storage capacity
- Expand pedestrian access to the site
- Expand parking capacity

Summary Report

Preferred Site Concept - MVRC



Summary Report

Preferred Site Concept - MVRC

The preferred site concept for MVRC recommends the following:

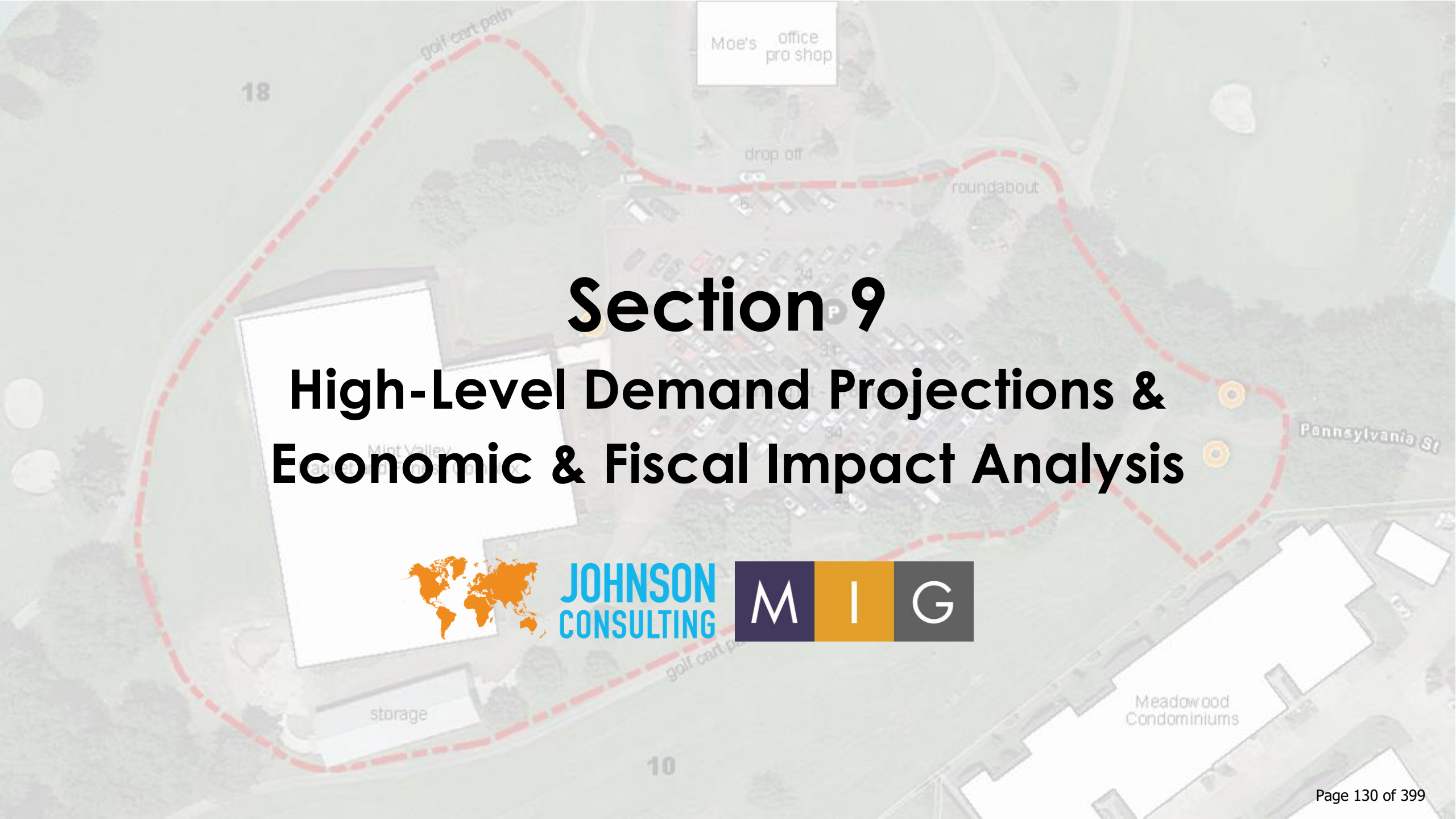
- Convert the existing tennis courts to hardwood multi-purpose surface (2 large multipurpose courts convertible to smaller courts).
- Expand and improve the building façade to allow for additional concourse space an elevator.
- Remodel existing locker rooms to restrooms only and adds additional storage space.
- Renovate one racquetball court into a golf training center.
- Renovate the remaining racquetball courts into two pickleball courts.
- Renovate the workout area to a game/party room and meeting room.
- Add an outdoor storage structure.



Longview Parks and Recreation
Mint Valley Racquet and Fitness Club
Design Examples



Design Examples



Section 9

High-Level Demand Projections & Economic & Fiscal Impact Analysis



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High-Level Demand Projections

Program Summary

The main components of the recommended program improvements to MVRC include:

- Conversion of tennis courts to hardwood surface.
- ~2 pickleball courts.
- Golf training center (i.e. simulator or putting).
- 1-2 new meeting rooms.
- Game/ party room replacing existing workout area.

The renovated facility will allow for local-oriented, self-promoted leagues, and/ or camps/ clinics for various sports, along with social and community events. Over time, the demand profile of events and activities occurring at the MVRC will increase in quantity and improve in quality. Given the limited size and programming capacity of the MVRC, it is unlikely to attract tournaments, but the following demand sectors can be expected:

- **League Play:** The improved MVRC will be well suited to accommodating leagues, specifically basketball, volleyball, pickleball, gymnastics, cheer and other similar sports. These leagues will generate weekday and some weekend demand. Both youth and adult leagues are suitable for the facility.
- **Campus/ Clinics/ Lessons/ Practice:** Similar to leagues, camps and clinics can either be held by outside promoters that rent the facility to hold events or held in-house with participants charged an entrance fee. This will depend on the ultimate management structure, as well as the City’s desire to utilize the facility for its own camps. The facility will also be attractive to lessons and practice for various sports.
- **Community Events:** Non-sporting events such as public shows, consumer shows, and festivals, as well as private events utilizing the meeting space and game/ party room at the improved MVRC.

High-Level Demand Projections

Utilization

Although the MVRC is an existing facility, and it is anticipated that renovations can commence in the near-term, an improved venue will still require some period of time to establish a reputation as a known asset within the local community. The improved MVRC is projected to host 26 events in Year 1, which represents the first full year of operation following the improvements, increasing to 47 events in a stabilized year of operations (Year 5). Total attendance at the improved MVRC is projected to be approximately 6,050 visitors in Year 1, ramping up to 12,100 visitors in Year 5.

Attendance is projected to increase with increases in the number of events, but average attendance at individual events is also projected to increase on an annual basis. Our figures do not include event days, or attendees that come to the venue on multiple days for one event. It is also noted that, at this preliminary stage, the attendance projections do not account for visitors to the golf training center. While it is anticipated that some of these visitors may be unique, others may utilize the golf training center while attending other events and activities at the MVRC.

Improved MVRC Demand Projections (Events & Attendance)											Year 5 (Stabilization)		
Activity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Participant Attendance	Spectator Attendance	Total Attendance
Special Events													
Special/Community/Miscellaneous Events	11	14	16	19	21	21	21	21	21	21	6,300	0	6,300
Leagues													
Basketball	3	3	4	5	5	5	5	5	5	5	750	750	1,500
Volleyball	2	2	2	3	3	3	3	3	3	3	300	300	600
Pickleball	2	3	3	4	4	4	4	4	4	4	400	400	800
Other (gymnastics, cheer, wrestling, etc.)	1	1	1	1	1	1	1	1	1	1	150	150	300
Camps/ Clinics/ Lessons													
Basketball	2	3	3	4	4	4	4	4	4	4	400	400	800
Volleyball	2	2	2	3	3	3	3	3	3	3	300	300	600
Pickleball	1	1	2	2	2	2	2	2	2	2	200	200	400
Other (gymnastics, cheer, wrestling, etc.)	2	3	3	4	4	4	4	4	4	4	400	400	800
Total	26	32	36	45	47	47	47	47	47	47	9,200	2,900	12,100

Source: Johnson Consulting

High-Level Demand Projections

Testing of Demand Projections

In the absence of detailed utilization data for the MVRC today, the Consulting Team utilized 2 alternative methods for testing the demand projections for an improved facility, presented above, as follows:

A. Estimated Visits

Data from Placer.ai, which is a data intelligence and foot traffic data software widely used in the industry, indicates that in 2022, there were 4,521 visits to MVRC. It is noted that “visits” differ from “visitors”, as the same “visitor” can make multiple “visits” to a destination, as prescribed by the methodology utilized by Placer.ai. Notwithstanding this, the data provides an indication of the number of people who visited MVRC in 2022. As indicated by the City of Longview, the MVRC currently reports of utilization rate of approximately 18.0 percent. Industry standards dictate a utilization rate of approximately 50.0 percent for facilities of this nature, accounting for lower utilization of indoor sports and recreation facilities in the summer months. Utilizing this as a target occupancy, total visits to the MVRC are projected to total 12,558 persons.

B. Penetration Rates

There is a limited inventory of community-oriented sports and recreation facilities in the region but understanding the penetration of the local population base (defined as a 20-minute drive time radius for illustrative purposes) provides insight into potential demand for an improved MVRC. On average, visits to identified facilities equate to 19.0 percent of the local population. Applying the same rate to MVRC equates to a total of 13,317 visits.

Conclusion

Projected attendance of 12,100 visitors to the improved MVRC, in a stabilized year, aligns with industry standards for overall utilization of similar facilities, as well as utilization observed existing facilities, regionally.

Improved MVRC Estimated Visits	
Metrics	
Visits (2022)*	4,521
Est. Utilization (2022)	18%
Target Utilization (Stabilized Year)**	50%
Projected Attendance (Stabilized Year)	12,558

*Source: Placer.ai

**Target utilization for similar facilities is 50% to account for lower utilization of indoor sports and recreation facilities during the summer months

Source: Placer.ai, City of Longview, Johnson Consulting, MIG

Regional Recreation & Community Centers Visitation and Penetration Rates					
Facility	Location	Size (SF)	Population (20-Minute Drive Time)	Visits (2022)	Penetration Rate
Firstenburg Community Center	Vancouver, WA	80,000	626,203	206,521	33%
Cedar Hills Recreation Center	Portland, OR	38,332	717,712	47,387	7%
Charles Jordan Community Center	Portland, OR	43,000	466,516	73,241	16%
Battle Ground Community Center	Battle Ground, WA	12,000	206,478	54,441	26%
St. Helens Recreation Center	St. Helens, OR	3,168	33,884	9,328	28%
Totals			2,050,793	390,918	19%
MVRC - Current	Longview, WA	30,000	69,864	4,521	6%
MVRC - Target	Longview, WA	30,000	69,864	13,317	19%

Source: Relevant Facilities, Placer.ai, Esri, Johnson Consulting

Economic & Fiscal Impact Analysis

Definitions

Various transactions occurring at the improved MVRC will generate ongoing, annual economic and fiscal impacts to the local and regional economies. Initial transactions occurring within the site will ‘ripple out’ and generate indirect spending, induced spending, increased earnings, and employment, as well as various tax revenues for the local economy.

Economic impact is defined as incremental new spending in an economy that is the direct result of certain activities, facilities, or events. The levels of impacts are described as follows:

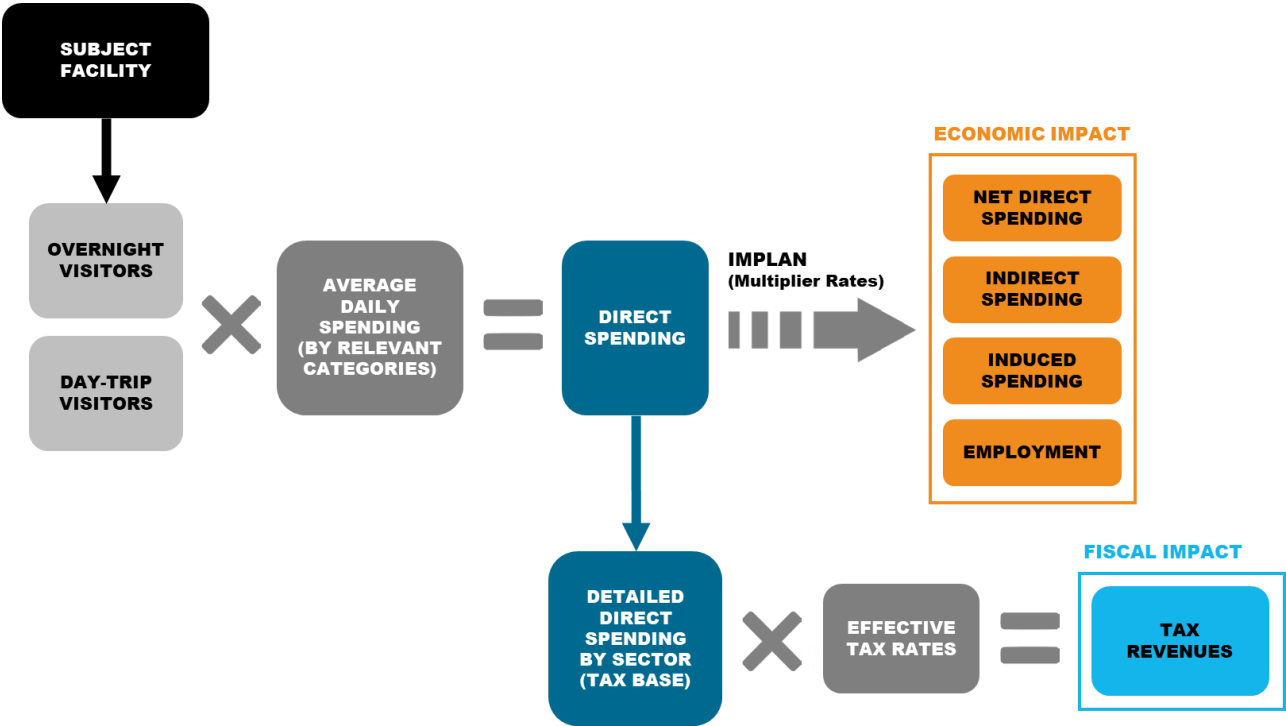
- **Direct Spending** is an expression of the spending that occurs as a direct result of the events and activities that occur at the MVRC. For example, an event attendee’s expenditures on event tickets, hotel rooms, shopping, and meals are direct spending.
- **Indirect Spending** consists of re-spending of the initial or direct expenditures, or the supply of goods and services resulting from the initial direct spending at the MVRC. For example, an event attendee’s direct expenditure on a restaurant meal causes the restaurant to purchase food and other items from suppliers. The portion of these restaurant purchases that are within the local, regional, or state economies is counted as an indirect spending.
- **Induced Spending** represent changes in local consumption due to the personal spending by employees whose incomes are affected by direct and indirect spending. For example, a waiter at the restaurant may have more personal income as a result of a patron’s visit. The amount of the increased income the waiter spends in the local economy is called an induced spending.
- **Total Spending** is the sum of direct spending, indirect spending, and induced spending.
- **Increased Earnings** measures increased employee and worker compensation related to the project being analyzed. This figure represents increased payroll expenditures, including benefits paid to workers locally. It also expresses how the employees of local businesses share in the increased outputs.
- **Employment** measures the number of jobs supported in the study area related to the spending generated as a result of the events occurring at the MVRC. Employment impact is stated in a number of total jobs.

Economic & Fiscal Impact Analysis

Definitions

Indirect spending, induced spending, increased earnings, and employment are estimated using a set of multiplier rates that are applied to the amount of direct spending. These figures are derived from a RIMS II input-output model specifically purchased from the Bureau of Economic Analysis. An input-output model analyzes the commodities and income that normally flow through various sectors of the economy.

Fiscal impact analysis measures the estimated tax revenues resulting from direct spending on certain activities, facilities, or events. For this analysis, fiscal impact estimates focus on major categories of tax revenues that are directly affected by a visitor’s activity –general sales and use tax, and hotel/ motel tax.



Cowlitz County, WA Economic Impact Multipliers		
Impact	Multiplier	
Indirect Spending	0.205	per \$1 of direct spending
Induced Spending	0.185	per \$1 of direct spending
Increased Earnings	0.370	per \$1 of direct spending
Employment (FTE Jobs)	9.594	per \$1 million of direct spending

Source: BEA (Rims II), Johnson Consulting

Cowlitz County, WA Applicable Tax Rates		
Rate		
General Sales Tax		
State Sales Tax	6.50%	of total spending
County Sales Tax	1.30%	of total spending
City Sales Tax	0.40%	of total spending
Total	8.20%	
Hotel Occupancy Tax		
State Transient Room Tax	6.5%	of spending on lodging
Local Hotel Tax	3.0%	in addition to sales tax for lodging businesses*
Total	6.5%	

*2% on motels

Source: Washington Dept. of Revenue

Economic & Fiscal Impact Analysis

Estimated Impact

Since the improved MVRC will be a community-oriented facility, it is not anticipated that it will attract many, if any, out-of-town visitors (meaning from outside Cowlitz County) nor directly generate any room night demand. As such, the economic and fiscal impact is projected to be minimal.

Reflecting the calculations, assumptions and multipliers described above, visitors to the improved MVRC are projected to generate \$33,100 in total spending and \$8,800 in increased earnings, and support 0.2 jobs annually in a stabilized year (Year 5).

The fiscal impact of improved MVRC is projected to total \$2,000 in tax revenues from sales and hotel/ motel taxes in Year 5.

While the monetary impact of an improved MVRC may not be significant relative to other assets in Cowlitz County, there are other economic benefits that will stem from enhanced recreation and sports amenities. Economic research has demonstrated consistently that homes and properties located near recreation facilities, parklands and amenities such as the existing Golf Course, have higher values than those located farther away. Higher home values not only benefit the owners of these properties, but also add to the tax base of local governments.

Improved MVRC Estimated Economic and Fiscal Impact										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Activity Volume										
Attendance	6,050	7,865	9,075	10,890	12,100	12,100	12,100	12,100	12,100	12,100
Room Nights	0	0	0	0	0	0	0	0	0	0
Est. Spending Volume (\$000)										
- Spending at Facility*	\$21.2	\$21.8	\$22.5	\$23.1	\$23.8	\$24.5	\$25.3	\$26.0	\$26.8	\$27.6
Economic Impact (\$000)										
	<u>Multipliers</u>									
Direct Spending	\$21.2	\$21.8	\$22.5	\$23.1	\$23.8	\$24.5	\$25.3	\$26.0	\$26.8	\$27.6
Indirect Spending	0.2049	4.3	4.5	4.6	4.7	4.9	5.0	5.2	5.3	5.5
Induced Spending	0.1853	3.9	4.0	4.2	4.3	4.4	4.5	4.7	4.8	5.0
Total Spending	\$29.4	\$30.3	\$31.2	\$32.2	\$33.1	\$34.1	\$35.1	\$36.2	\$37.3	\$38.4
Increased Earnings	0.3697	\$7.8	\$8.1	\$8.3	\$8.6	\$8.8	\$9.1	\$9.3	\$9.6	\$10.2
Employment (FTE Jobs)	9.5945	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Fiscal Impact (\$000)										
	<u>Tax Rates</u>									
State Sales Tax	6.50%	\$1.4	\$1.4	\$1.5	\$1.5	\$1.5	\$1.6	\$1.6	\$1.7	\$1.8
County Sales Tax	1.30%	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.4
City Sales Tax	0.40%	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
State Transient Room Tax	6.50%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local Hotel Tax	3.00%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	\$1.7	\$1.8	\$1.8	\$1.9	\$2.0	\$2.0	\$2.1	\$2.1	\$2.2	\$2.3

*Assumes average per cap of \$3.50

Source: Johnson Consulting, MIG

Other Impacts & Benefits

There is a myriad of less-tangible impacts that will stem from improvements to the MVRC, many of which are reflected the City of Longview's 2016 Parks and Recreation Comprehensive Plan and align with the Plan's mission to "create a healthy community by providing high-quality park and recreation services to everyone." Non-monetary benefits include:

- **Promoting Wellness:** Well before the COVID-19 pandemic began, communities in the U.S. were facing a health crisis. Cities and towns are experiencing rising levels of obesity and increasing rates of diabetes and heart disease. As people become increasingly sedentary and exercise less, the health care sector is exploring ways to promote preventative healthcare and active living to reduce health care costs. The improved MVRC will serve as an asset to the City and support efforts to improve public health by providing an attractive amenity for various recreation and sports activities.
- **Serving an Active Aging Population:** The "older adult population" includes people with a range of needs: grandparents serving as caregivers for young children; seniors interested in developing new skills and trying new activities; those seeking to stay active and physically fit; those with health issues and access concerns; seniors desiring passive and more contemplative activities; those looking for intergenerational interactions; and those who want more quiet environments. Since older adults today stay healthier, many older adults do not consider themselves "seniors" or "disabled" and will not participate in programs in a senior center. Many adults over 65 – the traditional retirement age – continue to work full or part time outside the home. Still, greater numbers of people need low-impact, accessible facilities and programs— addressing declining vision, hearing, coordination and mobility—that will allow them to continue to enjoy independent living and to stay active and engaged. Given the demographic characteristics of Cowlitz County, MVRC will be well positioned to host activities that appeal to its "older adults".
- **A Shifting Work Culture:** In response to public health guidelines, many employees have transitioned from traditional office settings to remote work locations, spending more time throughout the week in their homes and neighborhoods and modifying their recreation patterns accordingly. While some businesses are returning to pre-pandemic operations, more flexible, hybrid work schedules are likely to persist as employers recognize that recreation and social breaks during the workday cultivate happier and healthier employees. Many communities foster these benefits as a way to attract and retain businesses. Lunch-time recreation programs (e.g. yoga, boot camps), evening events and programs (e.g. sports leagues) and other pop-up events and activities are becoming more popular. An improved MVRC will be well positioned to accommodate these activities.

These are just some examples of less-tangible social benefits of an improved MVRC. The key is providing a facility that will empower the City of Longview to expand its already robust, and very thoughtful, community sports and recreation programming.

Section 10

Final Master Plan



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Conclusion

The intent of this Master Plan for the MVRC was to explore a range of fiscally sustainable options that will assist the City of Longview in making decisions about the future of the facility. The options and recommendations presented in this Master Plan:

1. Contemplate future use of the MVRC assuming that the current management contract is not renewed.

The current management contract for the MVRC positions the facility as primarily geared towards racquet sports, namely tennis, squash, and racquetball. However, the imminent expiration and assumed non-renewal of the contract has opened up an opportunity to re-imagine the MVRC's facilities and programming. The recommendations in this Master Plan provide a vision for the facility's future that maintains some degree of racquet sports but also more flexibility around other sports and activities, and aligns space programming more closely with community needs and regional and national trends.

2. Position the MVRC to enhance its role as a valuable community asset.

At present utilization levels, the MVRC is not providing as much value to the Longview community as it should. The Master Plan's recommendations are focused heavily on increasing utilization. Converting the existing tennis courts into a hardwood surface would allow for basketball and volleyball in the facility, as well as for other programming such as social and community events, by effectively creating a large and flexible multi-purpose space. Supporting this hardwood space with 1-2 dedicated meeting rooms would enable greater event flexibility, while converting the upstairs workout area into a game/ party room would enable the facility to host gatherings and provide an ideal space for after-school programs and summer camps.

Repurposing one of the racquetball courts into a golf training center (i.e. simulator or putting) creates a synergistic use that builds off the success of the neighboring Golf Course and brings in users who might not otherwise utilize the MVRC space. Converting the remaining racquetball courts into pickleball courts would take advantage of the rapid growth in popularity of pickleball in recent years.

Expanding the edges of the existing building to create dedicated concourse space, potentially with a glass façade, would enhance the MVRC's visual appeal and make it more welcoming, while simultaneously providing pre-function and circulation space within the building. Each of these enhancements would increase utilization, thereby enhancing the role of MVRC as a valuable asset within the Longview community.

Conclusion

The final objective of this Master Plan is to:

3. Consider opportunities to position Cowlitz County to participate in the sports tourism market.

The relatively small size of MVRC and the constraints of its site, whereby it is essentially landlocked by the surrounding Golf Course, with limited opportunities for expansion, nor adequate space for supplemental parking, limits the opportunity for the facility to be positioned for sports tourism. Having said that, our analysis and findings indicate a clear opportunity, and unmet needs, within the broader County, for both indoor and outdoor sports.

Concurrent to this study, our Master Plan Update for the Cowlitz County Event Center (CCEC), also located in Longview, indicated a market opportunity for an ~40,000 indoor multi-purpose event venue, with a priority for sports programming. A facility of this size will be able to attract both local and regional tournaments. We also identified an opportunity for a multi-use field or championship stadium, but given the site constraints at CCEC, it was concluded that this use should not be prioritized.

It is recommended that investment in the City's 7th Avenue Park be contemplated to bring this facility to the level required to attract tournaments and further position the County to participate in the sports tourism market.

As noted in the introduction to this report, the PFD's 2022-2026 Strategic Plan includes 2 key action items that are most relevant to this study:

- Invest in community sports facilities.
- Bring large athletic tournaments/ programs to Longview-Kelso.

The recommended Master Plan improvements to the MVRC certainly reflect investment in community sports facilities. While the size, and site constraints, of the MVRC facility do not allow for adequate modifications to attract large athletic tournaments/ programs to Longview-Kelso, this study, in tandem with the concurrent CCEC Master Plan Update, identifies opportunities to achieve this, including a new multi-purpose facility on the CCEC campus, oriented towards indoor sports uses, and recommended investment in the City's 7th Avenue Park to better position it for outdoor tournament play.

Appendix C



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COMMUNITY NEEDS SUMMARY

MASTER PLAN UPDATE & PRIORITY ASSETS REVIEW

The Cowlitz County Public Facilities District (PFD) is developing a Master Plan to guide future improvements for the 47-acre Cowlitz County Event Center (CCEC) property in Longview, Washington. As part of this effort, the PFD is also working with the City of Longview to understand current needs and potential changes to the Mint Valley Racquet and Fitness Complex.

This document summarizes key themes from the project's outreach efforts to inform the Master Plan. This summary is organized into three main sections, along with three supporting appendices.

- Community Outreach Overview
- Outreach Events
- Outreach Key Themes & Needs

APPENDICES

- A. Focus Group Summary
- B. Online Questionnaire Summary
- C. Online Questionnaire Results



COMMUNITY OUTREACH OVERVIEW

To inform the planning process, the project team conducted numerous outreach events to understand community needs and priorities for both the CCEC and Mint Valley Racquet and Fitness Complex.

OUTREACH GOALS

- Identify opportunities and challenges of each existing facility.
- Discuss the strengths and challenges of regional public facilities and assets to determine what the community would like to see in future improvements at each facility and within the broader Longview/Kelso area.
- Consider how each facility can support economic drivers in the region.
- Determine key community needs and priorities for each facility across a variety of users.
- Identify the events, programs, and/or audiences that the community would like to see accommodated at each facility.
- Explore creative ideas for insuring the financial sustainability of the Event Center.
- Co-create a community vision for the future of each facility.

1 PROJECT KICKOFF
& SITE TOURS

14 STAKEHOLDER
INTERVIEWS

4 FOCUS GROUPS

- Sports Stakeholders
- Business Stakeholders
- CCEC User Stakeholders
- Arts & Entertainment Stakeholders

649 TOTAL ONLINE
QUESTIONNAIRE
RESPONSES

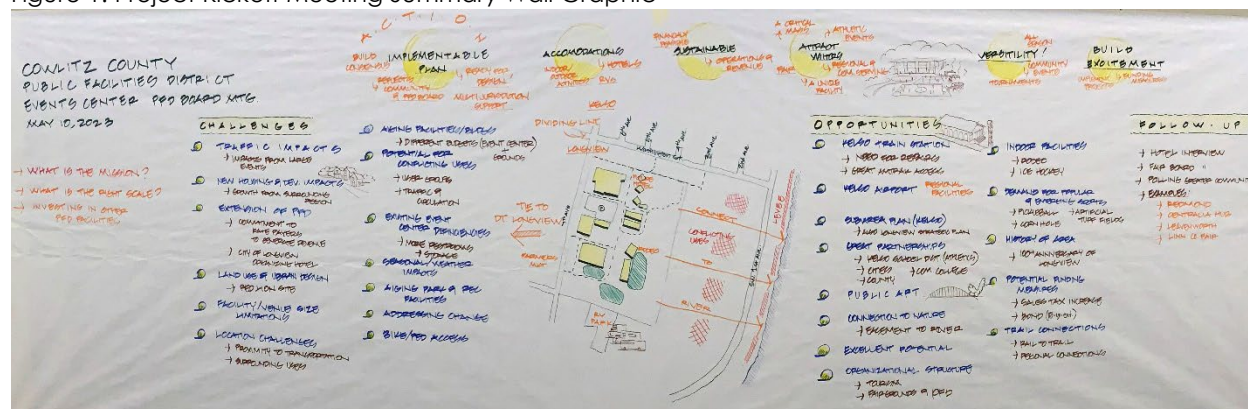
OUTREACH EVENTS

Project outreach included four separate engagement events to share project information and listen to community concerns, ideas, and opportunities for the future of the CCEC and Mint Valley Racquet and Fitness Complex.

PROJECT KICKOFF AND SITE TOURS

On May 10-11, 2023, the project team participated in a two-day, in-person project kickoff and site tour. The morning of May 10, the consultant team facilitated a project kickoff meeting with the PFD Board and City representatives to discuss project goals, the components of an actionable master plan, and the challenges and opportunities of the CCEC. Following the kickoff meeting, the team participated in a site tour to make preliminary observations and identify opportunities and challenges for each site.

Figure 1: Project Kickoff Meeting Summary Wall Graphic



Source: MIG

STAKEHOLDER INTERVIEWS

During the two-day project kickoff on May 10-11, 2023, the project team also facilitated 14 in-person interviews with key stakeholders to discuss the project from both a needs and conceptual planning perspective.

- Dennis Weber – Cowlitz County Commissioner
- Donna Longacre – Longacre Stables Owner
- Mike Moss – Cowlitz County Public Works Director
- Andrew Hamilton – Kelso City Manager
- Ted Sprague – Cowlitz Economic Development Council President
- Mike Casetta – Summerland Catering Owner
- Steve Jones – Longview Discovery Club
- Kim Bowcutt – CCEC Director

- Ellen Rose – Mt. St. Helens Inn Owner
- Brian Wood – Nippon Dynowave Director and Kelso City Council Member
- Arne Mortensen – Cowlitz County Commissioner
- Karen Burgess – Dog Show Representative
- Kelly Ragsdale – Columbia Theater Managing Director
- Heather Ogden – Cowlitz County Fair Board Member

FOCUS GROUPS

On August 1, 2023, the project team facilitated three online, one-hour long focus group meetings to discuss stakeholder needs, challenges and opportunities relating to CCEC and Mint Valley Racquet and Fitness Complex. More detailed summaries of each focus group can be found in Appendix A.



Sports

Stakeholders

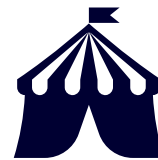
- Lower Columbia Baseball
- Kelso School District
- Central Sandlots



Business

Stakeholders

- Cowlitz Economic Development Coalition



CCEC User

Stakeholders

- Three Rivers AV
- Weyerhaeuser
- WSU Extension, 4H Programs

On September 13, 2023, the project team facilitated an additional online, one-hour long focus group meeting with arts and entertainment industry stakeholders. This focus group was added following prior outreach conversations about possible connections between the CCEC and Columbia Theater.



Arts & Entertainment Stakeholders

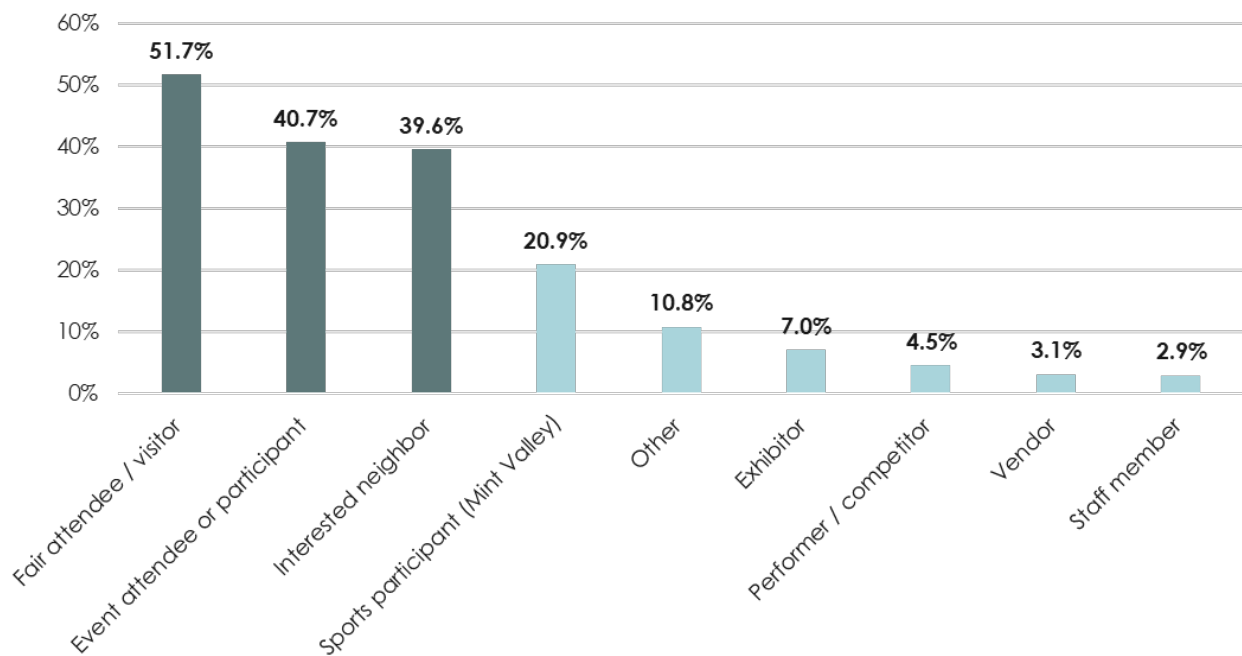
- Longview Schools Theater
- Lower Columbia College
- Storyboard Delights
- Higher Ground Dance Studio
- Longview-Kelso Community Concert Association

COMMUNITY ONLINE QUESTIONNAIRE

The consultant team developed a Community Online Questionnaire to gather community-wide feedback on existing conditions, needs, and priorities for future developments at both the CCEC and Mint Valley Racquet and Fitness Complex. The questionnaire was available online from August 1-August 27, 2023, and received a total of 649 responses. The survey was promoted through project partner websites, email lists, and local radio advertisements.

The questionnaire included 25 optional questions focused on community uses of and preferences for both facilities as well as demographic information. Questions asked how respondents use each facility, what they like the least and the most about each facility, what changes they would like to see at each facility, and how they hear about events and activities at each facility. Questionnaire respondents covered a broad range of users, the majority being fair attendees/visitors, event attendees or participants, and interested neighbors (Figure 2).

Figure 2: Online Questionnaire Respondent Breakdown



Source: Online Questionnaire, MIG

OUTREACH KEY THEMES & NEEDS

This section presents common themes and key needs from the range of outreach activities as well as observations from the project team for both the CCEC and Mint Valley Racquet and Fitness Complex.

Community members envision a future where both facilities reflect the following themes and address a range of related needs.



COWLITZ COUNTY EVENT CENTER

1. Provide opportunities for year-round activities and recreation.
2. Promote multi-purpose indoor arena use.
3. Renovate existing facility.
4. Improve access and wayfinding.
5. Develop additional lodging opportunities.

MINT VALLEY RACQUET & FITNESS COMPLEX

1. Renovate existing facility.
2. Provide multi-use options.
3. Promote community access and awareness.

COWLITZ COUNTY EVENT CENTER

This section presents common themes and key community needs relating to the CCEC. More detailed results are included in the appendices, including the Focus Group Summary and Online Questionnaire summary.

1. PROVIDE OPPORTUNITIES FOR YEAR-ROUND ACTIVITIES AND RECREATION

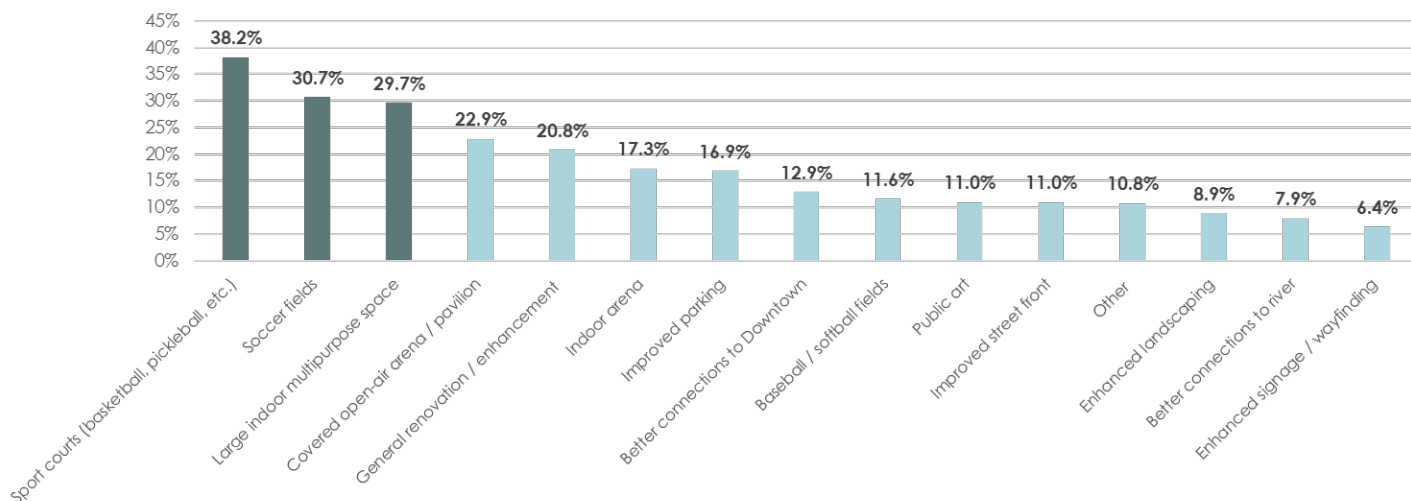
Providing opportunities for year-round activities and recreation was one of the highest priorities identified across outreach events for the CCEC. These facilities are needed due to inclement weather during a large portion of the year and the lack of indoor sports courts and outdoor turf fields in the county. Numerous questionnaire respondents and focus group participants discussed how these would attract younger families to the area and promote the local economy and tourism since many community members currently travel to other counties for similar facilities. These facilities could also provide opportunities for other indoor community events and programming such as after school programs and community education classes.

Questionnaire respondents identified sports courts, soccer fields, large indoor multi-purpose space, and a covered open-air arena/pavilion as their top four changes for the CCEC.

KEY NEEDS

- A multi-use indoor facility for sports such as soccer, basketball, and pickleball.
- An outdoor sporting complex with turf fields.
- Promote youth development and community education programming.
- Explore opportunities for year-round events and tournaments.

Figure 3: "What changes would you like to see at the CCEC?"



Source: Online Questionnaire, MIG

Community Needs Summary | 7

2. PROMOTE MULTI-PURPOSE INDOOR USES

Numerous outreach activities highlighted the importance of utilizing the existing indoor arena at the CCEC for a broader range of uses. These could include more equestrian and animal events, auto events, and dog shows to name a few. To accommodate these expanded uses, the indoor arena needs overall facility improvements. Outreach participants also suggested the need for improved equestrian facilities to attract larger regional events and to allow for on-site animal boarding.

KEY NEEDS

- Improve the existing CCEC indoor arena to allow for multiple uses.
- Expand and improve equestrian facilities (stalls, barns, etc.).
- Attract diverse arena events such as horse shows, auto shows, and dog shows.

"Improvements to existing buildings and adding an equine facility with adequate stalls would bring well-paying class shows here because of our central location on I5."

- Questionnaire Respondent

"Our CCEC and fairgrounds are the heart of our community. It needs overall improvement. An equine event center would bring big business and money to our area but without decent barns and stalls people won't come."

- Questionnaire Respondent

3. RENOVATE OR RESTRUCTURE EXISTING FACILITIES AND OPERATIONS

Another key theme across all outreach activities was the need to renovate the existing CCEC facility. Over 25% of questionnaire respondents listed overall aesthetics of the buildings and grounds in their top three things they dislike about the site. Aligned with this finding, general renovation and enhancement of the CCEC was the top change questionnaire respondents wanted to see after increased sporting facilities and indoor spaces for year-round recreation. Requested improvements include updated building facades and improving the streetscape environment, improved landscaping, more breakout rooms and restrooms, technology improvements, better storage, and air conditioning in the expo hall.

Beyond built improvements, the online questionnaire and stakeholder interviews also revealed the need for greater catering flexibility and lower room rental fees as cost can be prohibitive to some users. Focus group participants also discussed how staffing is a challenge despite strong customer service and cleanliness. This sentiment was echoed in other outreach activities with multiple stakeholder interviews and questionnaire responses suggesting the need for more full-time staff to meet facility needs, particularly relating to catering and outdoor maintenance.

KEY NEEDS

- Renovate existing facility to enhance aesthetics and meet user needs.

- Allow for greater spatial flexibility with more breakout spaces.

- Provide more restrooms and storage.

- Hire more full-time staff to meet event and maintenance needs.

- Allow external caterers in addition to the in-house catering service.

- Consider lowering CCEC rental fees to allow for smaller events and a more diverse range of users.

"Room rental fees are too high at the event center yet it's the only space in Cowlitz County to hold large events so event planners have no choice. The fees make it hard to bring new events and increase tourism to our town."

- Questionnaire Respondent

4. IMPROVE ACCESS, CIRCULATION AND WAYFINDING

Access and wayfinding were called out as main challenges for the CCEC by outreach participants. Despite its central location and proximity to I-5, the CCEC is currently hard to get to and lacks a strong entrance. Nearly 40% of questionnaire respondents stated that they do not visit the CCEC because they do not know where to go or what events and activities are offered there. In addition to vehicle access challenges, pedestrian infrastructure is lacking between the site and adjacent uses such as downtown and residential areas. Improving multi-modal access and wayfinding would improve the user experience and promote the site as a central and connected destination for the community. Stakeholder interviews also revealed interest in providing access between the site and Cowlitz River to promote additional recreational opportunities.

KEY NEEDS

- Improve access and wayfinding to the CCEC.
- Improve pedestrian connectivity between the CCEC and surrounding uses (residential areas, downtown, etc.).
- Provide access to the river.

5. DEVELOP ADDITIONAL LODGING OPPORTUNITIES

Bringing in a new hotel is viewed as an essential community need across outreach activities. Numerous outreach participants outlined how high-quality lodging is necessary to promote tourism and attract larger, revenue generating events such as conferences, shows and tournaments. Focus group participants revealed that certain events will not come to the community without the addition of a large, high-quality hotel.

KEY NEEDS

- Provide high-quality lodging at or close to the CCEC to attract regional conferences, shows, and tournaments.

"I think we need a newer hotel for event attendees to stay at. I think this would bring a higher amount of events to the area. Right now, I really can't recommend any of the area hotels to stay for family and friends."

Questionnaire Respondent

MINT VALLEY RAQUET AND TENNIS FACILITY

This section presents common themes and key community needs relating to the Mint Valley Racquet and Fitness Complex. More detailed results are included in the appendices, including the Focus Group Summary and Online Questionnaire summary.

1. RENOVATE EXISTING FACILITY

Renovating the existing facility to create a more visually appealing and user-friendly environment was the most requested change of questionnaire respondents. Over 38% of questionnaire respondents listed the overall aesthetics of the buildings and the grounds in their top three things they dislike about the site. Requested improvements include renovating the restrooms, locker rooms, common spaces, and fitness facilities, resurfacing the tennis courts, and replacing the ceiling and lights over the tennis courts. Participants also requested improvements to the building façade to create a more welcoming and aesthetic experience. This could be achieved by reworking the entrance and adding more windows to take advantage of golf courses views. Stakeholder interviews also suggested the need for expanded parking capacity and pedestrian access to meet growing demand and adjacent residential growth.

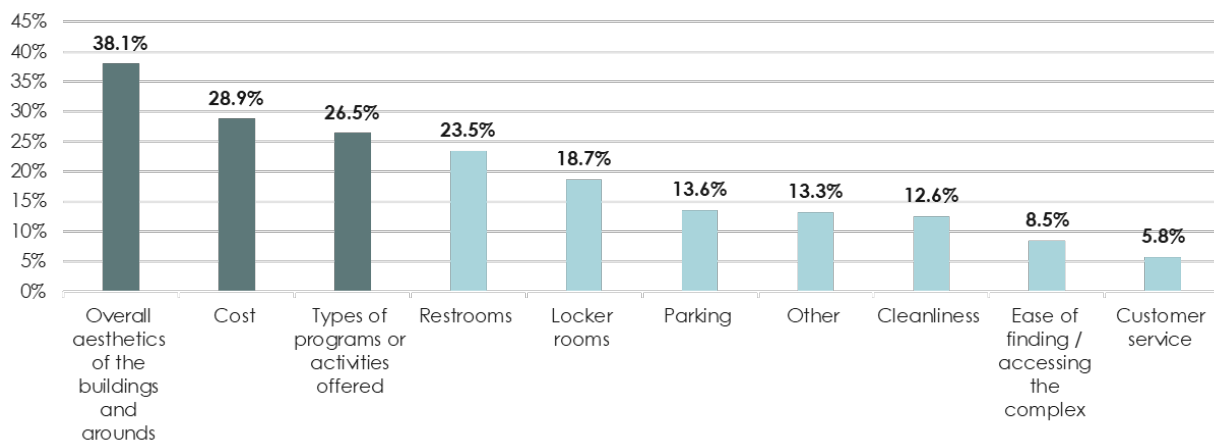
KEY NEEDS

- Renovate existing facilities, including:

- Restrooms
- Locker Rooms
- Tennis court lighting and ceilings
- Fitness facility
- Common spaces
- Building façade

- Expand parking capacity and pedestrian access.

Figure 4: "What do you like least about the Mint Valley Racquet and Fitness Complex?"



Source: Online Questionnaire, MIG

2. PROVIDE MULTI-USE OPTIONS

One of the most requested changes across outreach events was to provide a more diverse range of recreational opportunities at the site. Top requests include basketball, volleyball, pickleball, a golf simulator, and an ice rink. The sports focus group participants were particularly interested in reconfiguring the facility with multi-use sports courts to provide year-round recreation opportunities which are currently lacking in the county. Despite interest in reconfiguring the tennis courts to promote multiple uses, the online questionnaire revealed significant community interest in retaining the courts. Many respondents brought up that these are the only indoor courts in the county and that removing them would force people to travel elsewhere. Planning efforts will need to consider ways to serve the active tennis community and expand options for the broader community who are interested in recreational opportunities beyond tennis and racquetball.

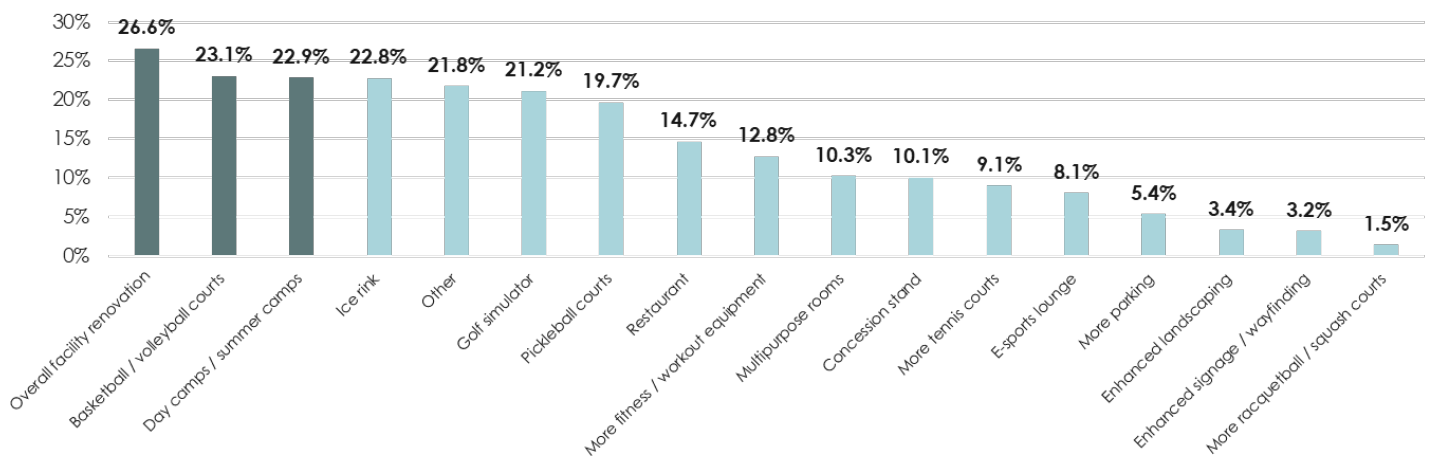
KEY NEEDS

- Provide more recreational options such as:

- Basketball
- Volleyball
- Day camps / Summer camps
- Ice Rink

- Work with the tennis community to understand how the space can be reconfigured to serve existing needs and additional uses.

Figure 5: "What changes would you like to see at the Mint Valley Racquet and Fitness Complex?"



Source: Online Questionnaire, MIG

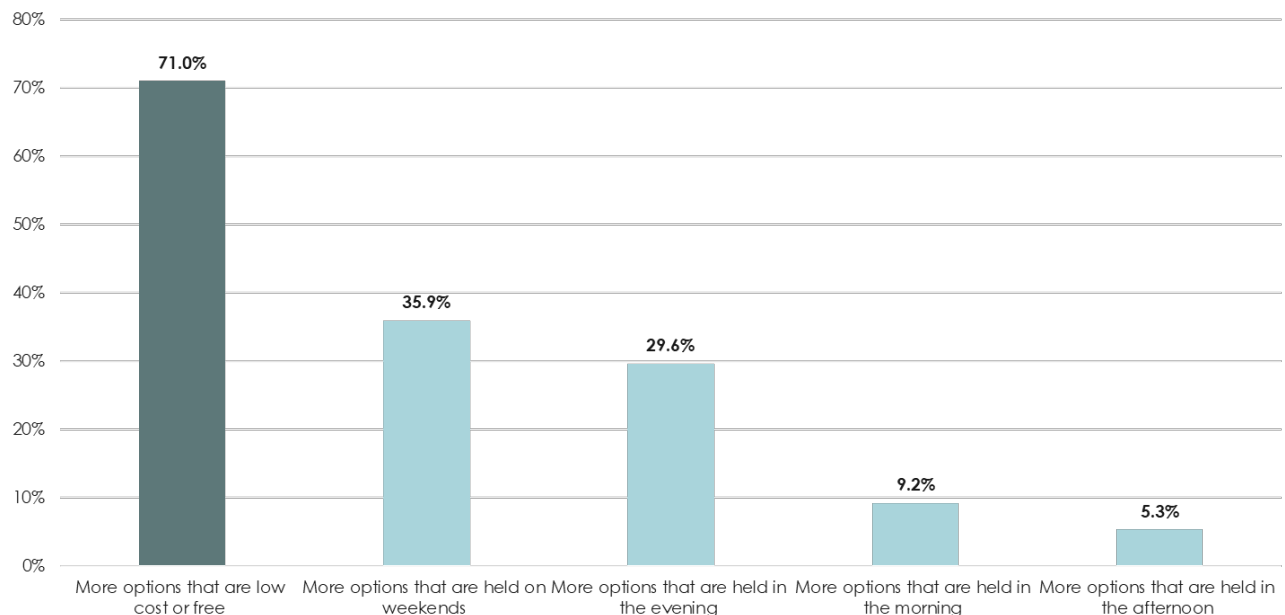
3. PROMOTE COMMUNITY ACCESS & AWARENESS

Another top request for the Mint Valley site was to promote community access for a more diverse range of users as multiple outreach participants found current offerings inaccessible. Over 70% of questionnaire respondents requested more options that were low cost or free. Respondents also requested options be offered at a wider range of times that are more accessible to working families and individuals, such as in the evenings or during weekends. Other requests include adding more youth activities such as after school programs and camps, more family-oriented programs, and community education classes. Expanding community access would also require increased public awareness of the facility and program offerings. Multiple focus group participants that are long-time residents of the area mentioned that they were either unaware of the facility or had never been. Over 45% of questionnaire respondents indicated that they had never visited the facility because they did not know where to go or what events and activities are offered.

KEY NEEDS

- Provide more options that are low-cost or free.
- Offer more options in the evening and on the weekends.
- Expand youth, family, and community programming opportunities.
- Increase public awareness.

Figure 6: "Are there any additional changes that would make this facility more appealing for you or your family?"



Source: Online Questionnaire, MIG

APPENDIX

COMMUNITY NEEDS SUMMARY





COWLITZ COUNTY EVENT CENTER MASTER PLAN

FOCUS GROUP - SPORTS STAKEHOLDERS - 08/12/2023



Meeting Attendees



Additional Questions/Comments

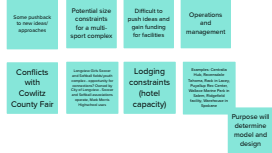
Tell us about your role and your organization? How would you describe your organization's relationship with the CCEC or Mint Valley Facility?



What are the strongest assets of these sites?



What are some challenges facing these sites?



Are there events, programs and/or audiences that you would like to see accommodated at the Event Center? What about the Mint Valley facility?



Are there events, programs and/or activities that you would like to see accommodated in Longview/Kelso that the area is currently unable to? If so, why?

If you had a blank canvas, what would you do? What is your vision for the future of these sites?

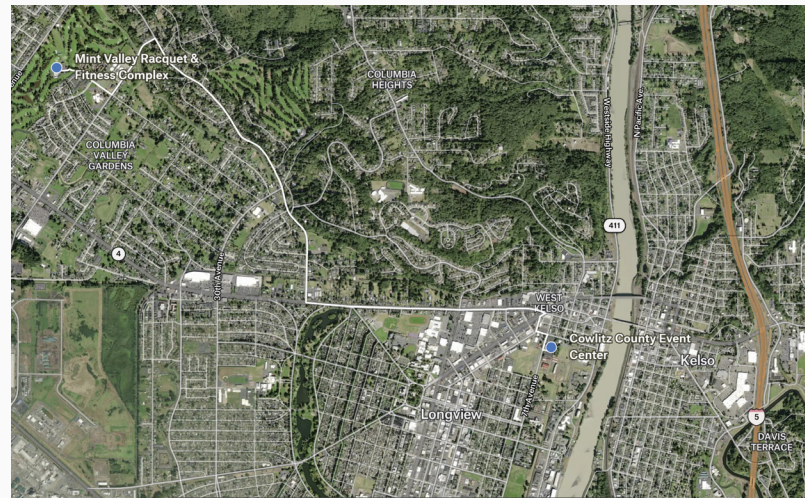
What are the greatest challenges faced by the public facilities and other assets in the region and why?

Any other questions/comments?

AGENDA

- A. WELCOME AND INTRO (5 MINS)
- B. PROJECT OVERVIEW (5 MINS)
- C. QUESTIONS & DISCUSSION (45 MINS)
- D. RECAP & NEXT STEPS (5 MINUTES)
- E. GRATITUDE & CLOSING

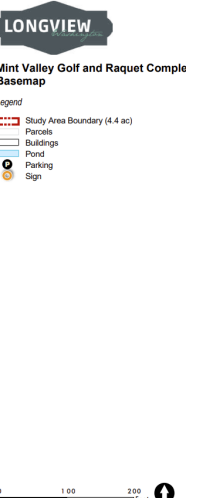
VICINITY MAP



EVENT CENTER MAP



MINT VALLEY MAP





COWLITZ COUNTY EVENT CENTER MASTER PLAN

FOCUS GROUP - BUSINESS STAKEHOLDERS - 08/9/2023

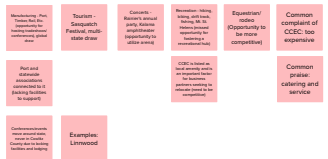


Additional Questions/Comments

Tell us about your role and your organization? How would you describe your organization's relationship with the CEC?



What are some key economic drivers of the Longview/Kelso area?



What are the strongest assets of the Event Center or the Longview/Kelso community?



What are the greatest challenges facing the community and/or Event Center?



Are there events, programs, and/or audiences that you would like to see accommodated at the Event Center?

Do you have any creative ideas for insuring the financial sustainability of the Event Center?



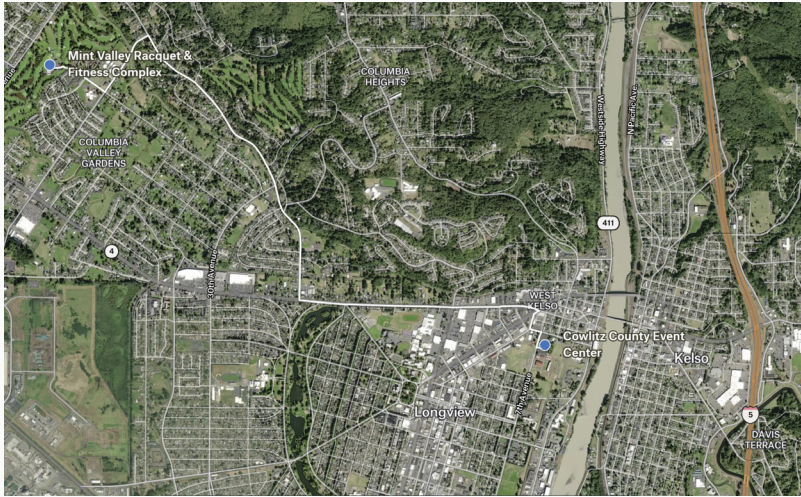
If you had a blank canvas, what would you do? What is your vision for the future of the Event Center?

Any other comments/questions?

AGENDA

- A. WELCOME AND INTRO (5 MINS)
- B. PROJECT OVERVIEW (5 MINS)
- C. QUESTIONS & DISCUSSION (45 MINS)
- D. RECAP & NEXT STEPS (5 MINUTES)
- E. GRATITUDE & CLOSING

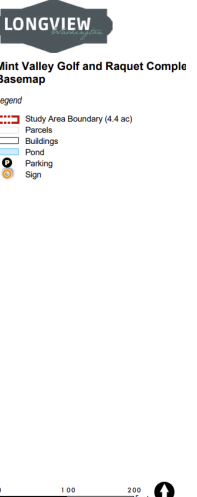
VICINITY MAP



EVENT CENTER MAP



MINT VALLEY MAP

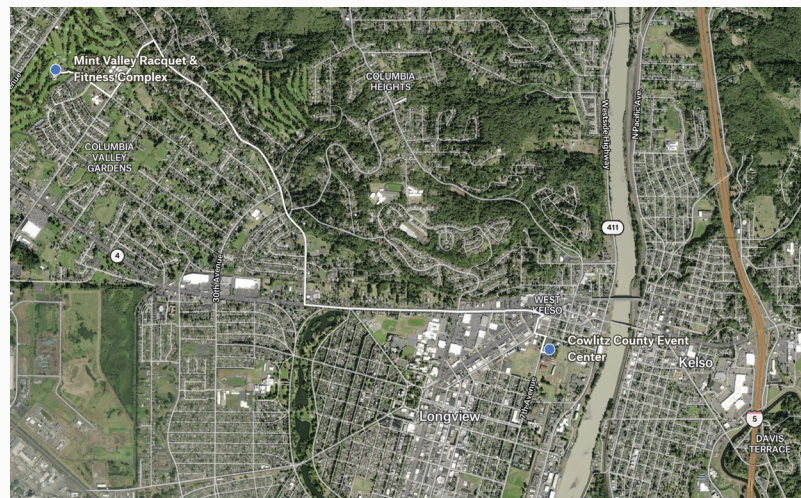


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AGENDA

- A. WELCOME AND INTRO
(5 MINS)
- B. PROJECT OVERVIEW
(5 MINS)
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- E. GRATITUDE & CLOSING

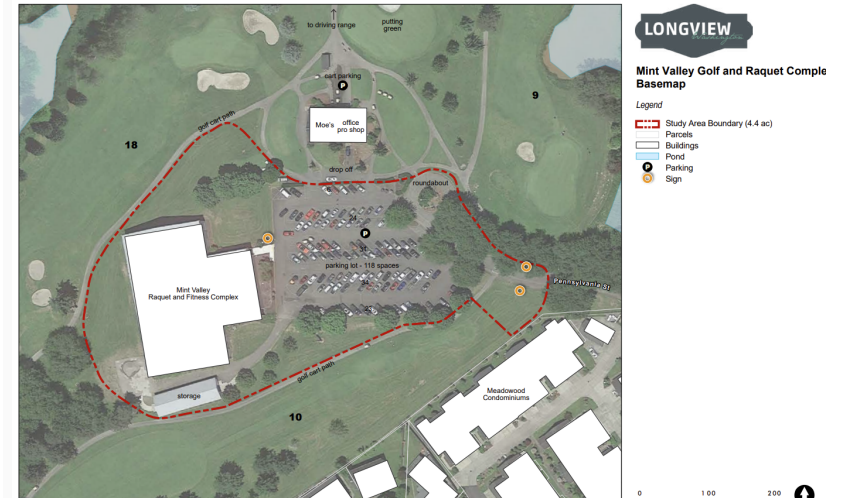
VICINITY MAP



EVENT CENTER MAP



MINT VALLEY MAP





COWLITZ COUNTY EVENT CENTER MASTER PLAN

FOCUS GROUP - ARTS & ENTERTAINMENT INDUSTRY STAKEHOLDERS - 09/13/2023



Additional Questions/Comments

Tell us about what you do. How would you describe your relationship with the CCEC?

- Have attended to various events in the past
- Workshops
- Weight Watchers Meetings
- Regional art show (in the past)
- Outdoor shows at farground during fair
- Hopeful benefit with support center at CCEC in the past
- Scholarship Night
- Longview Public School Events

What are the strongest assets of the Event Center and why?



What are the greatest challenges faced by the Event Center and why?

- Basic information on available event packages
- Temperature control, sound, lighting
- Communication: CCEC email address
- Cost
- Marketing and information sharing
- Food options
- General city performance including challenges in the area
- High demand for Columbia Theater
- Dr. dance studios and other groups utilize
- Meeting/Community events
- Need for additional small product scale space
- Lacking public gallery space in the area

Are there events, programs and/or audiences that you would like to see accommodated at the Event Center?

- Showcasing local artists, writers, authors and gallery space
- Representations in different areas and support
- Expand beyond local audience
- Talent rental costs make hard to regional events
- Non-profit rental rate
- Interesting food options

Are there events, programs, and/or activities that you would like to see accommodated in Longview/Kelso that the area is currently unable to? If so, why?

- Public gallery space
- Develop more performance space and support
- Lodging
- More options for performance areas
- Food options

What are the region's strongest public facilities and assets and why?

- The River Theater stage, high-quality space, scenic views
- Seagrove WW (downstream from theater)
- Local facilities: Columbia Theater, Kelso, and other local venues
- Columbia Theater (big community space, recently renovated)
- R.A. Long Highschool
- Lake Sacajawes (outdoor venue)

If you had a blank canvas what would you do? What is your vision for the future of the Event Center?



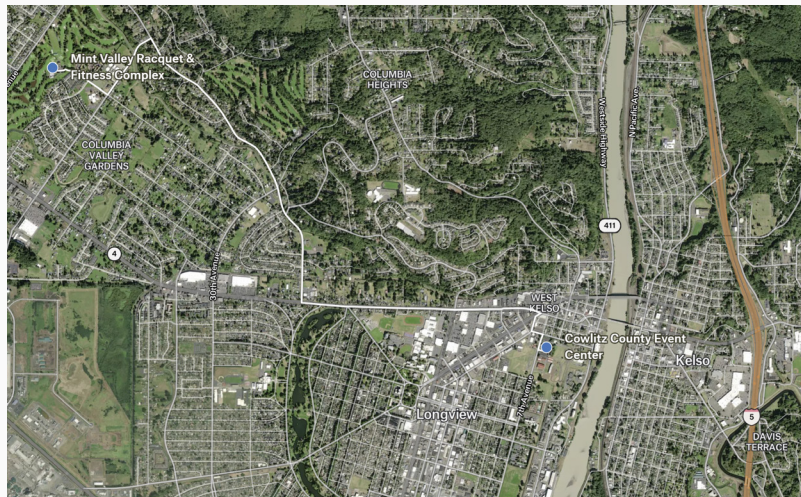
Other comments or questions?

Is the proposed land going to affect other nearby areas (aircraft)?

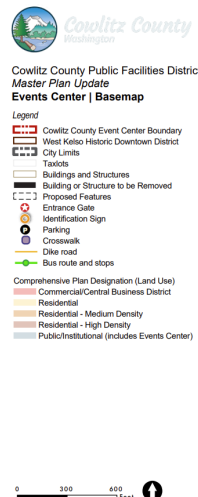
AGENDA

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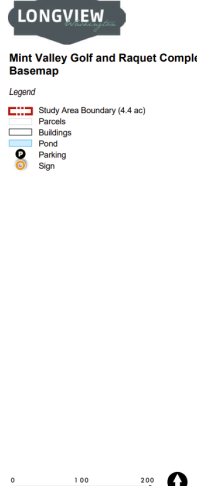
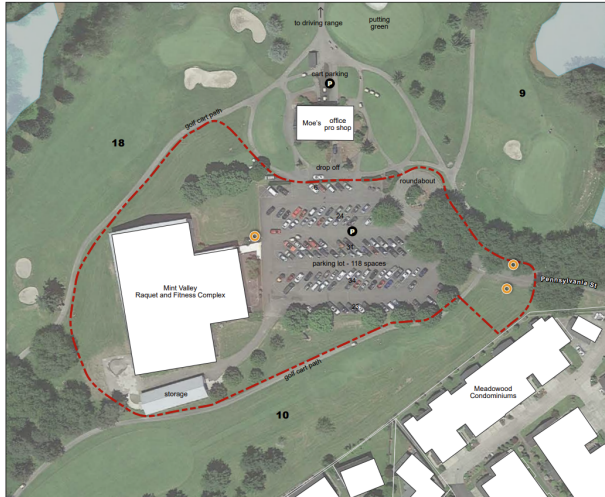
VICINITY MAP



EVENT CENTER MAP



MINT VALLEY MAP



Online Questionnaire Summary

Cowlitz County Public Facilities District / City of Longview
Master Plan Update & Priority Assets Review

Questionnaire Period: Aug 1, 2023 – Aug 27, 2023



Introduction

In May 2023, the Cowlitz County Public Facilities District (PFD) began developing a Master Plan to inform the development and improvement of the 47-acre Cowlitz County Event Center (CCEC) property in Longview, Washington. The Master Plan will guide long-term improvements to and investments in the Event Center. As part of this effort, the PFD is also working with the City of Longview to understand current needs and potential changes to the Mint Valley Racquet and Fitness Complex.

The consultant team developed a Community Online Questionnaire to gather community-wide feedback on existing conditions, needs, and priorities for future developments at both the CCEC and Mint Valley Racquet and Fitness Complex. The questionnaire was available online from August 1-August 27, 2023, and received a total of 649 responses. The PFD and City of Longview promoted the questionnaire through project partner websites, email lists, and local radio advertisements.

The questionnaire included 25 optional questions focused on community uses of and preferences for both facilities as well as demographic information. Questions asked how respondents use each facility, what they like the least and the most about each facility, what changes they would like to see at each facility, and how they hear about events and activities at each facility.

This summary provides results from the questionnaire. Findings are from a broad enough sample that they can help the PFD and City identify common themes and concerns. All questions were optional. Some questions allowed participants to select two or more answer choices, resulting in total counts greater than the number of respondents and total percentages greater than 100%.

Online Questionnaire Summary: Contents

1. COWLITZ
COUNTY EVENT
CENTER

2. MINT VALLEY
RACQUET AND
FITNESS COMPLEX

3. WRITE-IN
COMMENTS

4. WHO
RESPONDED?

1. COWLITZ COUNTY EVENT CENTER



More opportunities for year-round activities and recreation.

Specific opportunities include developing a multi-use indoor sports facility and outdoor sporting complex with turf fields, both of which are lacking in the county and highly requested by community members.



Multi-purpose indoor arena use.

Community members would like to see a broader range of events in the indoor arena such as equestrian events, auto events, and dog shows. Both the indoor arena and animal facilities need improvements to meet current user needs and to promote multi-purpose uses.



Facility-wide renovation and lodging.

The site needs facility-wide updates and renovations to meet user needs. High-quality lodging was also listed as a top community priority to attract larger events and promote tourism.

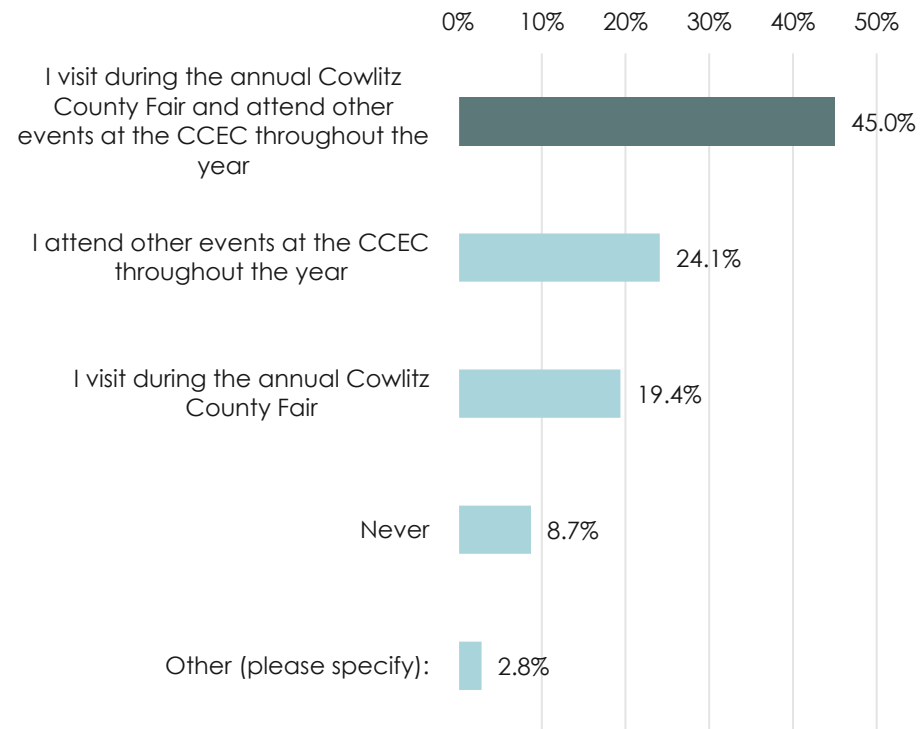


Improved access and wayfinding.

Despite its central location and proximity to I-5, the CCEC is hard to get to and lacks a strong entrance. Improving multi-modal access and wayfinding will promote the site as a central and connected destination.

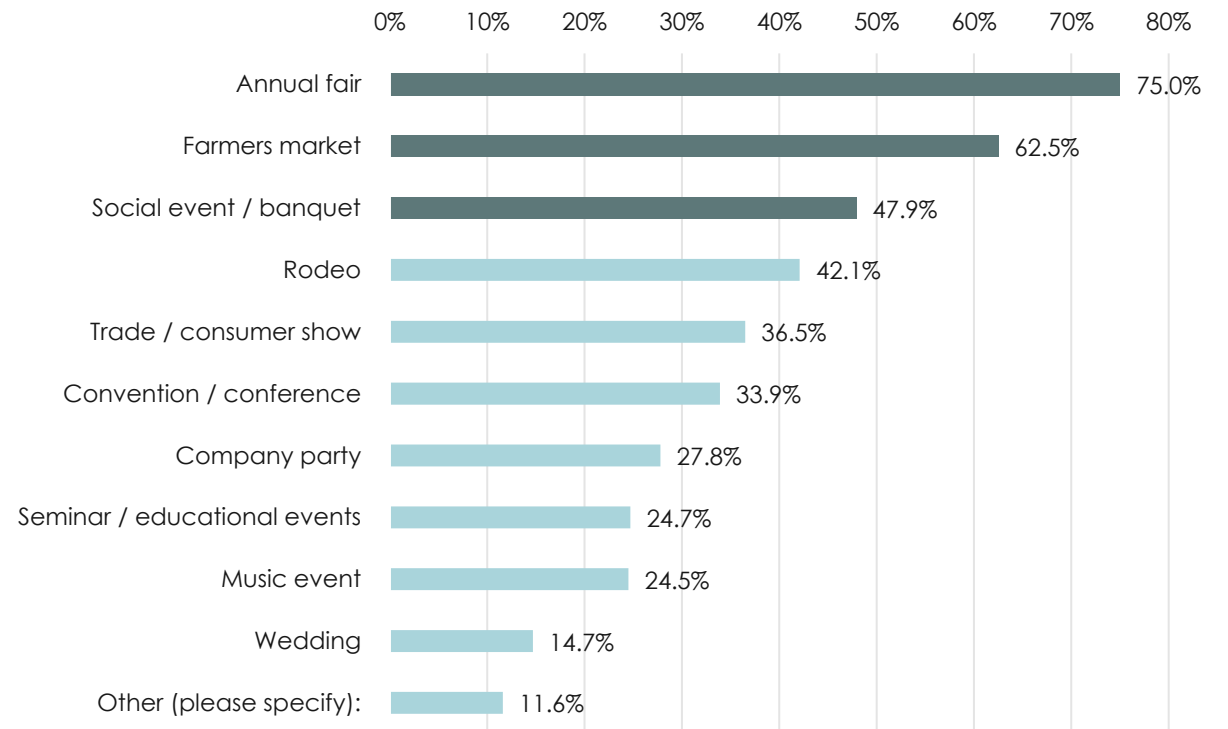
How often do you or your family visit the CCEC?

n=644



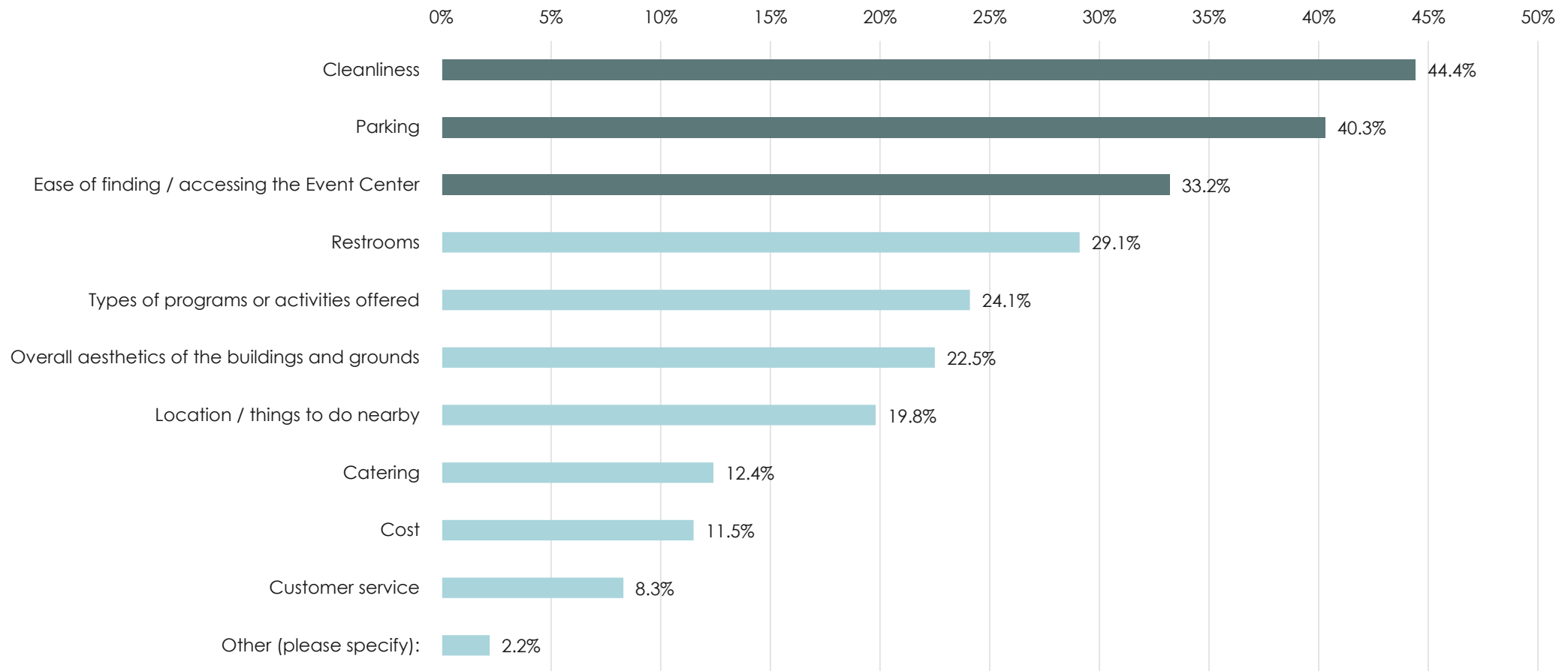
What types of events or activities have brought you to the CCEC?

n=587



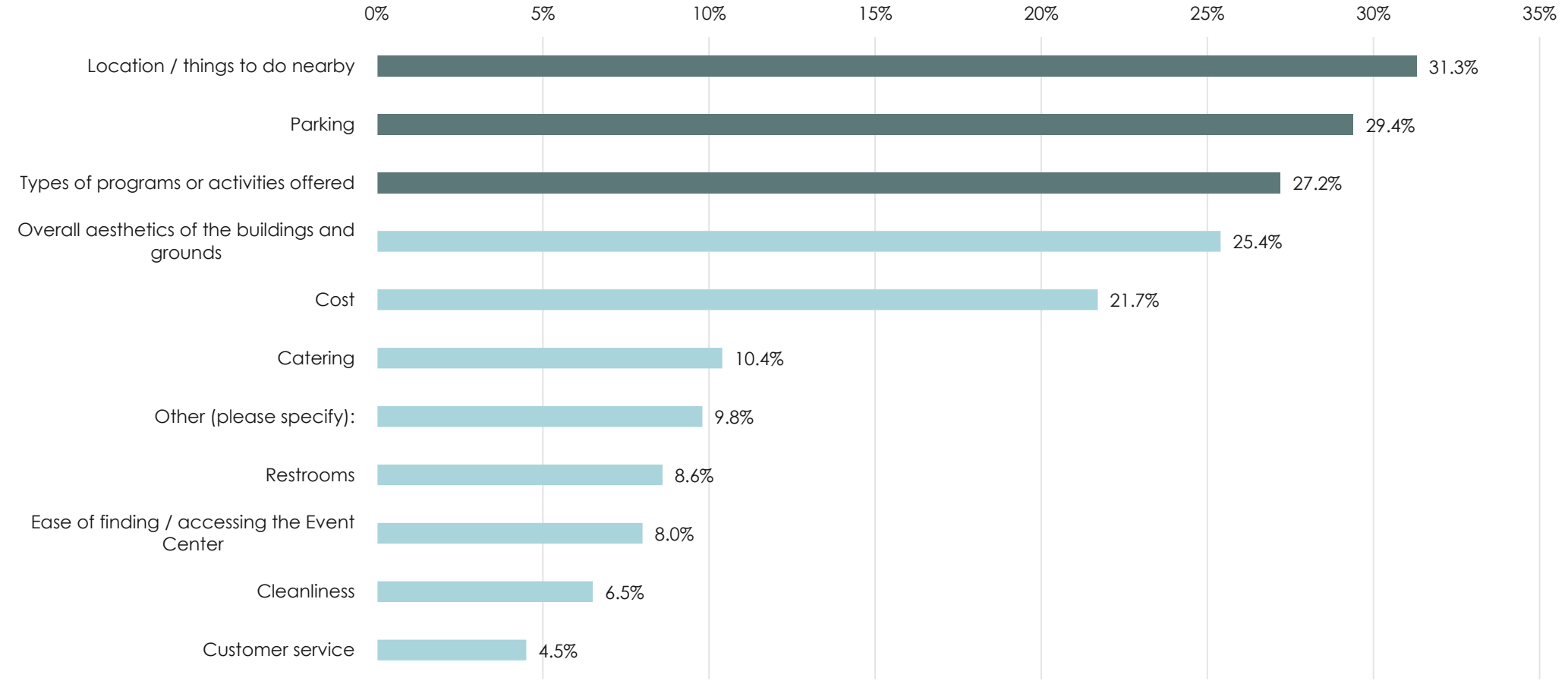
What do you like most about the CCEC? (select your top three choices)

n=581



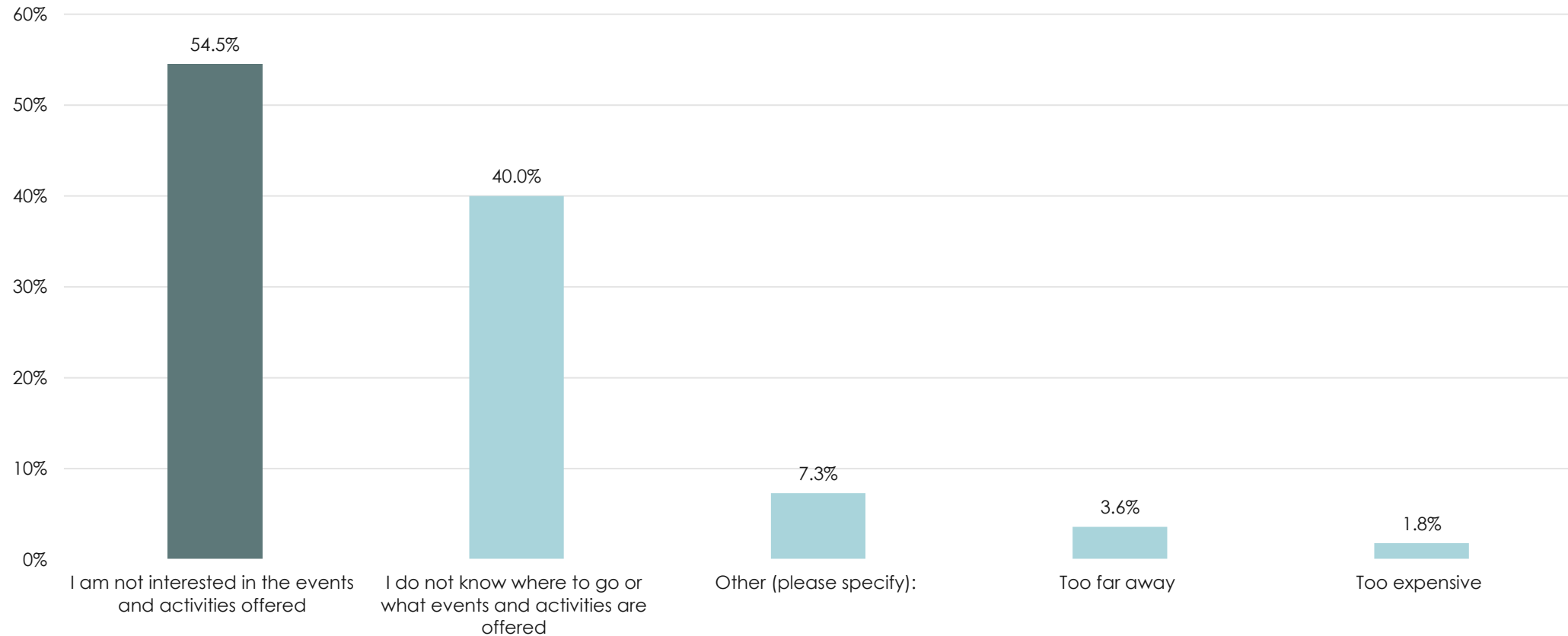
What do you like least about the CCEC? (select your top three choices)

n=511



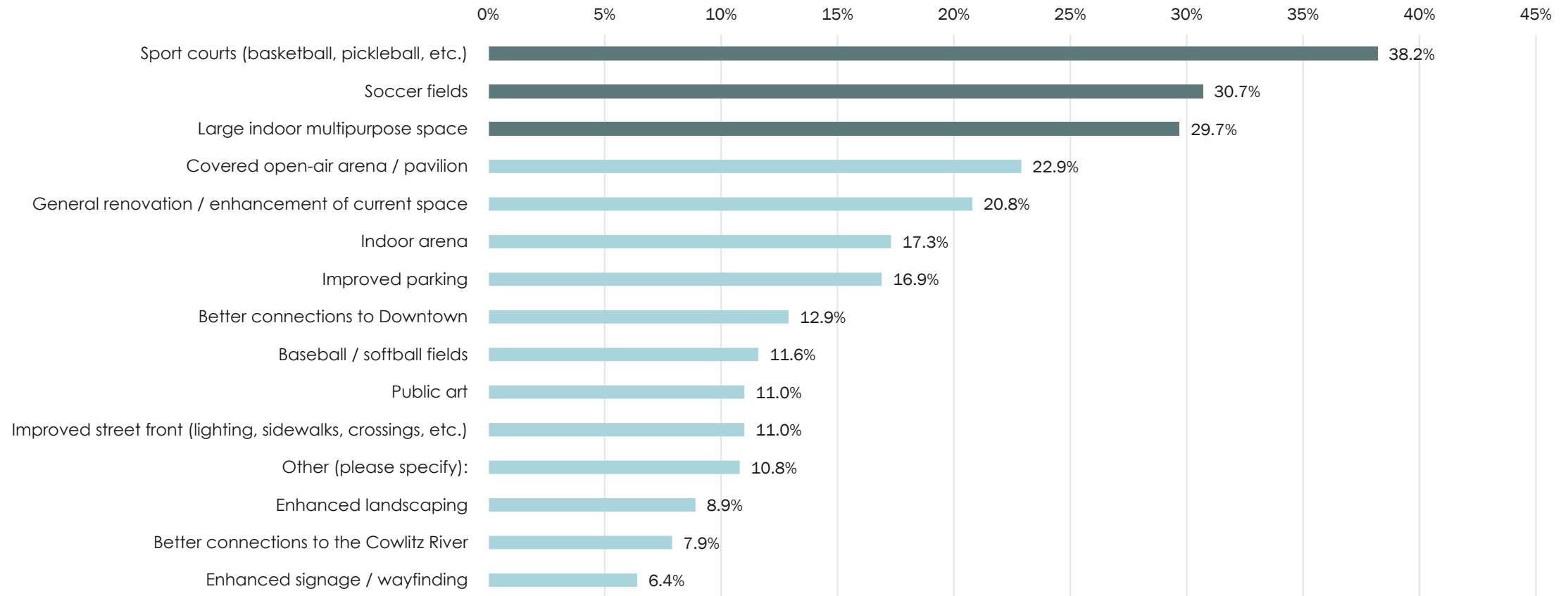
If you or your family have not visited the CCEC, why?

n=55



What changes would you like to see at the CCEC? (select your top three choices)

n=629



2. MINT VALLEY RACQUET & TENNIS COMPLEX



Facility-wide renovation.

The top community priority for the site is a facility-wide renovation to improve the restrooms, locker rooms, tennis court lighting and ceilings, fitness facility, common spaces and building façade.



Multi-use options.

One of the most requested changes was to provide multi-use options such as basketball, volleyball, and pickleball in addition to tennis and racquetball. Youth programming such as day camps and summer camps were also a top request.

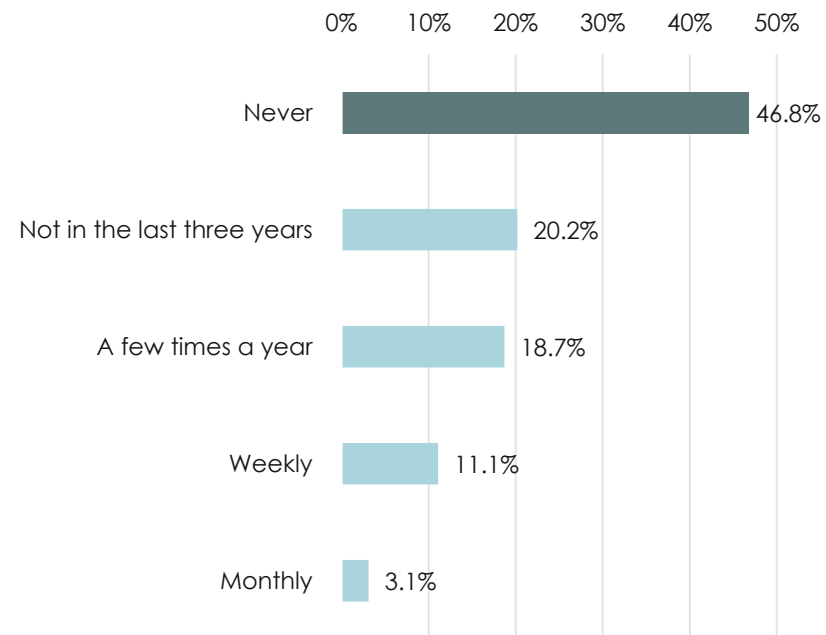


Community access and awareness.

Community members would like more programming options that are low cost or free, offered in the evenings and on weekends, and accessible to a wide-range of ages. Public awareness also needs to be increased since many community members are not aware of the facility and its offerings.

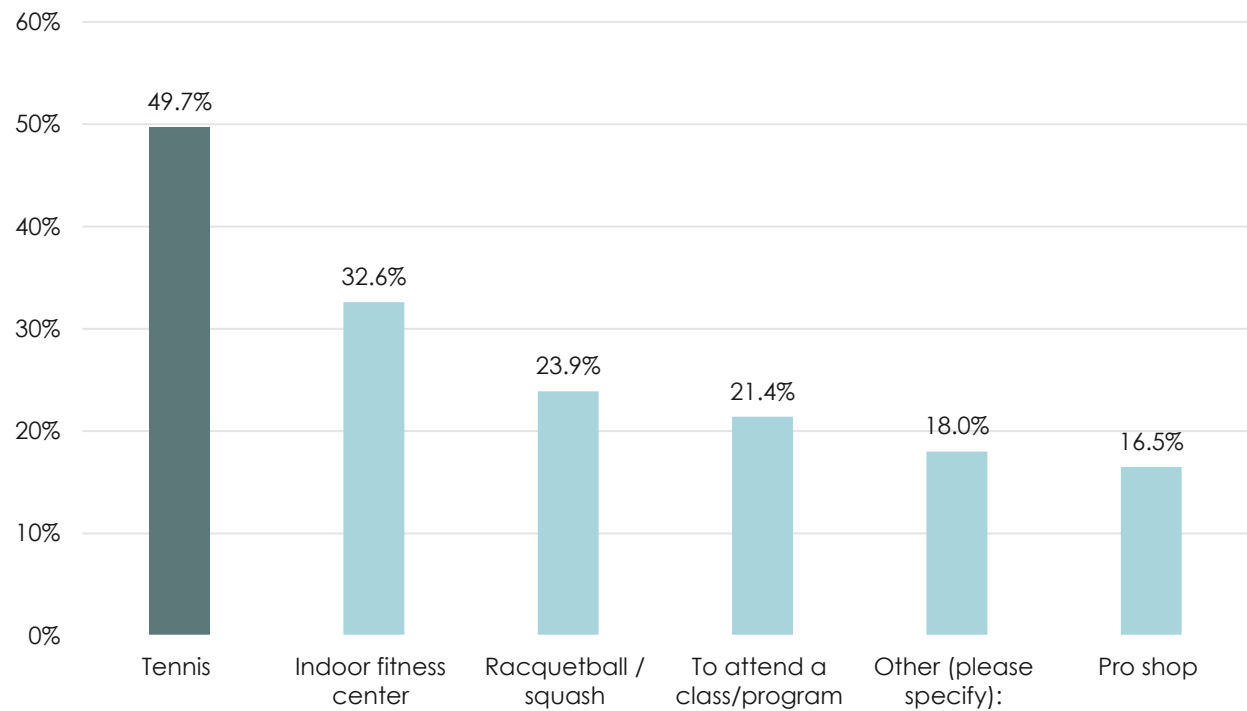
How often do you or your family visit the Mint Valley Racquet and Fitness Complex?

n=647



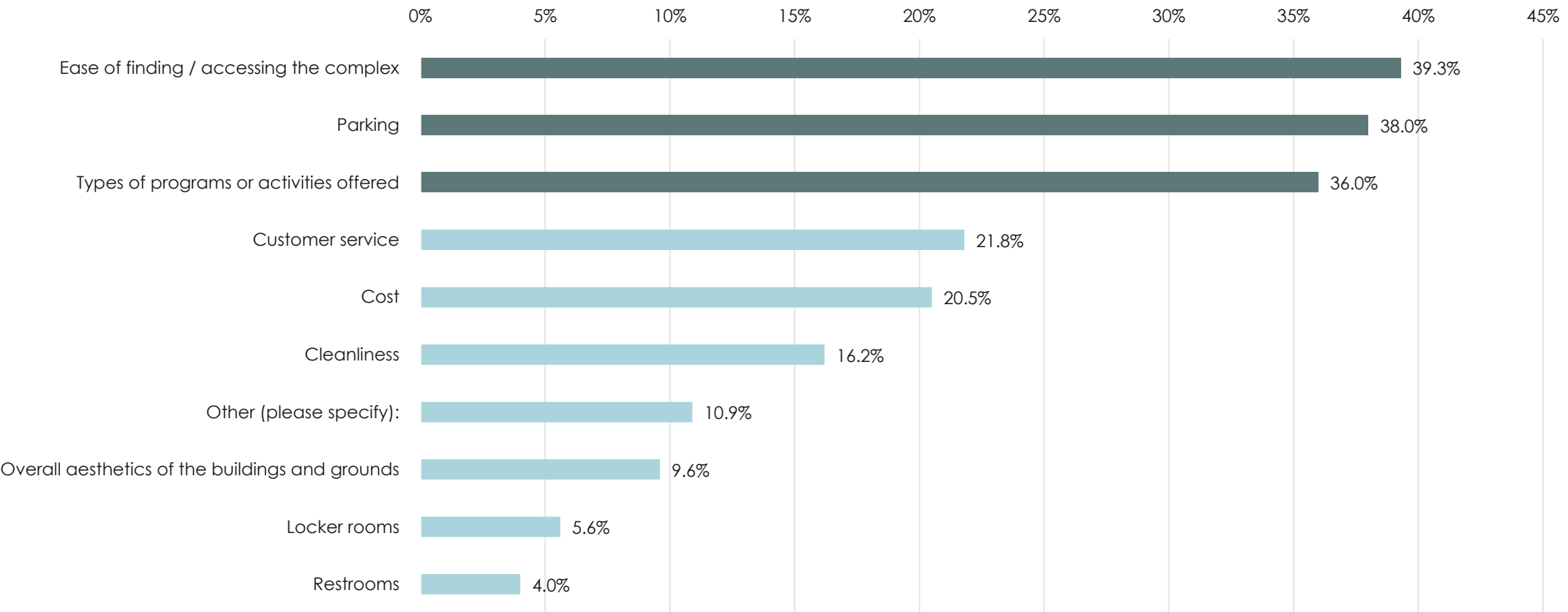
What types of events or activities have brought you to the Mint Valley Racquet and Fitness Complex?

n=322



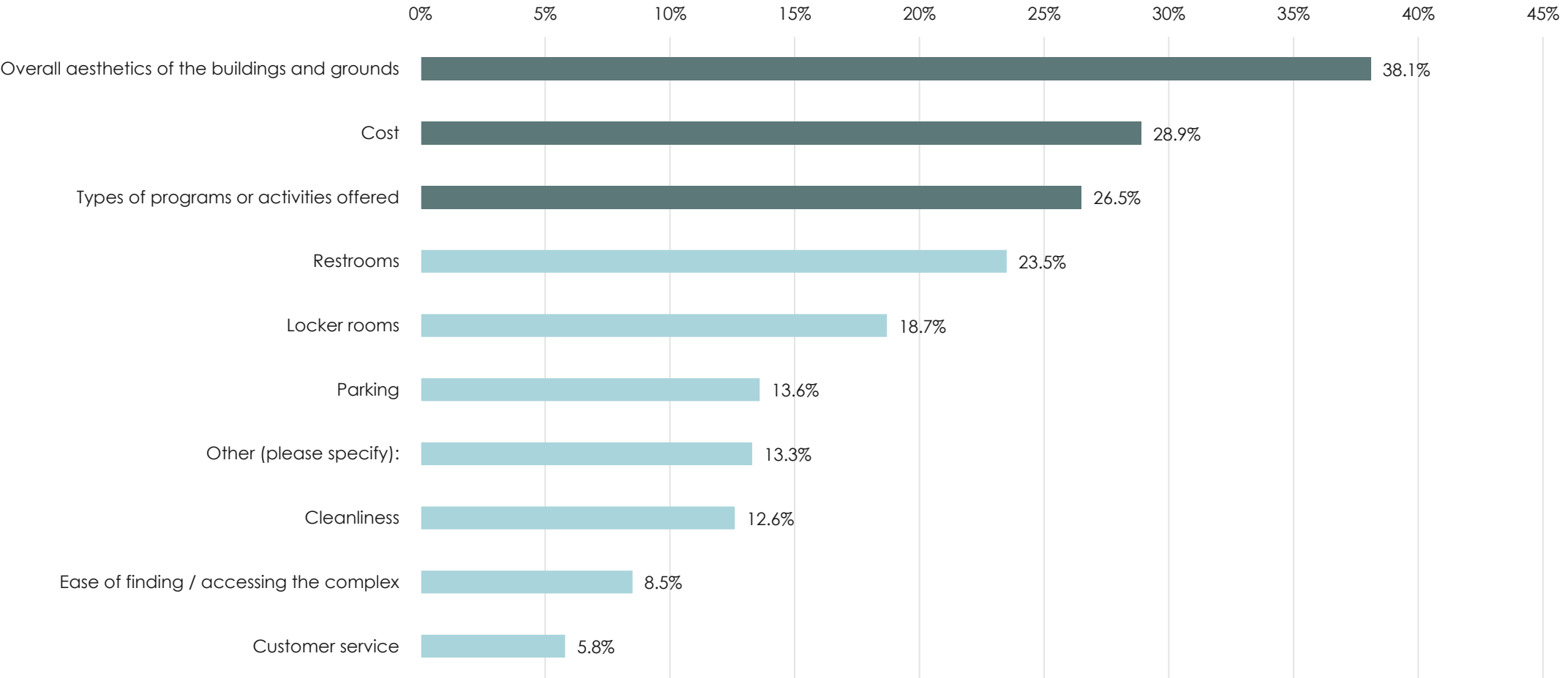
What do you like most about the Mint Valley Racquet and Fitness Complex? (select your top three choices)

n=303



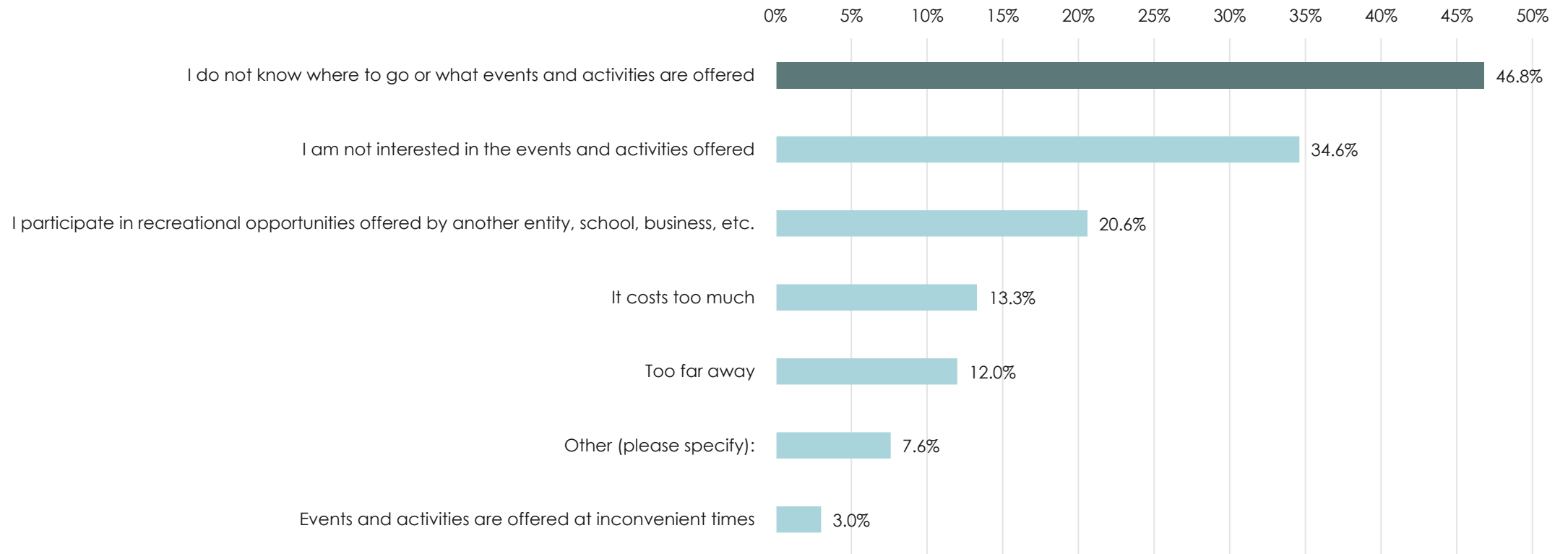
What do you like least about the Mint Valley Racquet and Fitness Complex? (select your top three choices)

n=303



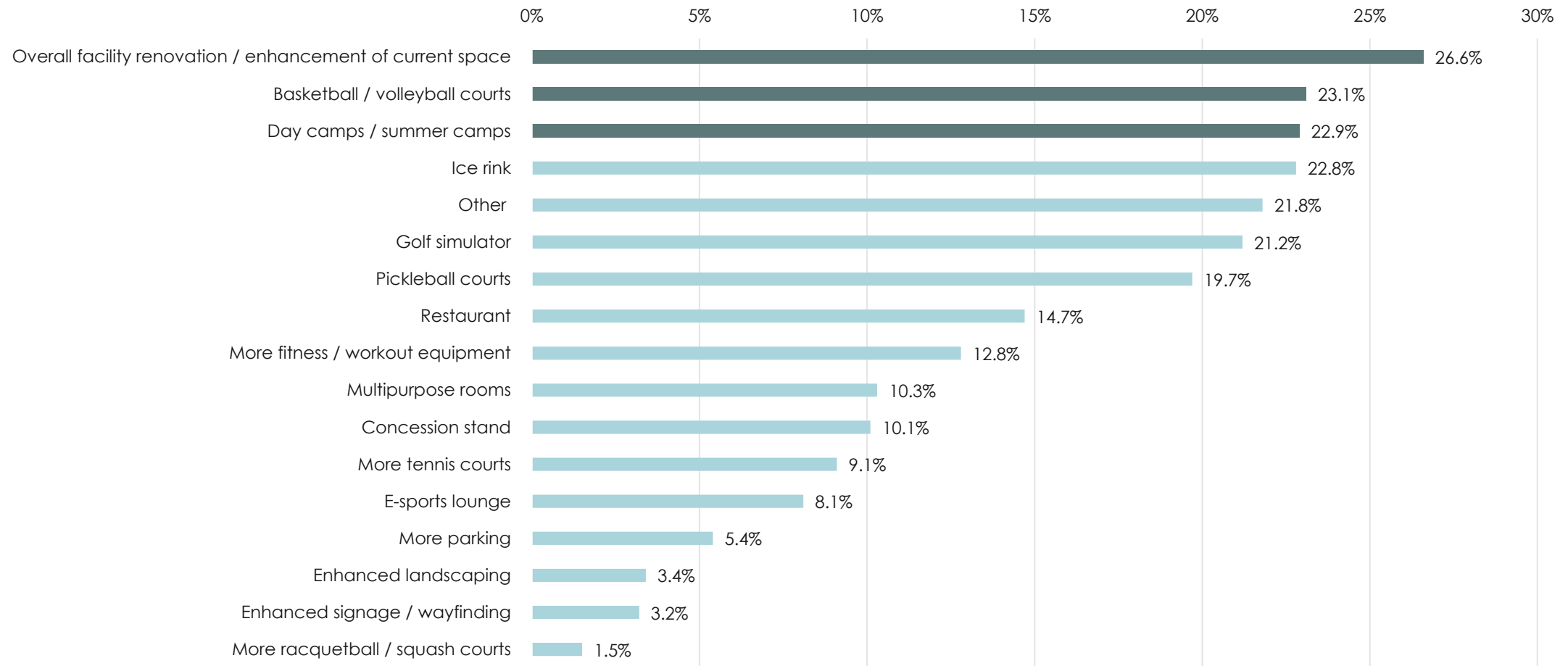
If you or your family have not visited the Mint Valley Racquet and Fitness Complex, why?

n=301



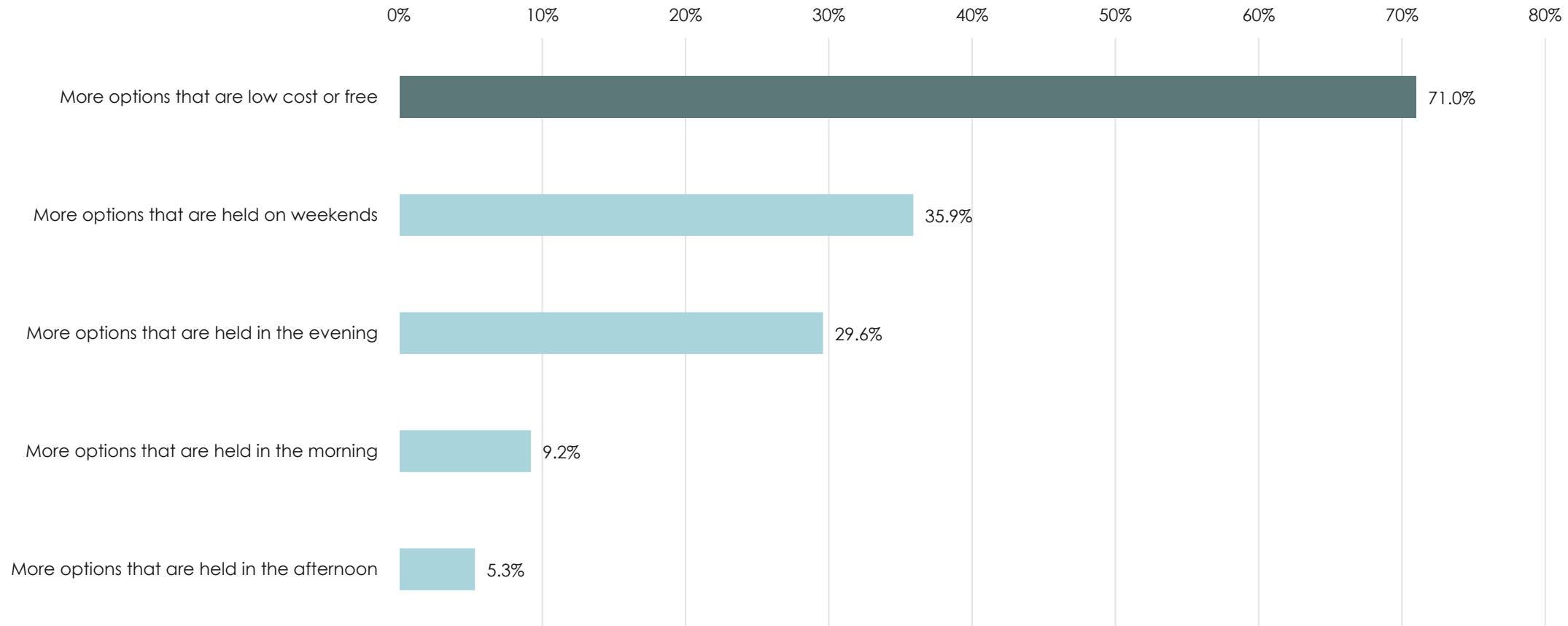
What changes would you like to see at the Mint Valley Racquet and Fitness Complex? (select your top three choices)

n=593



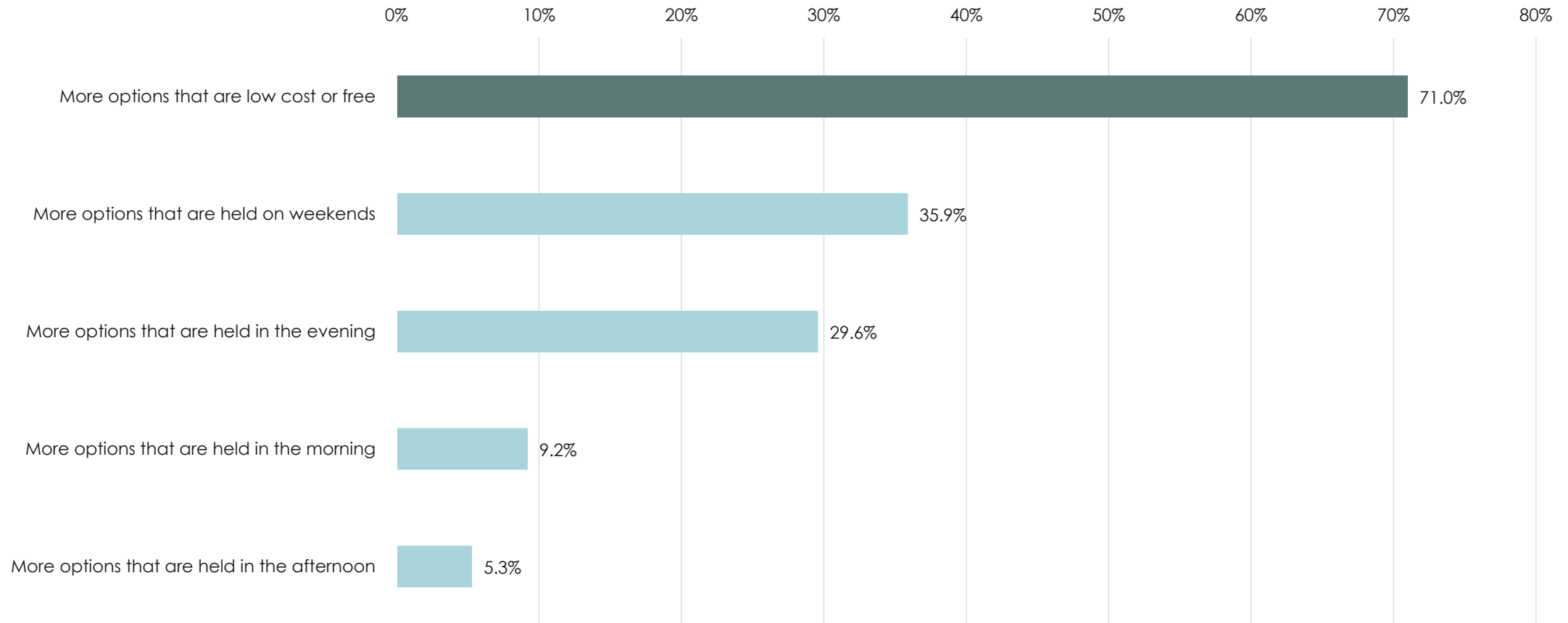
Are there any additional changes that would make this facility more appealing for you or your family? (select your top two choices)

n=510



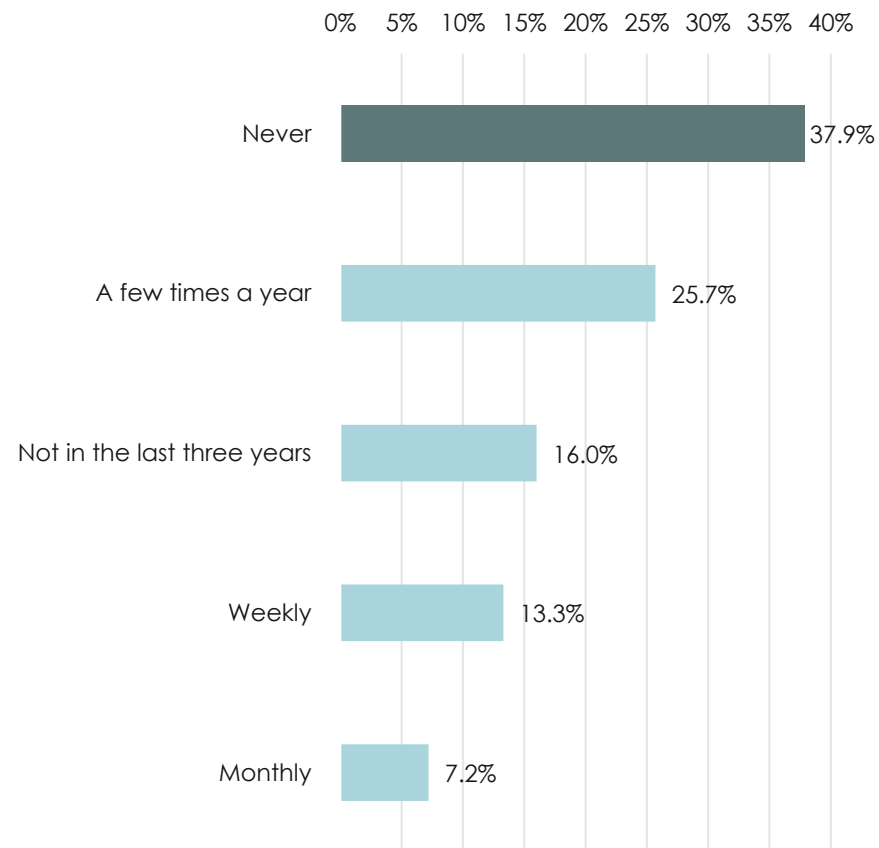
Are there any additional changes that would make this facility more appealing for you or your family? (select your top two choices)

n=510



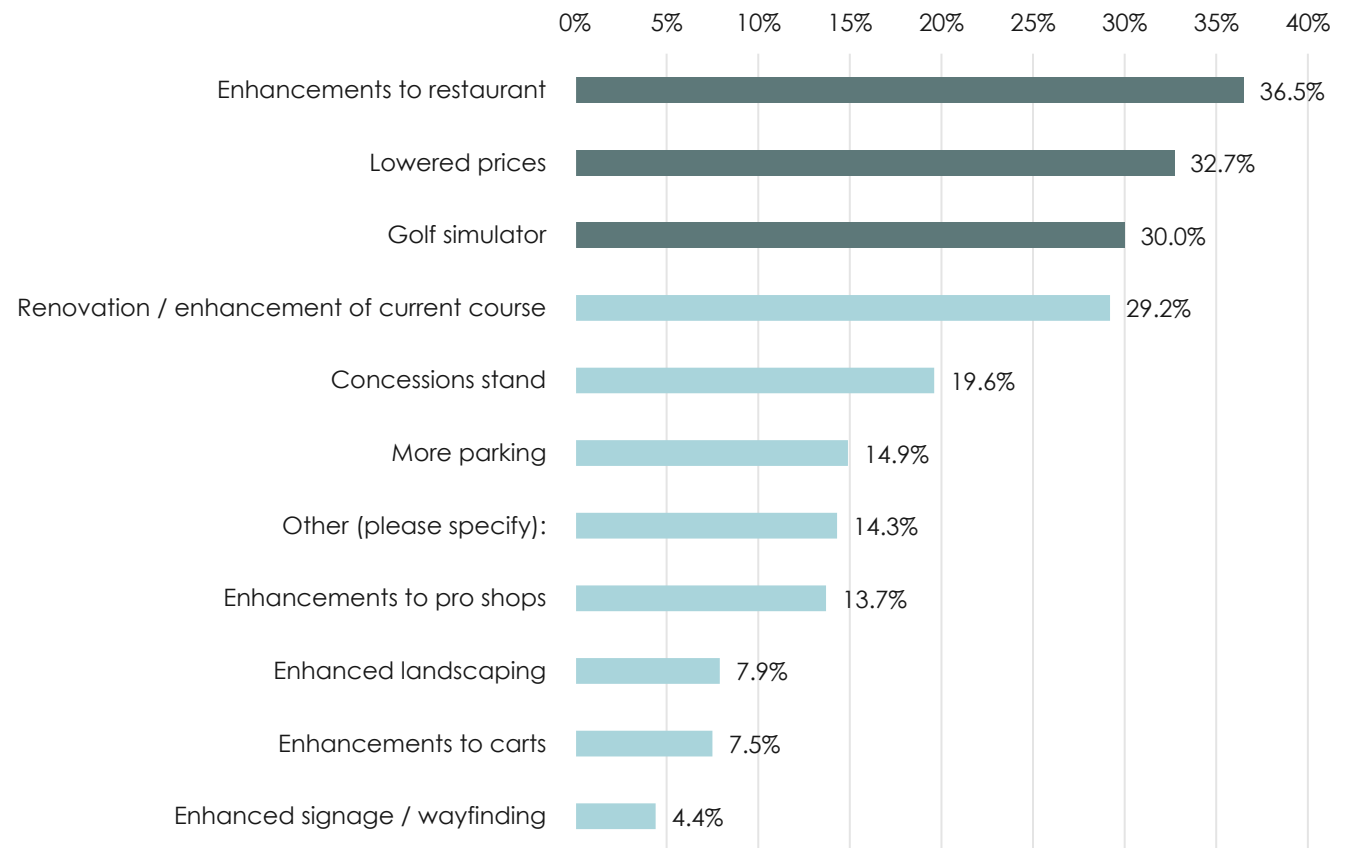
How often do you or your family visit the adjacent Mint Valley Golf Course?

n=639

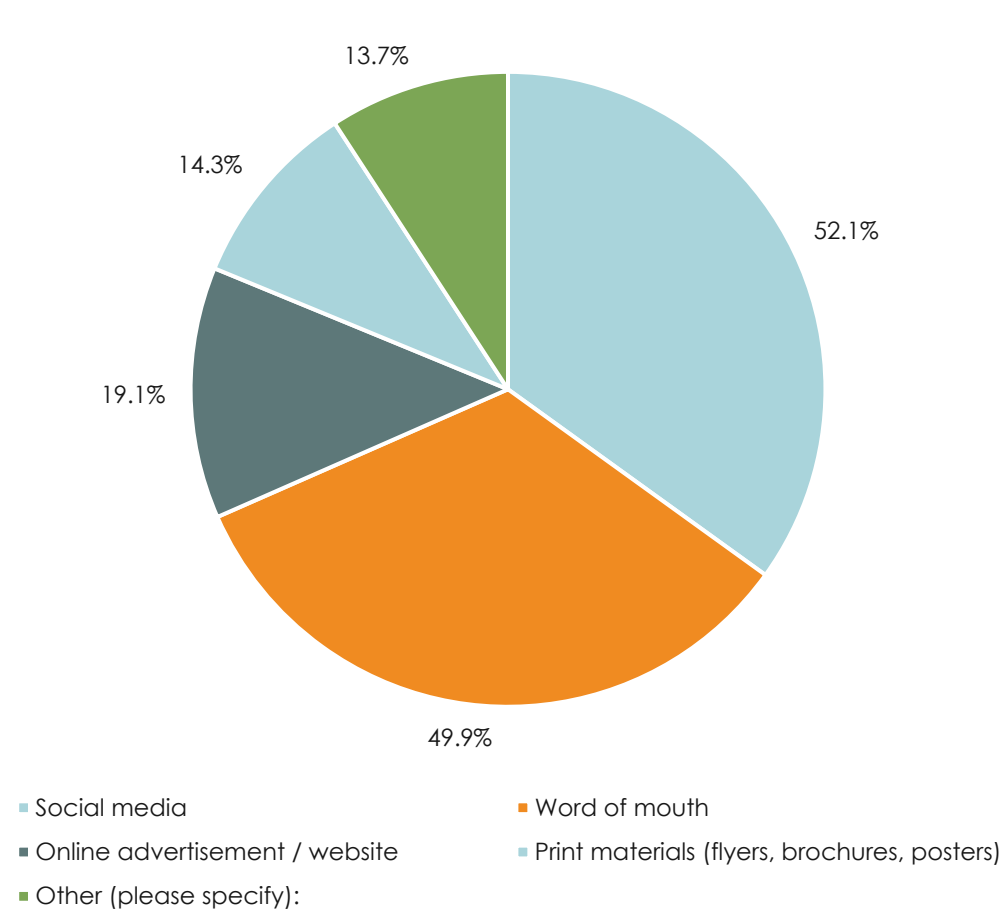


What changes would you like to see to the Mint Valley Golf Course? (select your top three choices)

n=504



How do you hear about events at the CCEC and Mint Valley Racquet and Fitness Complex?



3. WRITE-IN COMMENTS



**Write-in comments
from 349 respondents**

Analyzed with Displayr and Co:Census

Mint Valley Focus

The Mint Valley facility (47 comments) was specifically mentioned in more write-in comments than the CCEC (12 comments)

Quality and Repair of Facilities

Quality and repair was an important theme of write-in responses (26 comments), especially relating to the Mint Valley facility.

Tennis & Soccer

Both tennis (47 comments) and soccer (36 comments) were top requested recreation opportunities. Write-in respondents were especially concerned about the removal of the indoor tennis courts at the Mint Valley facility.

Indoor Facilities

73 comments mentioned the need for indoor facilities for year-round recreation opportunities.

4. WHO RESPONDED?



649 total respondents

Residents and Workers

People who live in Cowlitz County (92% of respondents) and individuals who work or own a business in Cowlitz County (41% of respondents).

Long-term Residents

80% of respondents have lived in Cowlitz County for more than 10 years.

Mixed Connections

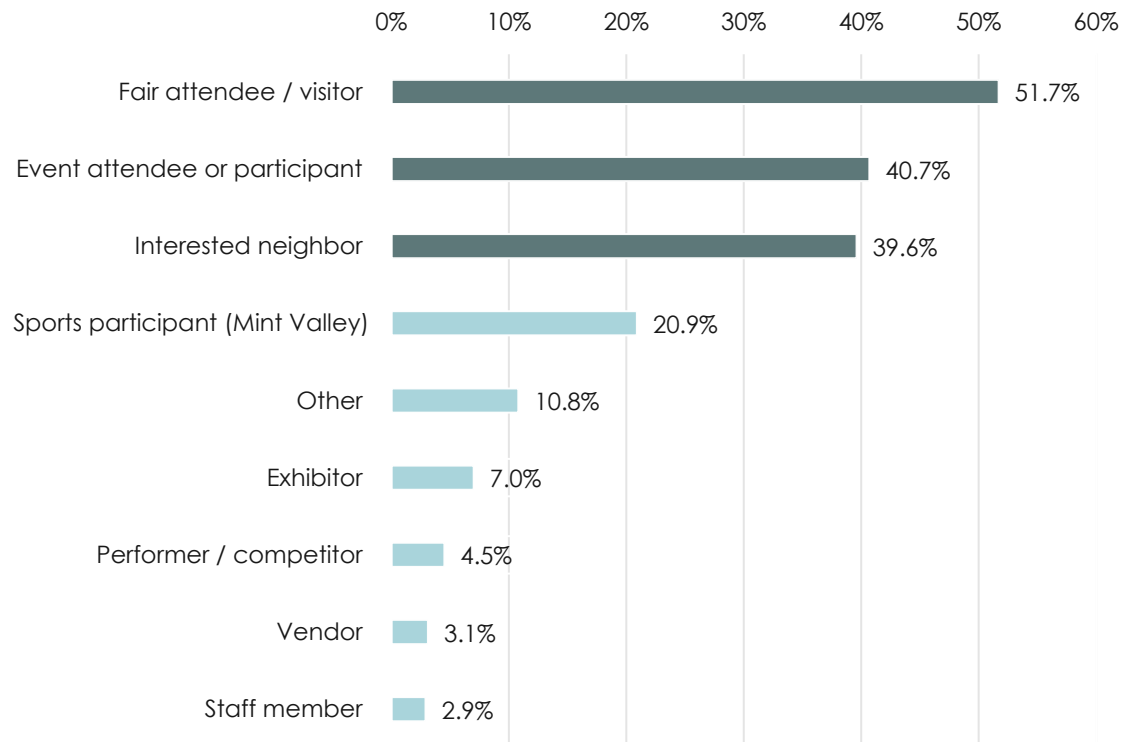
Most participants identify as a fair attendee/visitor (52%), event attendee or participant (41%), interested neighbor (40%), or Mint Valley sports participant (21%).

Varied Ages

Respondents were largely split between the ages of 25 and 74, the 35-44 age group had the most respondents (28%).

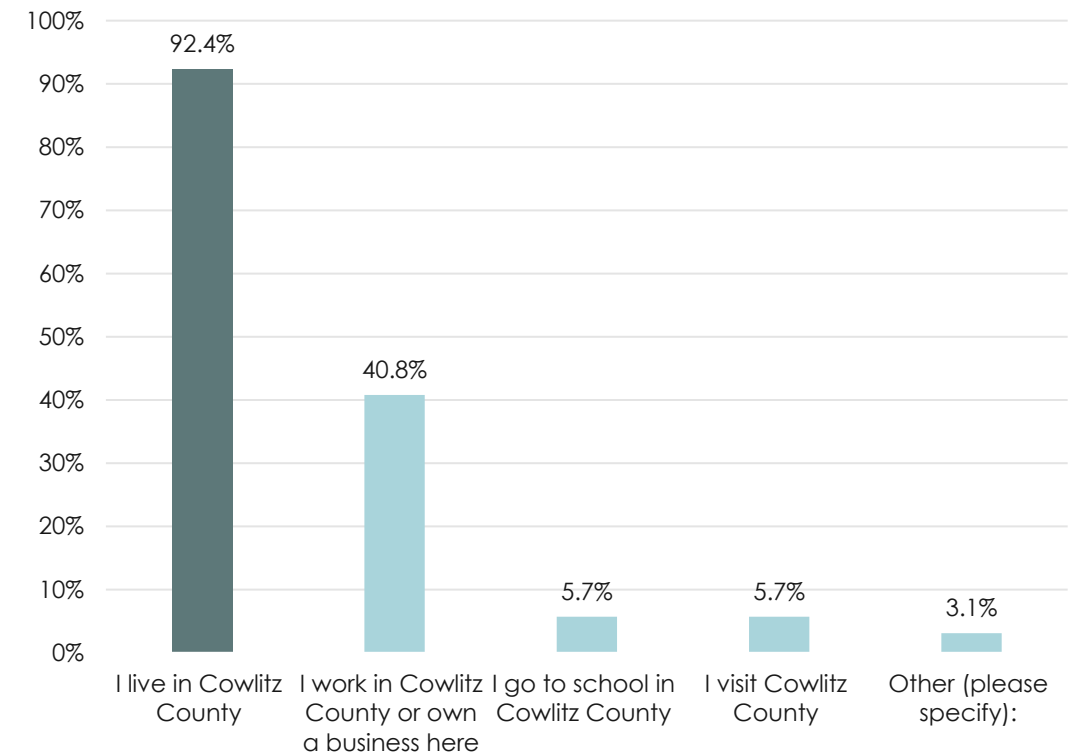
How would you describe yourself?

n=646



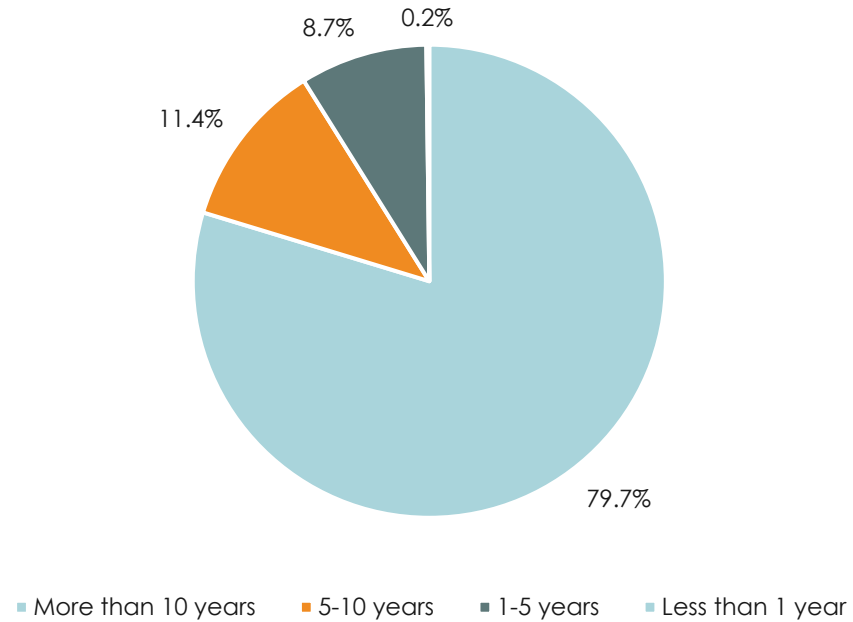
How are you connected to Cowlitz County?

n=645



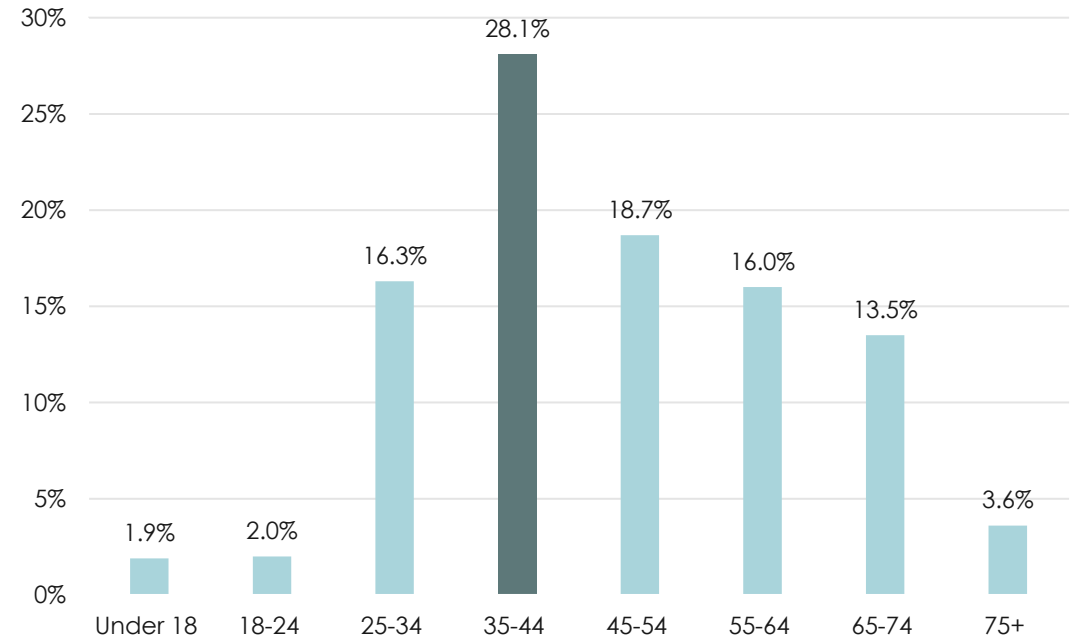
If you live in Cowlitz County, how long have you lived here?

n=595



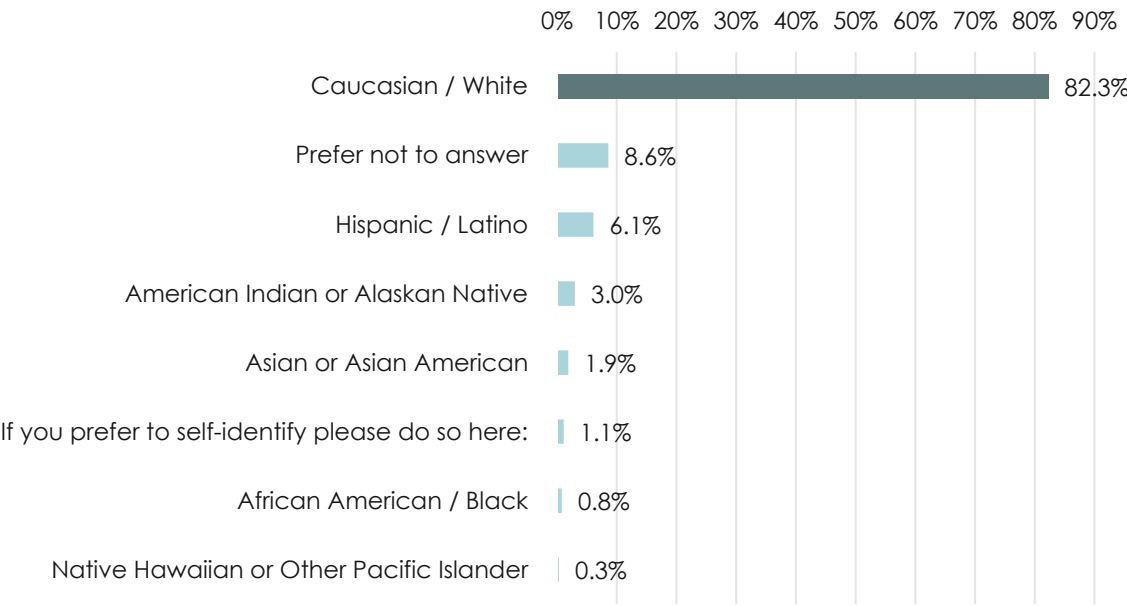
What is your age?

n=638



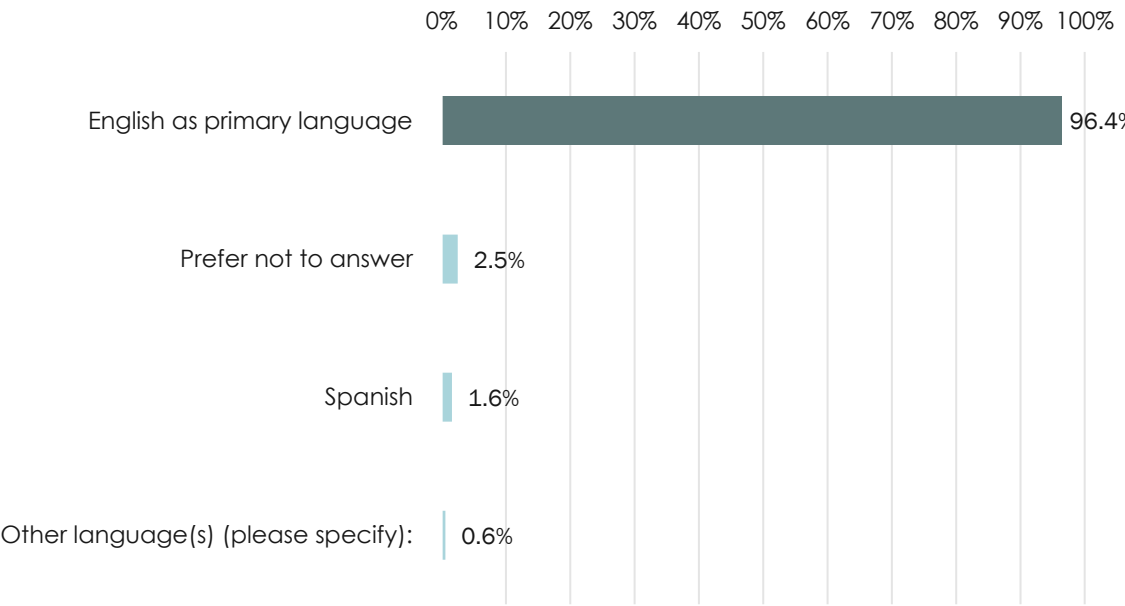
How do you prefer to self-identify?

n=643



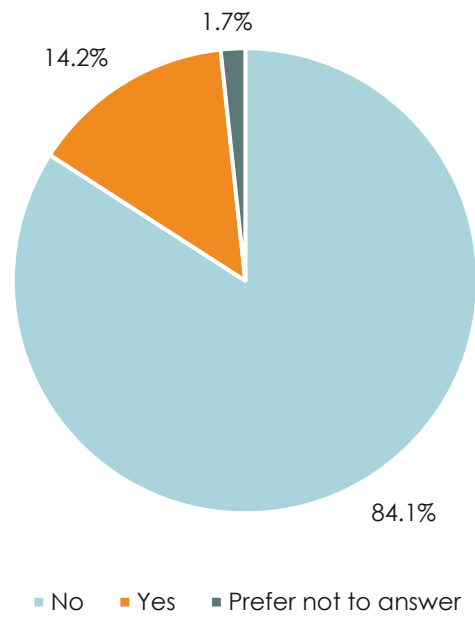
What is the primary language(s) you speak in your household?

n=644



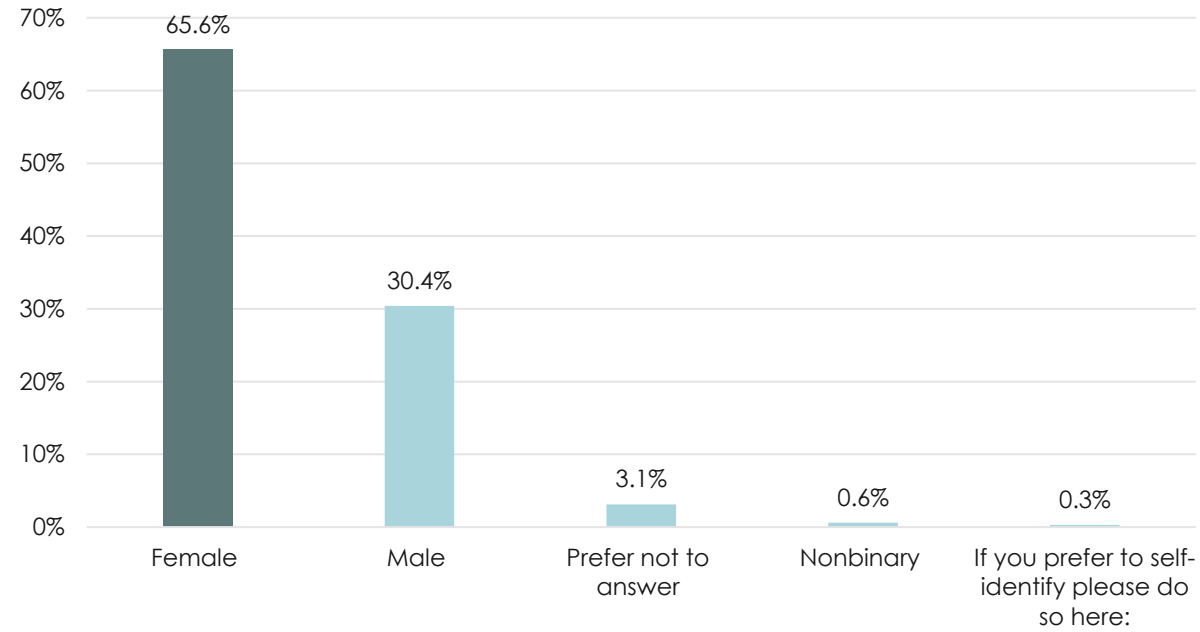
Do you or anyone in your family have a condition or disability that influences your participation in or access to events and recreation activities?

n=646



What best describes your gender identity?

n=642



Online Questionnaire Summary

Cowlitz County Public Facilities District / City of Longview
Master Plan Update & Priority Assets Review

Questionnaire Period: Aug 1, 2023 – Aug 27, 2023

Appendix C: Online Questionnaire Results

1.How would you describe yourself?

	Percent	Count
I am a fair attendee / visitor	51.7%	334
I am an event attendee or participant	40.7%	263
I am an interested neighbor	39.6%	256
I am a sports participant (Mint Valley Racquet and Fitness Complex only)	20.9%	135
Other (please specify):	10.8%	70
I am an exhibitor	7.0%	45
I am a performer / competitor	4.5%	29
I am a vendor	3.1%	20
I am a staff member	2.9%	19

2.How are you connected to Cowlitz County?

	Percent	Count
I live in Cowlitz County	92.4%	596
I work in Cowlitz County or own a business here	40.8%	263
I go to school in Cowlitz County	5.7%	37
I visit Cowlitz County	5.7%	37
Other (please specify):	3.1%	20

3.If you live in Cowlitz County, how long have you lived here?

	Percent	Count
More than 10 years	79.7%	474
5-10 years	11.4%	68
1-5 years	8.7%	52
Less than 1 year	0.2%	1

4.What is your age?

	Percent	Count
Under 18	1.9%	12
18-24	2.0%	13
25-34	16.3%	104
35-44	28.1%	179
45-54	18.7%	119
55-64	16.0%	102
65-74	13.5%	86
75+	3.6%	23

5.How do you prefer to self-identify?

	Percent	Count
Caucasian / White	82.3%	529
Prefer not to answer	8.6%	55
Hispanic / Latino	6.1%	39
American Indian or Alaskan Native	3.0%	19
Asian or Asian American	1.9%	12
If you prefer to self-identify please do so here:	1.1%	7
African American / Black	0.8%	5
Native Hawaiian or Other Pacific Islander	0.3%	2

6.What is the primary language(s) you speak in your household?

	Percent	Count
English as primary language	96.4%	621
Prefer not to answer	2.5%	16
Spanish	1.6%	10
Other language(s) (please specify):	0.6%	4

7.Do you or anyone in your family have a condition or disability that influences your participation in or access to events and recreation activities?

	Percent	Count
No	84.1%	543
Yes	14.2%	92
Prefer not to answer	1.7%	11

8.What best describes your gender identity?

	Percent	Count
Female	65.6%	421
Male	30.4%	195
Prefer not to answer	3.1%	20
Nonbinary	0.6%	4
If you prefer to self-identify please do so here:	0.3%	2

9.How often do you or your family visit the Cowlitz County Event Center (CCEC)?

	Percent	Count
I visit during the annual Cowlitz County Fair and attend other events at the CCEC throughout the year	45.0%	290
I attend other events at the CCEC throughout the year	24.1%	155
I visit during the annual Cowlitz County Fair	19.4%	125
Never	8.7%	56
Other (please specify):	2.8%	18

10.What types of events or activities have brought you to the CCEC?

	Percent	Count
Annual fair	75.0%	440
Farmers market	62.5%	367
Social event / banquet	47.9%	281
Rodeo	42.1%	247
Trade / consumer show	36.5%	214
Convention / conference	33.9%	199
Company party	27.8%	163
Seminar / educational events	24.7%	145
Music event	24.5%	144
Wedding	14.7%	86
Other (please specify):	11.6%	68

11.What do you like most about the CCEC? (select your top three choices)

	Percent	Count
Cleanliness	44.4%	258
Parking	40.3%	234
Ease of finding / accessing the Event Center	33.2%	193
Restrooms	29.1%	169
Types of programs or activities offered	24.1%	140
Overall aesthetics of the buildings and grounds	22.5%	131
Location / things to do nearby	19.8%	115
Catering	12.4%	72
Cost	11.5%	67
Customer service	8.3%	48
Other (please specify):	2.2%	13

12.What do you like least about the CCEC? (select your top three choices)

	Percent	Count
Location / things to do nearby	31.3%	160
Parking	29.4%	150
Types of programs or activities offered	27.2%	139
Overall aesthetics of the buildings and grounds	25.4%	130
Cost	21.7%	111
Catering	10.4%	53
Other (please specify):	9.8%	50
Restrooms	8.6%	44
Ease of finding / accessing the Event Center	8.0%	41
Cleanliness	6.5%	33
Customer service	4.5%	23

13.If you or your family have not visited the CCEC, why?

	Percent	Count
I am not interested in the events and activities offered	54.5%	30

I do not know where to go or what events and activities are offered	40.0%	22
Other (please specify):	7.3%	4
Too far away	3.6%	2
Too expensive	1.8%	1

14.What changes would you like to see at the CCEC? (select your top three choices)

	Percent
Sport courts (basketball, pickleball, etc.)	38.2%
Soccer fields	30.7%
Large indoor multipurpose space	29.7%
Covered open-air arena / pavilion	22.9%
General renovation / enhancement of current space	20.8%
Indoor arena	17.3%
Improved parking	16.9%
Better connections to Downtown	12.9%
Baseball / softball fields	11.6%
Public art	11.0%
Improved street front (lighting, sidewalks, crossings, etc.)	11.0%
Other (please specify):	10.8%
Enhanced landscaping	8.9%
Better connections to the Cowlitz River	7.9%
Enhanced signage / wayfinding	6.4%

15.How often do you or your family visit the Mint Valley Racquet and Fitness Complex?

	Percent	Count
Never	46.8%	303
Not in the last three years	20.2%	131
A few times a year	18.7%	121
Weekly	11.1%	72
Monthly	3.1%	20

16.What types of events or activities have brought you to the Mint Valley Racquet and Fitness Complex?

	Percent	Count
Tennis	49.7%	160
Indoor fitness center	32.6%	105
Racquetball / squash	23.9%	77
To attend a class/program	21.4%	69
Other (please specify):	18.0%	58
Pro shop	16.5%	53

17.What do you like most about the Mint Valley Racquet and Fitness Complex?
(select your top three choices)

	Percent	Count
Ease of finding / accessing the complex	39.3%	119
Parking	38.0%	115
Types of programs or activities offered	36.0%	109
Customer service	21.8%	66
Cost	20.5%	62
Cleanliness	16.2%	49
Other (please specify):	10.9%	33
Overall aesthetics of the buildings and grounds	9.6%	29
Locker rooms	5.6%	17
Restrooms	4.0%	12

18.What do you like least about the Mint Valley Racquet and Fitness Complex?
(select your top three choices)

	Percent	Count
Overall aesthetics of the buildings and grounds	38.1%	112
Cost	28.9%	85
Types of programs or activities offered	26.5%	78
Restrooms	23.5%	69
Locker rooms	18.7%	55
Parking	13.6%	40
Other (please specify):	13.3%	39
Cleanliness	12.6%	37
Ease of finding / accessing the complex	8.5%	25
Customer service	5.8%	17

19.If you or your family have not visited the Mint Valley Racquet and Fitness Complex, why?

	Percent	Count
I do not know where to go or what events and activities are offered	46.8%	141
I am not interested in the events and activities offered	34.6%	104
I participate in recreational opportunities offered by another entity, school, business, etc.	20.6%	62
It costs too much	13.3%	40
Too far away	12.0%	36
Other (please specify):	7.6%	23
Events and activities are offered at inconvenient times	3.0%	9

20.What changes would you like to see at the Mint Valley Racquet and Fitness Complex? (select your top three choices)

	Percent	Count
Overall facility renovation / enhancement of current space	26.6%	158
Basketball / volleyball courts	23.1%	137
Day camps / summer camps	22.9%	136
Ice rink	22.8%	135
Other (please specify):	21.8%	129
Golf simulator	21.2%	126
Pickleball courts	19.7%	117
Restaurant	14.7%	87
More fitness / workout equipment	12.8%	76
Multipurpose rooms	10.3%	61
Concession stand	10.1%	60
More tennis courts	9.1%	54
E-sports lounge	8.1%	48
More parking	5.4%	32
Enhanced landscaping	3.4%	20
Enhanced signage / wayfinding	3.2%	19
More racquetball / squash courts	1.5%	9

21.Are there any additional changes that would make this facility more appealing for you or your family? (select your top two choices)

	Percent	Count
More options that are low cost or free	71.0%	362
More options that are held on weekends	35.9%	183
More options that are held in the evening	29.6%	151
More options that are held in the morning	9.2%	47
More options that are held in the afternoon	5.3%	27

22.How often do you or your family visit the adjacent Mint Valley Golf Course?

	Percent	Count
Never	37.9%	242
A few times a year	25.7%	164
Not in the last three years	16.0%	102
Weekly	13.3%	85
Monthly	7.2%	46

23.What changes would you like to see to the Mint Valley Golf Course? (select your top three choices)

	Percent	Count
Enhancements to restaurant	36.5%	184
Lowered prices	32.7%	165
Golf simulator	30.0%	151

Renovation / enhancement of current course	29.2%	147
Concessions stand	19.6%	99
More parking	14.9%	75
Other (please specify):	14.3%	72
Enhancements to pro shops	13.7%	69
Enhanced landscaping	7.9%	40
Enhancements to carts	7.5%	38
Enhanced signage / wayfinding	4.4%	22

24.How do you hear about events at the CCEC and Mint Valley Racquet and Fitness Complex?

	Percent	Count
Social media	52.1%	328
Word of mouth	49.9%	314
Online advertisement / website	19.1%	120
Print materials (flyers, brochures, posters)	14.3%	90
Other (please specify):	13.7%	86

Responses to Open-Ended Questions

1.How would you describe yourself?

- Golfer
- Children interested
- Children play soccer
- Citizen of Longview that does not regularly/ often attend events
our uses the fair grounds
- Coach
- Coach
- Community Member
- Community coach and youth sport board member
- Community member
- Community sports coach
- Cowlitz county citizen.
- FIBRE FEDERAL CU community development department
- Golf
- Golf
- Golfer
- HS tennis coach -
- I am a Longview citizen that wants this area to be excellent for all
- I am a golfer and Pickleball player and interested Cowlitz Co citizen!
- I am a local Community coach and volunteer
- I am a parent of 4 youth soccer players
- I am a volunteer
- I am an event organizer
- I am interested in the complex and all that has to offer. I need more information.
- I am the secretary for the Longview Soccer Club
- I have children in grade school who play sports
- I play Pickleball at the Link and Mint Valley when not able to play outside
- I reside in Kelso, but use various facilities in Longview. I would love to see Longview add an indoor soccer complex.
- I use most parks in the area
- I was a participant at MVR&F Complex.
- I'm a board member of Recreational Youth soccer
- I'm just a citizen who was asked to respond to this survey
- Interested citizen, I don't live nearby
- Kid that rides bikes
- Lifetime resident of Cowlitz County, property owner and someone involved in community engagement.
- Long time resident that likes to stay active.
- Longview tax payer and senior citizen
- Mint Valley Golfer
- Mom of sports facility users

- My grandchildren live in Longview and play soccer and basketball. It's too hard for me to go to Portland to watch my granddaughter's soccer games. I live in Napavine
- Never been to the fair or racquet center. Only the golf course
- Parent
- Parent of a young athlete in Longview and St. Rose student, director at PeaceHealth on Longview.
- Parent of multiple children sports participants
- Parent of soccer player
- Park Board Member
- Person who is interested in facilities development in Longview
- Senior Pass Member of Mint Valley Golf Course
- Soccer coach for the timberbarons!
- Soccer coach!
- Soccer parent
- Tax payer
- This is my home town. My family has lived here since 1937.
- Volunteer for community events.
- YMCA
- Youth soccer coach
- community member
- concerned citizen
- concerned citizen
- county resident for 45 yrs.
- golf
- i meet several criteria above
- parent of a soccer kiddo
- play golf at Mint Valley
- play tennis. Had a membership for over 25 years
- teen is a sports participant
- use Parks and Recreation classes

2.How are you connected to Cowlitz County?

- 4H Leader Cowlitz County
- Born an still here
- Born and raised 4th generation in Longview and raising my own family here
- Clark County
- I am a mother in cowlitz County
- I have family in Cowlitz County
- I have family that owns property in Cowlitz County
- I live in Lewis County and play tennis at Mint Vallley
- I shop and attend events in Cowlitz County
- I was born and raised in Longview and living in Cathlamet now. I drive to Longview at least 4 times a week to shop, eat and play tennis at Mint Valley Tennis center!
- I worked for the County and retired and live in Cowlitz county
- Living in Cathlamet (Wahkiakum county). I'm in Longview at least 3-4 times a week.
- Member of Mint valley racquet
- My grandchildren live in Longview and play soccer.

- My kids go to school in Cowlitz county and participate in sports and 4H
- Play on the Mint Valley tennis team
- Retired from a CC business
- Tax Payer
- play tennis at Mint Valley

5.How do you prefer to self-identify?

- American
- Human
- Should not matter
- US Citizen

6.What is the primary language(s) you speak in your household?

- Chinese
- Japanese
- Russian
- Should not matter

8.What best describes your gender identity?

- Not appropriate question for this survey
- There are two options. I am a female

9.How often do you or your family visit the Cowlitz County Event Center (CCEC)?

- Car shows, festival's
- I am a county employee that is often at the Event Center for my job
- I visit the fair or other event every few years
- Mint Valley several times a week.
- My work holds trainings there
- Not really visiting with covid still
- Occasionally
- Once every couple years.
- Only when attending a conference.
- Only when you hold a worthless meeting!
- So new to area still learning about events
- Sometimes the fair. Sometimes other events. Not consistent. Work or other personal events potentially too.
- Very rarely. I haven't been to the fair since pre-Covid, and I've only been to a few events since it opened.
- We used to go to the fair but the facilities aren't very attractive or used friendly that includes parking.
- When a meeting interests me
- fair + farmer's market
- not sure when events are happening and don't like to drive in the dark
- occasionall, scheduled mostly private events

10. What types of events or activities have brought you to the CCEC?

- Car shows
- Horse shows
- Tennis
- Cat show
- Athletic events, tennis.
- Auction Events
- Bazaar
- Brew festival
- Car Show
- Car Shows
- Car show. Bazaar. Dog competitions.
- Celebrations of life
- Chamber
- Charity events (chaplain dinner and others)
- Christmas bazaar
- Circus
- Community Events
- Craft Bazaar
- Earth Day!
- Easy riders and other horse show events
- Equine events
- Equine events throughout the year
- Funeral
- Funeral Service
- Game Shows
- Garage sale
- Gardening and x mas events
- Golf
- Halloween event
- High school art show
- High school rodeo, cow show
- Holiday bazaar
- Horse and animal shows
- Horse arena
- Horse shows and other 4H events
- Livestock shows
- Master Gardeners Plant Sale
- Other events thru the year such as the circus
- Political dinner
- Poultry show
- Professional Wrestling
- School art display
- School art show
- School district art show
- Squatch fest and earth day
- Tennis, pickleball, and racquetball
- Unique tin carshow
- Volunteer work
- WSU Master Gardener Demonstration Garden
- Wrestling events
- bazaars

- bazaars
- cowlitz county school art show
- crafted beer fest
- extreme machines
- meetings for gov't.
- none lately
- public hearings
- squatchfest
- student art fairs

11.What do you like most about the CCEC? (select your top three choices)

- Ability of facilities to host different types and sizes of events.
- Availability location
- Diversity of uses on the grounds
- Haven't been there in years
- I love that Cowlitz County has a space to help share and grow local equestrian sports and other 4H programs such as shows for cattle, sheep, dogs, cats, etc.
- Indoor arena with attached stalls
- Literally nothing. Its meh.
- Nothing
- Proximity to I-5 and other equestrian venues
- Still learning about events. Hoping to attend more in future
- There's not much. Wish you were not required to use the catering, customer service has not been great either for many years and pricing can be high depending on the type of event.
- WSU Master Gardener Demo Garden

12.What do you like least about the CCEC? (select your top three choices)

- None
- Access points aren't always obvious or convenient.
- Advertising. I never hear about the events and often miss things I wish I had attended.
- Cost to the county as the center is rarely used and not meeting predicted use. Another county boondogle like the county St. Helens Visitor Center. It does not even get close to the original project promised/predicted use any citizens warned of.
- Equine area needs updating and improvements.
- Everything!
- Hotels in area are too expensi
- I dislike that I feel as though the Expo Center is trying to eliminate the local, rural feel of Cowlitz County by trying to eliminate equestrian sporting events and shows as well as other animal events. It feels as though we are under appreciated and being forced out of the space.
- I don't dislike anything
- I enjoy all of the ccev
- Just some of the buildings look old or rundown.
- Lack of communication when multiple rooms are booked creating crowd flow and parking issues

- Lack of programs or activities offered
- Lack of safety during events (allowing driving on grounds during events), lack of signage, need more trash/recycling
- Lack of trees and landscaping
- Lack of upkeep
- Location relative to crime in the area. I don't feel safe walking to my vehicle or leaving my vehicle unattended
- Mint valley condition, lighting
- N/A
- Na
- Need more events through the year
- Need more info before I can answer this
- No adjacent hotel accommodations.
- No attached hotel
- No complaints.
- No issues
- No issues really
- Not a good hotel nearby. Not incentivized to stay in town.
- Not enough activities
- Not really anything
- Not really anything to not like.
- Nothing really
- Public communications
- Security
- Side Entrance needs better signage and access
- Sound sometimes is muffled.
- The barns and equine facility / arena buildings are becoming an eyesore and need funding to refresh and renew
- There is nothing that I dislike
- There isn't a real reason to dislike it
- This only pertains to arena. My family and I were active riders who used the riding arena when we could haul in until you began charging for it with outside sources. It deterred a lot of the riders who used the facility.
- chemical products used in your building
- don't build a hotel on fairgrounds!
- exclusive catering contract
- had to choose a third
- haven't been there in years
- non-profit access at an affordable cost
- not utilizing the concessions buildings

13.If you or your family have not visited the CCEC, why?

- I do visit
- My grandchildren haven't had any games there.
- plan to soon

14.What changes would you like to see at the CCEC? (select your top three choices)

- Tennis courts
- Advertising, communication, signage,

- Aquatic center
- Bring back the race track
- Bring back wrestling shows monthly
- Casino
- Coming from communities that had well developed athletic clubs, I would like to see CCEC or another venue establish an athletic club that offered more than weights and golf. Example: Tumwater Valley Athletic Club.
- Community pool
- Conference Hotel
- Covered play ground for kids
- Don't force the use of one caterer
- Food court- food trucks
- Giant food truck pavilion. Similar to Troutdale.
- Hotel
- Hotel access
- Hotel and RV space for horse, dog and cat shows
- Hotel on premises
- How about a Nice Hotel!
- I have no idea and don't care
- I would love to be able to access spaces that are currently there
- INDOOR SOCCER FACILITY
- Indoor Soccer Facilities for our amazing youth soccer clubs throughout the county to be able to utilize year round.
- Indoor Soccer!!
- Indoor soccer
- Indoor soccer
- Indoor soccer complex
- Indoor soccer fields for training, development, and indoor competition
- Indoor soccer would be so beneficial to kids in cowlitz county. We are in the pnw an indoor facility would really help with training abilities.
- Indoor soccer/sports arena
- Indoor soccer/turf soccer fields
- Indoor track and field facilities
- Indoor training fields accessible to teams not only for games to support youth soccer development in off season and during bad weather
- Indoor/outdoor Aquatic center
- Keep the fair, upgrade grounds accordingly for multi use
- Maybe a rock climbing wall (if there is not one already there). I have an 8-y.o, who is very much interested in rock climbing. I am having trouble finding him a proper place to use his talent
- More activities, attractions
- More concerts
- More cost effective so more can use it
- More public events and a new website that makes it easier to find the calendar of events
- Multipurpose sports fields for tournaments to be played that would bring people and business to our community
- Nearby lodging
- No issues really

- Nothing
- Nothing, doing a great job
- Overnight accommodations
- Programming
- Public swimming pool
- Soccer is really growing in the US. The World Cup will be held in the US in 2026. We are seeing European players come to the MLS (US). Cowlitz County is already behind in the soccer community. We need to be able to host tournaments and bring people (money) into our community.
- Softball
- Sports fields and courts can be found around town, so no need to add more at CCEC
- Swimming pool
- Swimming pool and Roller skating Rink
- Tennis
- Tennis courts
- The cost is observed. The main building is nice and the side rooms are convenient but it seems as if the pricing is based on the mindset of "where else is the customer going to go"!
- Update horse arena
- Updates and designated areas for dog shows, goat shows, and horse shows. All having thier own space
- Water the grass. After the fair it's dead.
- We need more things for the kids in Cowlitz county, and having an indoor sports arena would open up more opportunities for kids when then outdoor sports can't happen due to weather
- We would love to see an Indoor soccer arena please!
- amphitheater
- haven't been there in years
- make cost more effective for local non-profit events
- more events for kids/local area information
- more more current cutr=ting edge family event - bubble runs, comedy acts, ,
- programming of interest to me

16.What types of events or activities have brought you to the Mint Valley Racquet and Fitness Complex?

- Golf
- Pickleball
- Pickleball
- pickle ball
- pickleball
- Wallyball
- 30 years ago - was a member playing tennis.
- Can't remember
- Cost to participate is an issue
- Double Mint Disc Golf Tournament
- Golf
- Grandkids playing basketball (there is one hoop there to side of tennis court)
- Haven't been

- Haven't been since I was a teenager
- I coached tennis for many years at the high school.
- I have never been before because was unaware
- I haven't. Didn't know what was offered. Just thought it was a golf course unfortunately
- Mod fitness and swimming
- Na
- Never been there.
- Nothing
- Only indoor tennis facility within 45 minutes from Longview
- PICKLEBALL
- Party
- Pickle ball
- Pickleball. But not really a good set up for it. It could be tho.
- Soccer
- Taekwondo on reserved court
- To watch relative play tennis
- Wallyball courts
- Wallyball, volleyball
- Watch friends play
- We went to a sale of excess equipment
- Would play pickle ball in the near future
- Youth church activity
- golf
- pickleball, wallyball
- play golf
- snack bar

17.What do you like most about the Mint Valley Racquet and Fitness Complex? (select your top three choices)

- Nothing
- Tennis - we cannot lose tennis in this community. I moved here several years ago and chose the town because there was a tennis facility. Otherwise I would have moved to Vancouver - do NOT get rid of tennis. Our HS teams use it when it rains. They need it too.
- All of the above
- Close to where I live
- Community
- Dont use it now for years
- Golf
- Haven't been
- Haven't been in years
- Haven't gone there
- Indoor tennis
- It's the best not indoor tennis facility
- Location convenient for me
- N/A
- Nothing out of date
- Only ondoor tennis facility between Vancouver and Chehalis/Centralia area

- Place to play indoor pickleball during the rainy months
- Playing USTA tennis in Northern Oregon League
- Tennis , weight room and pickleball
- The city has let the place run down so bad that it no longer appeals to me.
- The fact that this complex is never packed
- The only place that doesn't have wood courts in the winter for pickleball.
- The opportunity for sports and physical activity in our community.
- There really isn't a lot that is still appealing about the building. It needs alot of work and renovations.
- There's not much to like about it right now. Very dated and it needs some major renovation.
- Unsure, I haven't been in a long time
- We don't attend this facility
- cafe at golf course
- had to choose a third
- location
- the other tennis players

18.What do you like least about the Mint Valley Racquet and Fitness Complex? (select your top three choices)

- N/A
- eiling needs to be fixed, updated ligbting, better ventilation system. courts resurfaced, New locker rooms. It is old, it needs to be remodeled.
- Ceiling is ripped and shows moldy insulation
- Ceiling, interior walls and courts are in POOR condition AND are in need of repair.
- Condition of tennis courts
- Condition, lighting
- Court interior ceiling and outdated court surface
- Equipment is old, smells kind of musty upstairs.
- Haven't been
- Haven't gone there
- I like it the way it is
- I no longer play tennis so have no currently to opinion
- I wish USTA would take it over like they did VTC and made it vibrant and amazing. Call USTA. Get them to take it over. We can share with Pickleball. Do NOT get rid of tennis. We need adult programming and a Pro who will help us grow.
- Inside of building needs functional updates
- It is very cold, dark and old feeling inside the court area
- Need additional opportunities for activities.
- Need to know more info
- No improvements in last 3 years
- None
- Not being taken care if, mold growing and hot/cold seasonally
- Poor lighting, falling ceiling, and bathrooms are all in poor condition

- Shower facilities need attention
- Small
- Tennis courts need an upgrade, the whole interior of the building including the ceiling and restrooms and locker rooms.
- Tennis courts need resurfacing
- The entire facility is run down and over crowded with equipment. Courts are in horrible shape.
- The fact that the equipment and facility needs updating and modernized. It reminds me of an old attic.
- The outdated lighting, court surface is 30+ years old. Insulation on ceiling and roof vents that created condensation . As a previous member of the tennis improvement committee. We had raised a substantial amount of funds to improve the facility. Unfortunately we have been at a standstill since the beginning. A matching grant was awarded for the improvements through the city. It's a city building , that has been neglected and IMO left to rot. It's one of a few buildings that allows for Physical Activity in the raining months.....
- Trainers
- Unsure
- We do not attend this facility.
- Who plays racquetball anymore!!
- family membership could be more affordable
- had to choose a third
- inside of tennis building needs repairs and updating
- it is in disrepair
- lighting and court surfaces

19.If you or your family have not visited the Mint Valley Racquet and Fitness Complex, why?

- Customer service experience deterred me from returning.
- Didn't know about it
- I didn't know it was a public facility
- I didn't know that it existed
- I have never even heard of it
- I just play golf once in awhile at Mint Valley.
- I mainly do outdoor sports last 4 years
- I thought it was only golf
- I use the golf course instead
- I was unaware this facility existed
- It's for rich folks.
- Live in Kalama
- My kids are just getting old enough to be interested in racquet sports so I plan to go soon
- Never had the opportunity
- Never see or hear anything they do.
- No soccer programs and resources offered
- No soccer training facilities
- Not sure of pricing, either
- Only been in area 1 year. I didn't know about it
- Outdated facility and equipment. Not enough options.

- Still getting settled in the community. Would likely use in the future
- Too busy otherwise
- feels unwelcoming for seniors

20.What changes would you like to see at the Mint Valley Racquet and Fitness Complex?
(select your top three choices)

- Indoor soccer
- Indoor soccer
- Indoor soccer fields
- Indoor soccer facility
- Soccer
- Soccer
- 18 hole disc golf course
- A pool
- A selection of instructional classes for all levels of tennis players
- A total updated renovation -What would attract USTA to take over? More courts - let them do it - they will grow the program like they did at VTC. Also need better gym. Nicer locker rooms.
- Add Table Tennis
- Additional of soccer opportunities for all aged to use.
- Affordable programming
- All of the above
- Aquatic center like Astoria or Lewis county.
- Baseball simulator/cages
- Better advertising
- Better condition for the tennis court
- Better marketing for events/amenities
- Better ventilation/ cooling, repair leaks and pest control
- Bowling
- Build larger to bring outside tournaments into town. Like place in Chehalis
- Ceiling, courts resurfaced
- Community pool
- Cost ..CC only caters to people with money
- Disc golf
- Do not know
- Eliminate it
- Enhanced advertising? I have no idea what is there or what is offered
- Even though I don't play tennis, the roof in the tennis area needs redone. With all the pickle ball options, tennis needs to stay there as an option. It's well used!
- Family friendly times/programs.
- Fix over pricing
- Host Tennis tournaments. This stopped several years ago but for 20 plus years MV held at least a couple tournaments a year!
- I always assumed all you had was golf. Parents/grandparents golfed but I don't.

- I didn't know this was a public facility. Thought it was a private club / membership. Never been.
- I have no idea. I don't go there.
- I like it the way it is right now
- I would love an indoor soccer facility.
- I'm not sure what is currently offered as I've never heard of this complex
- IDK what they currently offer or the condition of the facility but Cowlitz County needs safe places for our youth at a no cost or sliding fee scale based on family income level. All of the above would be great for our County youth.
- INDOOR SOCCER FACILITY / MULTI SPORTS INDOOR FACILITY
 - Indoor Soccer Arena!!!
 - Indoor batting cages
 - Indoor golf
 - Indoor soccer arena
 - Indoor soccer complex
 - Indoor soccer facilities for youth and adult leagues!
 - Indoor soccer field
 - Indoor soccer fields
 - Indoor soccer fields!
 - Indoor soccer for youth and adults so we do not need to travel to Portland. There are tons of families who would utilize this locally and this would be a income resource year around for the col. we have a large Hispanic family and we are always traveling to Portland or Vancouver for the indoor soccer. Other cities could come here too and purchase an annual pass or monthly, it could be a great investment.
 - Indoor soccer is the future!!
 - Indoor soccer training and competition space. Turf indoor fields.
 - Indoor soccer, almost every city around us has dedicated youth soccer programs that generate money. The city of Longview doesn't seem to care much about competitive youth sports other than high school. We have the potential to have amazing players we just don't have facility access.
 - Indoor soccer.
 - Indoor soccer. I can not stress enough how beneficial it would be to get these amazing kids of cowlitz county somewhere to play year round.
 - Indoor soccer/sports arena
 - Indoor track and field area (discus and shot put rings specifically)
 - Indoor/outdoor aquatic center
 - More activities
 - More covered courts
 - N/A
 - N/A i don't use nor plan to use the facility
 - Never been nor do I know where it is
 - Nicer restrooms
 - No matter what you do, if you don't bring to membership or daily costs down, people won't come.
 - Nothing

- Outdoor pool or aquatic center
- Pool
- Public pool
- Redesign Court 3 and 4 to accommodate 2 pickleball courts on each court. We need 3 tennis courts to play USTA TENNIS!!
- Repair/resurfacing of the parking lot and tennis courts
- Replace ceiling and lighting on tennis court along with ventilation (HVAC)
- Roller skating
- Skate world
- Skating rin
- Soccer Turf field
- Soccer complex
- Soccer courts
- Soccer field
- Soccer fields
- Soccer fields (indoor) and turf playgrounds
- Soccer fields / Indoor soccer
- Soccer friendly activities
- Soccer indoor facilities
- Soccer space
- Swimming pool
- Swimming pool
- Swimming pool, YMCA too expensive
- Volleyball and other sports areas available.
- We donated \$ and want to see results
- Wrestling events
- You need to allow other people coach tennis besides Donny; no one should have a monopoly. He's great, but his teaching style is not for everyone.
- advertise and price
- affordable options
- decreased cost, esp for non member day use. \$12 to play an hour of pickleball is ridiculous
- don't really have much opinion on this facility
- exercise classes
- heating
- indoor soccer training facilities
- multi-purpose indoor spaces to accommodate a variety of sports, often ones with less traditionally followings
- repair ceiling, renovate courts, repair bathrooms, clean everything
- restroom, court ceiling
- rock climbing walls
- sell it and have it pay it's own way.
- to know more about it and what it offers
- updated lighting and resurface tennis courts
- weight and low impact classes offered

23.What changes would you like to see to the Mint Valley Golf Course? (select your top three choices)

- Unsure

- 9 hole three par course
- All the above
- An 18 hole disc golf course
- Batting cages
- Better Pickleball Courts and be warmer in the winter
- Better par 3 setup for beginners & kids
- Building remodel
- By these options it proves the City has no business running a golf course.
- Closure. We don't need 3 golf courses in this area. They are a waste of natural resources and there are other better quality courses in the area
- Disc golf
- Do not allow golf lessons that stay on one hole on the Par 3 for an hour while others have paid to play the entire Par 3.
- Do you teach golf?
- Don't use
- Eliminate it
- Get the irrigation system updated.
- Golf is stupid
- Haven't been there
- I don't believe the City of Longview should be the owner!
- I don't golf. But anything that you do should be designed to encourage youth participation.
- I live on the golf course, better care of the grounds that abut our properties
- Improved access to golf camps or clubs for kids
- Indoor soccer
- Indoor soccer field
- Instruction/coaching
- More advertising for evns there didn't know it existed
- More carts
- More covered practice range
- More flexibility for alcohol at Golf Tournaments
- More frequently held lessons in golf for beginners.
- More ladies events
- More options for the lower income community and more advertising for other families not just the wealthiest in town
- Never been & don't intend to.
- Never heard of it before so unsure
- No e
- No idea it exists
- None at this time
- Nothing
- Pleasant employees
- Pool
- Proceed with irrigation update.
- Proshop needs renovated desperately.
- Protection from flying golf balls that golfers hit over the fence onto 42nd street
- Repair to the parking lot surface
- Swimming pool

- Top golf facility
- Try having the restaurant/bar open during golf times!
- Turned into a park the whole town could use
- Turning into Urban farm or community gardens rather than using water, a precious resource, for grass.
- Update sprinkler system and building, including driving range
- Volleyball courts! Basketball courts, multiple, we need to be able to hold tournaments in our area like every darn community around us. Your ambers mean tax dollars brought here! Hotel stays, they buy food, they go to movies as teams etc. It's ridiculous that Longview doesn't do this. We need to do better.
- We are members of Longview country club
- We enjoy coming over to golf course after playing tennis or pickleball for lunch and a beer.
- Would love to see a local, scaled down version of TopGolf. Make some renovations to existing driving range to allow for evening usage for general public. Add good lighting, access to restaurant or concessions, and place temporary obstacles or targets out in the range that could be easily removed before the course opens the next day. No need to build some major complex like TopGolf, but offering a similar activity at the existing facility would be a huge hit locally. Also may be a way to recruit new golfers. I'm a golfer myself, but I certainly enjoy the casual social setting of TopGolf as well.
- Your building is aging! We were just there golfing and it looks like it's rotting in some areas but the food area looks way better!
- beverage carts
- food truck
- had to choose a 3rd
- i dont golf
- options to attract non-golfers and advertise
- sell it, and let it pay it's own way.
- senior discounts
- turned into a private course rather than a city course
- youth designated area for practicing
- zero interest in golf.

24.How do you hear about events at the CCEC and Mint Valley Racquet and Fitness Complex?

- Radio
- I don't
- Email
- Email
- Never
- email
- this survey
- Chamber
- Chamber
- Don't hear much
- Don't see notifications
- Emails
- Event organizers info is primary

- Have to look up
- I don't actually hear much about events
- I don't care what happens at the fairgrounds. I find out about Mint Valley because I go there often
- I don't currently
- I don't ever hear about them other than a flyer about tennis lessons from our elementary school.
- I don't hear about them
- I don't hear about them.
- I don't hear much about it anywhere!
- I don't hear of them
- I don't unless I search it out myself. The Racquet Club seems to be for the rich and elite.
- I don't.
- I dont
- I dont ever hear
- I grew up here. I used to play walleyball at the racquet complex
- I hardly ever hear of events.
- I haven't
- I live by the CCEC
- I live near by.
- I live next to it
- I never have heard of them.
- I never hear about it
- I never hear about them. Don't know how to get that information and it is definitely not pushed to me.
- I'm at Mint Valley at least 3 times a week, so know whats going on
- Just did through this
- Live close by
- Live in the area
- Living here for 30yrs
- Lol
- NA
- Never have heard of the events offered there. Don't play golf
- Never heard of it
- Never receive info on Racquet Complex
- Never see any event or activity advertised
- News
- None
- None. I'm aware of the racquet club because it's next to the golf club
- Normally I hear nothing unless I go looking for it
- Not well advertised!
- Please bring back wrestling
- Radio
- TDN
- The Daily News

- The Event Center does a terrible job promoting its events. In the Event Center's defense they simply don't advertise the events that are happening there. For example, they have a reader board that hasn't worked in several years. Seems like they would want to repair it. Their gates are always closed. Not very welcoming. The City wants the Racquet and Fitness Center to fail so they can move on to other things. The City really doesn't promote or support this facility like it does other venues and events.
- The racquet center only does kids programs regularly. Any adult programming is on a "if it works out with the Pro and he wants to" type of thing - I would pay in advance and others would come for more diverse tennis Live Ball or classes or regular mixers.
- There's NOT a lot of programs offered for adults at MVR&F
- local radio
- not in the Daily News. None.
- radio
- still learning how to find out about community events
- survey
- tdn.com

25. Do you have any additional comments or ideas you would like to share?

- Unsure why the racquet complex is up for consideration. Between tennis & pickleball, it seems to be well utilized. The ceiling is terrible. Donnie does a good job meeting the needs of club members.
- Room rental fees are too high at the event center yet it's the only space in Cowlitz County to hold large events so event planners have no choice. The fees make it hard to bring new events and increase tourism to our town.
- The ccec is going to need a lot of serious overhaul done to it. While the construction is underway, give Specialty Rents a call. They can provide a temporary structure so ccec can still hold all their events.
- I really don't think the City of Longview should own Mint Valley. Rule and red tape that the City has to abide by will hinder its growth in golf tournaments, or the tournaments will make up their own rules.
- I live near Mint Valley, but have never felt 'invited' as a community member because I do not play golf or use a racquetball, tennis. I would love to see low-cost evening activities. I would attend if advertised and interested me. I am active and involved in the community, would be interested in what a renovation would look like.
- I would like Cowlitz County to be known as the County that provides multiple safe options for our youth to foster self confidence, exercise not only their bodies but their minds, their civic participation & teach them how to be good stewards of our community.
- The Mint Valley golf and racquet complexes should be multi-purpose so they could be used for multiple purposes. Think event space for weddings, reunions, retirements, or birthday celebrations.
- What is it going to take for the city to take care of their facilities? They build then let things run down. Why did individuals have to raise money to convert John Null tennis courts to pickleball courts? Cowlitz County citizens are ashamed of how our facilities are run and maintained.
- Get rid of the fair
- I am excited that additions and improvements are being considered for these facilities.
- Golf is a nice walk ruined haven't played since 1990. I broke my tennis racket into pieces in 1979 and have never played since, I'm much happier not playing tennis. It's an aggravating

game that I was happy to give up on. Pickle ball is a menace and should be banned for the noise. The golf course should be bulldozed and used for birdwatching.

- With so many folks living in poverty in Cowlitz County, I'm not sure why towns focus so much attention and funding on athletic activities only a select group can afford to participate in like golf. I currently live in Woodland and have been hearing about a public pool for 30 yrs & a multi million dollar sports complex for the last decade.
- All of this needs to fit into the city's master plan of how to bring Longview into the 21st century and appeal to visitors and tourists. We need the revenue. How do attract young professionals and families to live in Longview or even to come here for food and entertainment?
- Add more color to our downtown so dreary . Make people want to come and see what's going on.
- Mint Valley Golf Course being kid friendly. Encourage all ages and family centered events.
- The event coordinators and catering have gone down in the last couple years. I am not sure what staffing changes have been made, but it shows.
- None
- CCEC will never be a big draw for conventions. Government moves too slow. The Ilani casino/hotel will always be preferred over CCEC for events. Do not be fooled into thinking a hotel nearby will change that.
- The hotel on the fairgrounds is the worst idea if it means no carnival. Find a space for the carnival on fairgrounds (not across the street or elsewhere!!) or you will have almost no fair attendance. Too late, but offering 24-hour free shuttle to local motels would have been cheaper. Shame on you for taking business away from the existing businesses who also depend on income from visitors.
- Good luck. We can offer so much more to the community with these 2 sites.
- Don't add a hotel! Just accept that it was a bad decision to spend the money in the first place! Well and take the loss as you did on Hoffstadt Bluffs! Turn Silver Lake Visitors Center back over to the Washington State Parks!
- Cowlitz County has been very focused on sporting facilities, especially baseball and softball. However, in the NW Climate, indoor facilities are a need and opportunity. Looking at the work in Centralia, the Hub, located adjacent to other sports focused facilities is a good example of expending on existing infrastructure, in the right place. The proximity to businesses adjacent to I5, help provide the support needed to make this a destination. The issue I see with the expo grounds is largely location. Its not easy to access, nor supported with other businesses such as restaurants. Further, there is a lack of foresight in this entire conversation about the CC fair, let alone the value the event center provides to the community. I would argue that enhancing the 7th Ave, Roy Morris or Tamo to accommodate a destination sporting complex is the right solution. At the same time bolstering the tremendous opportunity for non-sporting events on the expo property could promote significant economic growth. I really believe there is tremendous opportunity for both, without this being an us vs. them conversation. Yes, sporting facilities are important, but so is highlighting economic growth, agriculture, year round multi-purpose events, and many other opportunities.
- Consider contracting with the USTA to operate Mint Valley Racquet & Fitness. The city of Vancouver began contracting with USTA to run the Vancouver Tennis Center in the last 10 years and it is a bustling well run facility now with several tennis pros, lessons for all ages groups that are well attended, drills classes, USTA teams and other competitive team play. With the conversion of the John Null tennis courts to pickleball, there are not many places to play tennis in Longview anymore. The high schools lock their courts. Please don't reduce the number of public tennis courts any further.
- I think we need a newer hotel for event attendees to stay at. I think this would bring a higher amount of events to the area. Right now I really can't recommend any of the area hotels to stay for family and friends.
- Is there any way to get a better hotel? There's nothing four stars here which reduces incentive to stay in town.
- The youth soccer programs is a growing program that caps out due to no dedicated practicing facilities and no indoor training options at an affordable price for the off season/wet season

which takes up approximately half of the year. Coaches and boards are all volunteers to keep costs as low as possible for players, but field use for practicing are restricted and reserved for games only. An indoor training space would allow for indoor training, tournaments, games, youth development, after school programs, and more in relation to youth and community development through soccer.

- Please create a combined annual membership between the tennis/raquetball/workout facility and the golf course.
- Better lighting at mint is needed
- The MV racquet complex needs repairs to the ceiling and other upgrades. It looks terrible.
- More events for kids and families.
- A new pro shop complex would be great.
- We can rarely participate in activities, because facilities either do not offer family friendly services or the activity takes place during the workday.
- It would be nice to have an 18 hole disc golf course somewhere in the community
- Always have a great experience when I visit the mvrfc
- Have more options that people who aren't country club members or golfers can afford or enjoy. All the parks/ restaurants/ interesting things in Longview are downtown. More homes/ townhouses and apartments are being built in West Longview, but people still have to travel downtown or at least to 30th to buy or do anything.
- Please keep the indoor tennis courts at Mint Valley. They are the only indoor tennis courts in the county. The nearest ones are in Vancouver. It is dark and/or rainy for over half the year, and indoor tennis is the only option in those conditions. They are also needed for the local high school tennis teams to use when the weather is bad. Plus there aren't very many quality outdoor courts available either, so without the indoor courts at Mint Valley it will be difficult to play tennis in Cowlitz County period. Again, please keep them, they are critically needed for the sport to exist in our area. Thank you.
- Please do not eliminate our tennis courts and fitness room. We do not want to drive to Vancouver to join VTC or Green Meadows Tennis centers. I've been playing at Mint Valley since it was first built...a long time!! It has kept us young! Move it or lose it!!!
- Keep up the good work!
- The racket club does not seem to adequately service the community. It's terribly outdated and used by a very small percentage of the community. It's time for an overhaul.
- We raised money to improve the tennis complex and am deeply disappointed work was not done while prices were still reasonable.
- The tennis courts need to be renovated and open to the public and a new operator.
- My wife and I saw some folks playing pickle ball at a park (Vandercook?) on the tennis courts. We thought that was a good use of the tennis courts, and we've considered trying pickle ball. We hear pickle ball is a good workout and easy to learn - hence it's growing popularity.
- My son and daughter-in-law and grandchildren all play tennis at Mint Valley, so please make sure the indoor tennis courts stay as part of the master plan. Thank you!
- Clean up the water in the golf course including the wall in 17!
- Increase quality of facilities for both. Pro shop at both is embarrassing compared to other facilities of comparable venues. Every pro shop nearby is higher quality-Golf shop has birds living in walls/holes in side of building and interior is poor. Racquet court facility is also severely outdated with every piece-locker rooms, weight rooms, ceiling, pretend pro shop area. Nobody has a clue about managing it with pricing, scheduling or offering any advice on court sports. Mgr is non-existent and even though being there many times-have never seen. Pickleball is very popular, yet we have zero organization of any kind. Unless local people organize and pay for very limited court space - you will continue seeing donations going to outside park facilities and play at YMCA and Family Link center. Has nobody seen how many people do NOT play there. Highly doubt it as there would be significantly more opportunities available for pickleball players. Is it not the fastest growing sport in America and our parks department is seemingly completely ignoring it. I will not support a singular Parks district for the person or committee who runs it has not been able to grow the most popular activities in the nation in our own town.

(Golf/pickleball). I don't agree or believe in throwing more money at programs that are currently not being managed or ran well.

- I believe an indoor tennis facility is a nice draw for people moving to Longview. It also gives pickleball players a place to play in the winter
- As pickle ball becomes more popular, more courts and maybe classes?
- Spend money wisely. Don't go broke over third party companies holding surveys. Renovate in budget and improve where you can
- No
- More local soccer fields please! Turf would be best. All the other local towns have nice fields except Longview
- The City needs to get out of the Golf Course, Racquet and Fitness Center business.
- We gave money for renovations at Mint Valley Racquet club and we have not seen ANY. Where did all that money go to?
- I think horse, dog and cat shows are big draws. The folks who do this use RV's to do these events. I think covered pavilion would really enhance the farmers market. The older buildings on the north side should be demolished. A hotel would be great. Using the big parking lot for the farmers market and parking for the fair is not the highest and best use of the space. The hotel should go on that space and parking for events be located elsewhere. Kelso and Longview need a new, modern hotel.
- Want monster trucks here!!!!!!!!!!!! Please :)
- I would love to see the complex stay as somewhat of a tennis facility since it's the only one in town or close by but the building is falling apart and really needs to be changed.
- As someone who lives near the Golf Course (in condos, backyard backs up to the fence) with a young child, having access to more free events to allow my son to learn about Golfing and other activities would be nice to have in the area.
- I would love to the Racquet complex host more events for teens. Listen to teen voices and give them the activities they want.
- Keep working on the winter conditions of the golf course to allow more play
- Basketball hoops, Volleyball nets, partner with schools for earlier practice times.
- Continue to improve these facilities as they are possible jewels for South West Washington.
- No
- Longview needs to focus on kids activities during the Winter more.
- In May 2021, soon after a Neighborhood Grant was awarded to repair the ceiling at MVR&F, a committee raised additional funds to repair the ceiling. Those funds have been sitting around for over 2 years and donors are requesting action or their money returned. Please ensure that the repairs be completed, including resurfacing of the courts AND remodeling the disgusting restroom/locker room facilities. The facility is in need of MAJOR repairs after MANY years of neglect and is an embarrassment to members and the community when visiting teams come to play. As a member of the facility since 1978, few, if any repairs and maintenance have been minimal since inception. Thank you for taking the time to receive input from community members!
- i think public sports areas are a good place to keep kids out of trouble and also allow people to stay active, especially those who need it. the basketball court at the lake is a prime example of what it can do for the community as a whole and more spaces like that will allow for a more tight-knit and a more involved community.
- The landscaping is beautiful, it's the parking that is awful, not enough and far to rough, needs leveled and clear parking spaces.
- We need more pickleball courts in Longview. The addition of Clary Courts at John Null is a great start, but the pickleball community is growing and will quickly outgrow Clary Courts. We also have such limited options for the rainy months.
- Would like to see a bigger and affordable indoor pickleball courts
- take advantage of silver sneakers
- We need indoor tennis court in this area.

- We definitely need to keep and update the tennis courts. We play in different leagues with players coming from the Portland area and N. Washington. Extremely important to many who now currently play there.
- Golf course and facilities are great.
- Work with Kelso to make these facilities a top draw for visitors to Cowlitz County.
- Would really LOVE to see MVRF be renovated into a tennis club we could be proud of. It's very embarrassing when the Vancouver/Portland area USTA teams come to Longview and make comments about the condition of the facility. Regardless of that we have very competitive teams who have advanced to playoffs. Many of us donated money to the city for RENOVATIONS FOR THE TENNIS FACILITY....if that is not going to happen we would like our money back.
- For the golf course, city needs to fund it or sell it. 50 years without any capital being put into the property by definition is being slum lords. At some point investments need to be made into parks and recreation to attract people to Longview and to stay in Cowlitz County. We don't need to try and be Bend Oregon. However, let's not have Chehalis show us up! Keeping pace with Aberdeen is not exactly shooting for the stars.
- Build a new pro shop and irrigation system for the golf course.
- None
- The Mint Valley complex has been deteriorating for years. The locker rooms are in dire need of an upgrading and replacement of worn facilities. The tennis courts are overdue for resurfacing and the court ceilings need new insulation and an impenetrable lining. New carpet is needed in the common areas as well as the workout room. This once beautiful public facility is a shabby embarrassment to the community.
- the exercise equipment/workout room at MVRC is too small. Equipment is too close. it needs to be at least twice the current size. making that space into something else and moving the exercise equipment to an addition on the main floor would be better for patrons.
- CCEC is the heart of our community. Improvements to existing buildings and adding an equine facility with adequate stalls would bring well paying class shows here because of our central location on I5.
- Please don't get rid of your indoor tennis courts.
- The Mint Valley Racquet Complex can be a desired destination if some improvements to the locker room/restroom as well as the tennis courts for USTA league play. The viewing is poor and we need additional courts to support the play/lessons for the residents nearby. We support neighboring counties as they do not have facilities to support their enjoyment. After school programs would benefit the youth and grow tennis in the area too.
- We donated money years ago for improvements, specifically to enhance tennis, not pickle ball. There have been no improvements. I personally donated \$1000.00
- It is essential to keep tennis courts at the club. So many people play tennis and rely on the club for a place to play year round and especially when it's raining and cold outside.
- The ceiling in the racquet complex is in poor shape and we donated money over a year ago for repairs that never happened
- please don't reduce the number of tennis courts! as someone who plays tennis there fairly regularly, I love having a quality indoor tennis option available in town
- Tennis is a favorite activity for my friends and family, please support mint valley and surrounding tennis locations
- Mint Valley Racquet & Fitness are the ONLY indoor tennis courts in all of Cowlitz County and it would be a shame to have to go down to Clark County to play and not support our business close to home.
- The MV tennis center is the only tennis option in town because the parks and rec have not maintained any outdoor courts
- The Mint Valley Racquet club is the only indoor tennis facility in Cowlitz County, and needs to be upgraded and maintained. It serves young and old, and could do so much more with some improvements and new management.
- Mint Valley is owned by Longview why is the County including it in its planning? The County has no business making this facility part of the plan for its miserable fairground

- The MV complex supports more than just Cowlitz County but also surrounding areas that have no facilities. We use the facility weekly as a family promoting a healthy life style. I have a disability and it is imperative for me to keep my body moving to be successful in the back to work program as I have for a couple years now. Our family enjoys the people, our lessons, the staff and would love to see more family events so families have someone to go to be healthy building strong families in a divided world.
- I've said it before and will emphasize again - do NOT get rid of tennis. It is a lifetime sport it builds people's health and social connections. We can share with Pickleball - but they can't take over - Tennis deserves to be enhanced - please look into if USTA can take over - I will be asking if you follow up on that route - it deserves attention as part of feasibility. The current Pro is a nice human being - but I believe he's tired of running it - and it shows. It lacks the vibrancy of a well run, alive tennis center. If we got grants for low income kids to attend classes/group lessons - we could enhance the use. You could do a multi-agency bid for funds from a TON of things - connections and physical activity is lacking for our youth - their behavior is worse than ever - and they're dying by suicide more than ever. USTA can help build the kid's program - and Adults. Good Lord - do NOT get rid of tennis.
- Interior of Mint Valley Racquet and Fitness center needs a major renovation. It hasn't been updated since it was built in 1978 or 1979!!!
- We are lucky to have Mint Valley Golf Course in our community. I hope we can bring it into the 21st century with renovations/updates to its infrastructure, technology and equipment. We need something at the CCEC that is going to bring people and families like what the Hub does in Centralia.
- Great golf course and tennis facilities
- I've played tennis as a kid and the pro then took a group of us as we got older on traveling tournaments. Years later I took a refresher set of lessons through Longview parks and rec. For the past 15 to 20 years I've been playing competitive tennis again. I am a busy professional in the community and (Tennis) is a great outlet for me. I've met wonderful people and I've been impressed with the job that the tennis pro and the employees have done at the racquet club. Renovations have been a long time coming and it would be nice to not be embarrassed by our facility when we have other teams traveling regularly to play at Mint Valley from Portland and Vancouver.
- I would like to see better utilization of the complex and bring in more of the community to use the complex.
- Mint Valley complex in dire need of upkeep and repairs. Further delays may compromise the structures. Small things like soap containers that are hung snugly and proper outside areas to consume food would be nice. Lots of beautiful trees around buildings that could be used for outdoor seating out of harms way.
- None at this time. Thank you
- The Tennis facilities at MV are essential to the surrounding community! Please do not get rid of them.
- Keep tennis!!! Don't get rid of it!!!
- Please keep/increase tennis!
- My wife and I are enthusiastic members of the tennis community. We love the facility and believe it can thrive. We've personally witnessed the growth of the sport in surrounding communities. Vancouver Tennis center and club green meadows to name a couple. We've also seen the large numbers of young students who cycle in and out every year.
- Please keep access to tennis. Don't eliminate the tennis facilities. Thank you!
- Follow through on the improvements that the fundraising campaign raised money for.
- Please build a soccer complex. Local clubs like the Timber Barons should not have to play behind Kelso high on the dike and we should not have lesser facilities than our smaller cities like Kalama.
- I donated money for Mint Valley Racquet Club improvements over 2 years ago, and nothing has been done yet. I sent an email 2 months ago to Don Harlan that if there is nothing done within the next 6 months, I want my donation back. He said it was the city that wasn't doing anything.

- I donated \$1,000 for the ceiling renovation project and nothing has happened. We keep getting told different stories of why it hasn't been done. If something doesn't happen soon I will be asking for my money back. The women's bathroom needs to be redone as tile has fallen off. It isn't ADA compliant. There needs to group instruction for adults..Only private instruction is offered. How is the sports going to expand without reasonably priced group instruction. This facility should be a selling point for people moving into the area.. For this to happen repairs need to be made. It should be run by the city/recreation department not by a private contractor who has had no one overseeing him and making him answer for things not being done.
- Mint Valley Racquet Complex is and has been tailored to aged people. You have to tailor the workers and facilities to middle aged and younger people. When you're greater by old people and the equipment is old and the facilities haven't been renovated we don't want to go there even when we like the fact that not a lot of people go there. That's why we canceled our memberships.
- Keep tennis courts. Our community needs options
- Please keep it as a tennis complex as this is our only option indoors and needed during the rainy months. It is embarrassing when other teams come to play and the courts look so awful. So updating very needed.
- The tennis courts and indoor of the building are in dire need of maintenance and renovation. The facility is 45 years old and has only been renovated/carpet replaced once and courts resurfaced once. The ceiling is in a SAD state of repair and needs to be replaced. A Neighborhood Grant was received in March, 2021 and a fundraiser was held in May, 2021 but nothing has been accomplished. The facility is well used by members of the community and when teams from Vacouver and Portland visit, it is an embarassment. Something NEEDS to be done!
- MV tennis court is too old overall. The ceiling and the walls have tons of damages. Nowadays most of the tennis courts have updated to new blue grounds and have nicer scorekeeper. The entire restroom and locker room are very old overall too. We've been hoping for the changes for a long time.
- More community education classes are needed
- I have been retired for 25 years. I took up tennis upon retiring. It is my retirement. The ladies are wonderful. We compete against many clubs in the Portland/Vancouver area. It is embarrassing when they travel here. Ceilings hanging down. Restrooms discus ting. Courts need resurfacing
- Joint golf and fitness center memberships
- Fix the roof over the tennis courts. Make a separate area for Pickleball. Increase pickle-ball fee to equal the monthly tennis dues. Make tennis important. Make hallway better, remove the smelly old carpet. High windows in the tennis area to let in natural light. Update the bathrooms.
- Please keep the tennis courts at Mint Valley. With an energetic, enthusiastic & creative pro, I think it could thrive.
- The tennis courts, restrooms and upstairs lounge are very dated and dirty, embarrassing to host other clubs.
- LV needs tennis!
- Longview is limited for indoor tennis courts. A fundraiser was enacted over 3 years ago now to update the lighting, resurface the courts and and updated the locker rooms. It is frustrating that the City of Longview has not moved forward on this project.
- The golf course is a Jewel in the city!
- Continue to offer senior annual passes at Mint Valley Golf Course at reasonable prices. Most of us seniors are on a fixed income and this is a great outlet for us to use during the week year around when everyone else is working. Thanks
- I believe you would best stay relevant if you provided a more teen oriented center and youth with indoor soccer.. ice rink and all around chill area for local teens .. even a indoor skate park facility and some other attached play items
- Mint Valley Racquet and Fitness has been raising money for renovations. I'd like to see that actually happen for the betterment of the facility. With rainy Pacific Northwest, we need indoor options.

- Since the Neighborhood Grant was received by MVR&F in March, 2021 to replace the ceiling and a fundraiser was held in May, 2021, NOTHING has been done to repair the ceiling, 2 years later! In addition to the ceiling, three tennis courts also need to be resurfaced and the bathrooms/locker rooms need some major renovation. Since this is the only indoor tennis facility within 45 miles, it could be an attraction rather than an embarrassment to the community. Please use these funds to undertake the work that needs to be done!
- This area needs an aquatic center. It will prevent drownings in the local cold rivers and have a place where everyone can have swim lessons. Plus, it would be great for teens and young adults to have jobs.
- The parking lot at Mint Valley Racquet needs to be re-paved at some point as the puddles can get pretty big in the rainy season! I like the front desk staff at Mint Valley Racquet; everyone is very helpful. I also like that the Pro Shop sells demo racquets; this makes tennis lessons much more affordable.
- Safe swimming opportunities for families, clean picnic areas with outdoor summertime movies. We should be investing in opportunities to keep families together.
- LOVE the gym and that it gives us an option besides Snap Fitness. If it was even a little updated (carpeting, get rid of the useless sofa area, replace bikes that work better...) it would be a bigger asset. Better hours (later during the week, earlier on weekends) would be awesome, too.
- The soccer community is big in Longview. It's growing! Our players, parents, and coaches need an INDOOR facility for year round soccer to continue building youth sports at low costs. Most families travel to Vancouver/Portland indoor facilities that are really successful, but most players can't afford to attend or travel there and miss out. This is what Longview & the kids in our community need ❤️
- No
- A squash court at Mint Valley would be fantastic. I know not many people play squash, but the closest courts are down in Portland or up near Seattle. If we had a court here, my whole family would join and play regularly.
- Would absolutely love an indoor soccer arena.
- We would love to have turf fields for our local soccer players.
- We need more usable soccer fields
- THANK YOU for exploring new opportunities and giving the people of our community a chance to weigh in! The ideal scenario would be indoor soccer facilities. So many families have travel regularly Vancouver/Camas for indoor soccer. We also have ZERO turf soccer fields for the children in our community but every other community we play in, has them. In addition, as someone who participates in hiring physicians to serve in Longview, we need them to want to live in this community. Not land in Vancouver because there are more opportunities for their children. Not to mention keeping their earnings local! Thanks again and good luck!
- Please consider youth soccer in these decisions. Youth soccer serves as a potent avenue for steering young individuals away from trouble. Beyond its physical benefits, it offers structured engagement, fostering teamwork and skill development. To maximize its impact, it's crucial to provide adequate facilities for these programs. By offering safe spaces to play and connect, we create an environment that nurtures growth, builds character, and keeps youth positively occupied. Let's invest in both the potential of our youth and the facilities they need to thrive.
- An indoor sports arena where people/kids can continue to enjoy sports during the rainy WA months would be an amazing opportunity for this community. It keeps the winter blues away and those interested can easily access a healthier lifestyle.
- Longview is long over due for an indoor soccer complex. The weather here is terrible and there are a ton of kids who's parents would be more willing to sign up and sit indoors and watch rather than sitting in the freezing g cold. And tons of players would play indoor in the outdoor off season
- The fairgrounds are a dump. Either renovate the out buildings for use or demo them. Pave the parking lot accross the street or turn it to a sports complex of some sort. Population has grown you need to upgrade the fair from a carny circus of dangerous garbage rides and games to

something a little more respectable. Maybe then local businesses will contribute. Many more events for local community.

- Please support Cowlitz Youth Soccer
- I'd love to see indoor soccer and softball/baseball facilities in our community. We would have to drive to Vancouver/Portland for our kids to play indoor sports.
- Would love to have access to an indoor soccer/gym facility for the public to use
- We need more activities in Longview for youth and adults alike. Soccer has always been an integral part of Longview. We have Roy Morse for softball and I would love to see an awesome indoor soccer facility!
- My kids and I would LOVE to see an indoor soccer arena here in Cowlitz County! We currently travel to Salmon Creek Indoor Soccer Arena for indoor soccer (classes and leagues).
- Indoor soccer facility
- It would be really nice if Cowlitz County could come together and have some nice soccer fields and more options for adult rec teams in multi sport options. Additional kids sports camps for the different age groups. Bring back a skating rink /ice rink. Cowlitz county is so far behind other counties when it comes to sports complexes and options for kids and adults both.
- Soccer! I have 6 kids 17 to babies and our community needs more!
- An indoor soccer turf facility would be great for training, playing, keeping kids off streets learning sportsmanship making life long friendships.
- No
- Just some indoor soccer please.
- We did the summer and spring golf camp for our 8 year old daughter and she loved it. It would be nice for the parents to have benched or somewhere to watch
- I think indoor soccer would be fabulous for our community.
- This community desperately needs a high quality sports complex. The children in this community deserve a safe place to compete in various sporting events. Turf fields with a indoor comped would allow for year round sporting events. Large scale tournaments would draw thousands per year to our community and local hotels to include the current one being considered by the PFD.
- I think that turf fields for soccer and batting cages would get used so much. It would bring in a ton of \$
- Cowlitz county needs more options for athletics. Indoor soccer is needed
- I would like an indoor soccer field
- Create more soccer venue
- Host soccer tournaments
- It would mean the world to this of us in CYSA to have indoor soccer fields. Specially for our younger little players. That often get sick from playing out in the cold and rain, and more opt to getting injured. It would be amazing to have a good, well kept environment that is comfortable year round for our kids to play soccer.
- We need an indoor soccer.
- I would love to see an indoor soccer arena!
- The community could benefit greatly financially by investing in multiple all turf sports facilities (ex. baseball, soccer, softball). Take a page out of the Lewis County book and keep kids/athletics in the Cowlitz County while making lots of money for the county in tournament fees, hospitality, and restaurants during these events. Cowlitz County is way behind in providing opportunities to kids who participate in sports.
- Would love to see more options for youth and young adults for all socioeconomic groups. Indoor soccer in our area. Activities and programs to build up youth and provide safe places to be active and social. Inter generational as well to build relationships and share common ground and learn from eachother.
- Youth sports in our area needs more facilities and opportunities!
- Please don't take away the only indoor tennis facility and public golf course. Locally, recreational sport locations keep shrinking. Not everyone likes pickle ball and it seems to be

taking over. We need some year round turf fields for soccer, baseball and softball desperately. Check out the new Ridgefield park. It's awesome!

- I really hope some sort of indoor sports complex opens up to help not only the youth stay out of trouble, but also help us coaches out. We do this out of love for the kids, we want the kids to succeed and an indoor complex would be amazing for this community! It would bring a tremendous amount of revenue since it would be the only important facility for miles around!
- Please do not tear down any more tennis courts for more pickle ball courts. There are still some tennis players out here that don't want to have to drive to castle rock or kalama to play.
- Our community needs more soccer facilities. We especially need turf soccer fields. It is wild that smaller communities have much better facilities and we have kids and adults basically playing on poorly maintained and not watered fields. Turf fields would be used daily by many people.
- Cowlitz county needs to be able to hold tournaments in our area like every darn community around us. We need venues for volleyball, basketball, soccer etc. They bring so much money to the community! Tournaments mean tax dollars brought here! Hotel stays, they buy food, they go to movies as teams etc. It's ridiculous that Longview/Cowlitz County doesn't do this. We need to do better. We have the space to do it. Go look at the turf fields in Chehalis, and the Chehalis Sports Complex, the outdoor swimming etc. There's no reason we can't do that here. Our families in this community drive to all surrounding areas every weekend and spend thousands of dollars annually for our children and adults to play at these venues. As a realtor I have families moving out of the area to live in places with better schools and options for their kids. Educated tax paying families. That's who we want here we don't want them going up north or to Ridgefield. There should be a poll done at the hospital with the doctors and nurses to see how many of them commute into Longview each day. Our housing costs are lower here but they want to live somewhere else that caters to family. We don't do that here. Our county/city resources have been going in the wrong direction for far too long.
- Indoor soccer fields / indoor sports complex / public pool would be a huge asset to our community
- no
- It would be great to have an indoor softball/baseball facility in the county. Not only would we be able to host tournaments to bring in several different families to the community which in turn will bring in money to the community. All of the families will get hungry at some point. Families always forget some piece of equipment when they travel in. Here in our community the small businesses will benefit from the families that are drawn to athletic facilities offered.
- Indoor Soccer Facility
- This county needs more indoor soccer options there's a massive growing community with little to no resources for soccer.
- More soccer fields
- I would love to see the fair grounds have a place for indoor soccer. A regulation size field that could be broken up into smaller fields for trading and youth sports games.
- We need this indoor soccer!
- A multi use space with a floor for Taekwondo (any martial art), yoga or stretching.
- No
- Indoor soccer leagues could be a financially profitable avenue for indoor spaces- currently we pay \$75-150 per sports season (8 weeks) for various sports for our children. Indoor soccer is a sport that many families within all of cowlitz county would be interested in participating in.
- Would love to see indoor soccer or soccer fields in general here
- Cowlitz needs an indoor soccer field for kids who love to play soccer all year around.
- Cowlitz County needs to take over Roy Morse park. And build turf softball slowpitch fields that can be used for girls fast pitch and little league baseball. That would bring in way more money then turning the event center into indoor soccer. Longview parks won't do it and is losing out on a lot of money because all world tournaments would be held their.
- More camps for kids
- I would love for us to have more events that draw people to our community who might not otherwise come here (similar to our Crafted Brewfest and Squatchfest).

- None
- If mint valley golf course is not viable why not turn that into the indoor/outdoor sport complex. And improve the fair grounds and keep the fair going.
- A lot of people like soccer and I think indoor soccer fields would be a great idea
- None
- Would love to see a covered facility at the convention center. It would open up all sorts of opportunities for additional equestrian events and many other events. For example, the fairgrounds in Salem host a winter flat track motorcycle racing series. It brings hundreds of spectators in the dead of winter and would open the door to many other activities. I think the key is finding some reliable revenue streams and using the profits to fund other projects that may not see such a return.
- There is a really need for a covered play ground in cowlitz county. With the crazy weather especially long rainy season it would be very popular with moms and kids
- Would like to see more safety regulations put into place throughout the events and fair. No driving on grounds once gates open, more staff for general assistance, electrical cords maintained safely and neatly instead of being accessible to the public and children.
- Base problem is over priced. Have worked with other group we go out of area due to prices.
- Need hotel space.
- More activities for families.
- I would consider joining as a fitness center if there were classes offered (yoga, HIIT, etc.)
- Put more money into the horse part. And open fairgrounds back to public riding or make it a membership deal. I would pay a membership fee to be able to use the facility.
- Our community needs an indoor soccer facility so badly. We have families and teams traveling to other communities to play indoor. It would be so beneficial to our community.
- Our CCEC and fairgrounds are the heart of our community. It needs overall improvement. An equine event center would bring big business and money to our area but without decent barns and stalls people won't come.
- Would love if there was an enclosed community pool open all year with indoor and outdoor pools.
- Wider range of activities and events are needed.
- I'd like to see indoor recreational programs run all year round since there's wet and rain weather more than 50% of the time. Specifically indoor soccer space for all the leagues and programs through the Longview/Kelso and surrounding areas.
- The fair buildings, particularly the pig barn and sheep barn are in need of structural upkeep - most particularly the roof of the pig barn.
- An indoor soccer facility would be a huge hit in Longview. I know lots of people who drive to salmon creek weekly for indoor soccer.
- Let's make improvements that help give the youth and adults access to improved sporting events and participation
- Don't kill the fair assholes
- Batting cages would be fun. More events/activities for kids
- Again, I think having more covered sports courts would really make me want to go. Also having more thing accessible for sensory sensitive individuals.
- please don't add a public pool. So much filth and disease spread. Just no.
- The event center should be used more. Maybe allow the FFA kids from Kelso high use it to raise animals.
- Fix the sprinkler system at Mint Valley and give the employees raises. Just do it.
- Catering at the CCEC is a huge deterrent to booking the event center. There are other/better catering options in town but the lack of flexibility in catering dissuades not only attendance, but booking of the facility. One catering company shouldn't have exclusivity for every event. Amenities need to be increased. An indoor sports facility paired with the hotel and a large capital improvement to current facilities is necessary to the success. The county should consider a purchasing agreement with the large vacant lot owned by the City of Longview to aid in the expansion of the Cowlitz event center and fair grounds.

- Indoor soccer fields!!!!
- An indoor water park would be nice.
- No, thank you.
- We love the event center and the mint Valley tennis club. I'd love to see more opportunities for activities for kids and teens
- Would love to see a Disc golf added to the area more. It's an inexpensive sport. Great for your health great family friendly activity with a little investment.
- An outdoor public pool would be great to have Batting cages Golfing cages
- During the summer months the largest room that most events are held in needs more circulated air or AC.
- I am saddened to see the Cowlitz County Fair shrink yearly. I have attended since I was a kid and now take my grandkids. It used to be more. By putting a hotel in there the fair will be almost gone. This event lets everyone enjoy it. I am really disappointed in the decision to kill the Fair for a hotel.
- Please open an indoor soccer/sports arena and outdoor soccer fields.
- More tennis courts! You keep taking tennis courts away because they are claimed to not be used. They are not used because they are unusable. I use to play every Friday night at John Null. But the courts became junky and unsafe. I am excited about the new PickleBall courts, but give us nice tennis courts too! It is better exercise! It has been mentioned that RA Long and Mark Morris have great courts, but they are NOT open to the public. They are locked! Update the tennis facility at Mint Valley please! Those courts are so slick, they are becoming unsafe. You don't need an ice rink. For a good one, you would need a larger space. Also, the Port of Kalama is in the planning stages of bringing an ice rink to their river front park during the winter season. They would get way more visitors due to location and the new market. Stop taking things away from those that have always utilized them.
- Maybe a motel across the street from Event Center, but not run by county. Private sector.
- The livestock portion of the fairgrounds is in need of updating. Lighting and water are lacking. Vendor pricing for space rent has increased to the point that food prices for attendees is outlandish. More concerts in the weather-permitting months would be a fabulous fund generator. Updates to the grandstands would benefit the entire complex.
- N/A
- Indoor turf training facilities would support our massive growing soccer programs. All dedicated spaces go to football, baseball and basketball. Local teams travel to Vancouver for indoor spaces to train and play. It would bring our teams back to our community.
- I like that we have a recreation complex. I don't know what is offered. I bet there are lots of folks like us. Educate us and we will bring the grandkids.
- I would generally like to see more events at the CCEC. I feel like there may be some missed opportunities
- Continue to make improvements to the horse arena and stalls. Also the outdoor horse arena could use a cover and or better drainage so it can be used
- Our community would benefit from a public aquatic center. It would be great to have outdoor swimming all summer long.
- The city should not be spending tax dollars to maintain & manage a golf course. There are numerous other options for this money to be spent.
- Cowlitz County needs more indoor activities for teenagers and young adults. In a place that rains so much, it really surprises me that this isn't a priority. Skating rink. Pool. Laser tag. Basketball and volleyball courts. Arts and crafts. Archery.
- Did not know anything about the Mint Valley Racquet and fitness complex and have lived in Longview my whole life.
- 1) Have an annual cooking competition between local restaurants. 2) Tap into the motorcycle community with an annual event. You are missing out on a great revenue stream. I ran Cowchip Boogie for a few years and can tell you from first hand experience it's a great community. I also ran the vendors for ten years. Vendors are easy to gather. Maybe a 3Q or 1Q event with a variety of workshops for riders. Example - How to pack for a long trip.

Roadside travel, safety, emergency tips and prairie preparation. If you're interested I have a ton of great ideas.

- Mortensen and Weber should hug it out.
- somebody needs to build a pool.
- I would like to see more options for pick up games of volleyball/ basketball for young and older adults and options for kids who don't want to participate in organized league sports but still want to play. It is very hard to find gym space around here.
- Larger Out of town Equestrian events could bring in HUGE revenues to community, but their calendar is filled up with little local events
- We need more improvements around the fairgrounds. Kelso especially needs to do a better job.
- The horse arena could use some updates. I would be nice to attract more equestrian sports to our area. I have to travel many hours away to attend some events. I'd rather have them in my home town.
- I want a 10 story hotel built on across from the event center. If you care about parking there are parking garages that can be built.
- Indoor basketball courts for tournaments would be an amazing opportunity for our community. Likewise an indoor soccer facility would benefit our children and our local soccer community.
- Rebuilding of all broken down buildings!!!!
- Our youth needs improved baseball & softball fields with turf. They deserve to have access to cages or an indoor facility. We are losing a lot of revenue by having to drive 40 minutes north or south to do so.
- Anything to bring more of our community together for health and activity, plus the ability to bring out of town people in for revenue to our local businesses (tournaments)
- No
- No
- It would be great to have indoor soccer facilities to help grow a growing sport for our area!
- Longview is such a beautiful community that deserves beautiful, top notch places for recreation and entertainment.
- Please do not put a hotel so close to the buildings. Especially do not put it where the concession stands are. It could easily go across the street on the far side of the parking and Saturday market.
- Advertising would really be a good idea. Never see or rarely hear what is happening.
- I can get a free membership to the Mint Valley Raquet & Fitness through Silver & Fit; however, when I have visited the web page I don't find any reason to join. Offering under this free membership appears to only include use of fitness equipment. Pickleball is an additional fee. No fitness classes offered.
- Please fix the roof and lighting of the indoor tennis courts!! So embarrassing when visiting USTA teams travel to play competitions. Its also hard to play with the HVAC leaking black dust onto the courts and with the poor lighting and roof condition.
- Indoor facility for soccer fields to be setup for kids.
- We do not need any more pickleball courts. We need more options for varying activities. When we do add additional activity space, it seems to be for those that have money, are the uppercrust, or it is always the same activities that are expanded on. We need diversity! Our options are so limited in an area that should have a vast more opportunities. Pretty sad when communities half of our size (or smaller) are offering so much more than Longview/Kelso.
- None
- Would love to see a mail flier once a quarter on what's coming up.
- More social media, more explanation of events I don't see much information for events
- Lighted turf soccer fields and an indoor soccer arena are what we want.
- No
- CCEC only caters to the elite and corporations , refusing to rent to Hispanics. Cost to rent space is outrageous and does it on purpose to keep thier brand exclusive . Every tax payer in CC should stop paying taxes on it if they can't afford to rent it .

- Our area could really use an indoor area for soccer as well as atleast a few turf fields others in region provide these causing us to lose players for better facilities.
- My entire family believes it is a shame only those few that golf get to enjoy the beauty of the mint valley golf course and racquet and fitness complex
- I like the program and courts the way they are at the Mint Valley Tennis Courts. The only improvement that should be made is the roof above the courts
- More indoor activities/camps would be great for kids especially during the rainy season! Like tennis lessons What about a climbing gym? Or a birthday area if it's renovated to be enticing to kids?
- We need an indoor arena for our kids and adults that play team sports. Soccer use to be a huge sport in Longview, we are loosing our kids to surrounding cities. An arena will keep the sports here year round! It will bring \$ to the city, it will provide positive opportunities for our kids and families. Our community has been dying, we need this facility to recover for so many reasons. Add a pool, add rooms for artists to teach classes, rooms for cooking classes, build a place where we can come safely together. Clean and inviting. Thank you so much!!
- am worried about what will happen to the county fair, if you move it to another location, where? you would have to build new facilities for this, it's not cost prohibited, not enough space in other part of county.
- do we really need a motel there? I think that we have enough of those in the area.
- It would've nice to have more places locally available for soccer tournaments. An indoor location would be nice too.



City of Longview

Agenda Summary

RESOLUTION NO. 2472 – SEWER RATES FOR 2024

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2472

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue effective financial management.

Provide sustainable water quality & environmental infrastructure.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

Proposed Resolution No. 2472 raises sewer rates to cover increasing operating costs and planned capital improvements to the City's sewer system facilities. The Resolution is offered in two options. One option implements a sewer utility rate increase of 3.7%, or \$2.55 per month for a residential customer consuming 600 cubic feet of potable water per month (the median residential customer consumption amount.) The second option implements a sewer utility rate increase of 5.0%, or \$3.47 per month for a residential customer consuming 600 cubic feet of potable water per month (the median residential customer consumption amount.) The new rates will become effective on January 1, 2024.

STAFF CONTACT:

Ken Hash, Public Works Director

Attachments:

1. Res 2472 Sewer rates 3.7 percent 2024 - clean
2. Res 2472 Sewer rates 3.7 percent 2024 - red
3. Res 2472 Sewer rates 5 percent 2024 clean
4. Res 2472 Sewer rates 5 percent 2024 red

RESOLUTION NO. 2472

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR SANITARY SEWER SERVICE AND CONNECTIONS AND OTHER RELATED CHARGES FOR PROVIDING SANITARY SEWER SERVICE WITHIN THE CITY OF LONGVIEW, AND REPEALING RESOLUTION NO.2428.

WHEREAS, pursuant to Chapter 15.12 of the Longview Municipal Code, the City Council of the City of Longview, Washington hereby enacts this Resolution to increase the rates and charges for providing sewer service to cover the projected operating and capital costs of the sewer utility.

BE IT RESOLVED by the City Council of said City that the rates for sanitary sewer service furnished by said City, both inside and outside the corporate limits thereof, shall be, and are hereby established, as follows:

Section 1. Customer Rates Inside Corporate Limits of the City.

The rates for sanitary sewer service for customers inside the corporate limits of the City shall be as follows; these base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Monthly Base Customer Charges

(1) Residential

\$ 36.11 per month for each single-family residence and duplex (if single account)

\$ 36.11 per month for each unit of a duplex (if two separate accounts)

(2) Trailer Courts and Apartments (Triplex and above)

\$ 81.23 per month

(3) Commercial, Churches, Schools, and Motels/Hotels

\$ 61.93 per month

B. Consumptive Charges

In addition to the monthly charges shown above, the following rates shall be charged based on metered water consumed or as otherwise specified:

(1) Residential

- (a) Monthly consumptive charges for single family and duplex residential customers shall be \$ 5.99 per 100 cubic feet (CCF) multiplied times the customer's average metered water consumed per month during the previous winter season billing periods. For customers on a bi-monthly billing cycle, average consumption shall be calculated using the customer's water meter readings that generally represent the customer's consumption during the months of November through February, or during the months of December through March, depending on the customer's assigned billing cycle. Charges for customers on a monthly billing cycle shall be based on the monthly average of their water consumption during the November through February billing periods. Except as provided below, such charges shall remain constant for a 12-month period and shall be adjusted annually.
- (b) Single family and duplex residential customers who do not have a complete billing cycle water consumption history for the billing periods specified above shall be charged \$ 5.99 per CCF multiplied by the metered water consumed, up to a maximum of 12 CCF per month, until such time as a consumption history is established as specified in (a) above.
- (c) Single family and duplex residential customers with an average water consumption of 1 CCF or less per month during the billing periods specified above, shall be charged \$ 5.99 per CCF multiplied by the metered water consumed, up to a maximum of 12 CCF per month, until such time as a consumption history is established as specified in (a) above.
- (d) Single family and duplex residential customers who do not have a City water service account and for which the City is unable to obtain official billing history from a state of Washington Department of Health approved water system for the billing periods specified above, shall be charged \$ 35.28 per month, which amount represents \$ 5.99 CCF multiplied by the current average residential metered water consumption of 6 CCF per month.
- (e) For any billing period, if the customer's total metered water consumption is zero, the consumptive sewer charge will be \$0.

(2) Commercial, Churches, Schools, Hotels/Motels, Trailer Courts, and Apartments (Triplex and above)

- (a) The sewer consumptive charge shall be based on metered water consumed at the rate of \$ 5.99 per 100 cubic feet.

(3) The following charges for extra strength sewage shall be in addition to any other charges and shall be as determined by taking samples at intervals approved by the Director of Public Works. The fee shall be imposed on an industry or commercial business when any sample of wastewater discharged from that business during that month exceeds 350 mg/l TSS (total suspended solids) and/or BOD (biochemical oxygen demand). However, if the Volatile Suspended Solids (VSS) portion of the TSS is 100 mg/l or lower, then the surcharge for TSS shall not apply. The high strength fee shall be the greater of:

- (a) For single or intermittent discharges, the sum of the following high strength waste fees calculated for each sample tested during the month that exceeds 350 mg/l TSS and/or BOD:

$$\text{TSS Fee} = \text{TSS (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$0.59$$

$$\text{BOD Fee} = \text{BOD (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$0.42$$

VSS: If the VSS portion of the TSS is 100 mg/l or lower, then surcharges for TSS shall not apply.

For the calculation above, "Flow (mgd)" means the volume of wastewater discharged during the sample collection period.

OR:

- (b) For discharges of longer duration, the high strength waste fee will be based upon the average TSS and/or BOD concentration for all samples tested during that month when either or both averages exceed 350 mg/l.

$$\text{TSS Fee} = \text{TSS (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$0.59$$

$$\text{BOD Fee} = \text{BOD (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$0.42$$

VSS: If the VSS portion of the TSS is 100 mg/l or lower, then surcharges for TSS shall not apply.

For the calculation above, "Flow (mgd)" means the total volume of wastewater discharged during the month.

- (4) Subject to City Council approval, the City Manager may recommend modifications to commercial and industrial user charges for businesses that use metered water in excess of 7,500 cubic feet per month. Any such modification shall be based on classification of user and shall reflect the businesses' sewage flow volume as well as the degree of sewage treatment required for that class of business.

(5)

For sewer discharge patterns not accurately predicted by metered water consumption nor captured by the billing periods or calculation methods specified above, the City may calculate the customer's sewer service charges based on past water consumption at the site, water consumption patterns for similar customers, or from customer-provided data. The calculated sewer consumption billing shall be agreed to in writing by the customer and the Director of Public Works. The City shall periodically review on-site water and sewer consumption patterns and business practices for continued accuracy and retains the right to adjust the calculated sewer billing accordingly.

Section 2. Sewer Service for Youth Athletic Leagues.

Sewer service provided to City parks that host Youth Athletic Leagues under a Longview Parks and Recreation Department Youth Sports Facility Use Agreement shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. Where a Youth Athletic League has secured its own facility, operates in coordination with the Longview Parks and Recreation Department, and is the account customer billed directly by the City, the league shall be billed at twenty-five percent (25%) of the account total determined by the rates set forth in this Resolution.

Section 3. Customer Rates Outside Corporate Limits of the City.

The sanitary sewer rates for customers outside the corporate limits of the City shall be as follows:

- A. All Accounts Except Schools – To the sewer rates set forth in Section 1, add 65% of such rate to compensate the City as provided in Chapter 15.12 of the Longview Municipal Code.
- B. Schools – The same school rate for inside corporate limits, Sections 1A(3) & 1B(2)(a).
- C. Charges for extra strength sewage shall be as provided in Section 1B(3).

Section 4. Partial Monthly Charges.

When sewer service has been provided to any one customer for less than a calendar month, the amount to be charged such customer for the sewer service furnished during said partial period shall be determined by dividing the applicable monthly base charge by thirty and multiplying the quotient times the number of days sewer service was provided, plus the total consumptive charges. For single family and duplex residential customers charged a flat monthly consumptive charge in accordance with Section 1.B.(1)(a), the consumptive charge shall also be determined by dividing the applicable flat monthly charge by thirty and multiplying the quotient times the number of days sewer service was provided.

Section 5. **Charge for Connection to Sanitary Sewer.**

As provided by Chapter 15.24 of the Longview Municipal Code, the charge for connection to the sanitary sewer system shall be as follows:

A. Sewer Service Connection Charges

- (1) All sewer installations shall meet or exceed the existing standards and specifications of the City. Prior to the installation, the owner/contractor shall request an inspection of materials by the City Engineer, or his/her representative. No sewer installations or taps into the City sewer mains shall occur without a utility permit issued under LMC 15.44.010. Any utility construction within a public right-of-way or easement shall comply with the authorizing agency's requirements and permitting regulations, and a permit shall be obtained from such agency prior to starting construction of the utility facilities. At locations where the City is required to obtain a permit from the authorizing agency, the owner/contractor shall reimburse the City the cost of such permit. In addition, no sewer installation or taps shall occur except upon forty-eight (48) or more hours advance notice to the City Engineer, or his/her assigned representative. All sewer installations, including taps into a sewer main, shall be performed by a licensed plumbing contractor qualified to perform tapping connections, per the standards set forth by the City.
- (2) The City Engineer, or his/her representative, shall inspect all materials to ensure compliance with the current City standards and specifications. Once the materials, location, and permits are approved, the contractor shall be permitted to install the service. The work shall be inspected by the City Engineer, or his/her representative.

- (3) No sewer installation or taps into the City's sewer main shall be covered or obscured until inspected and approved by the City Engineer, or his/her representative. An inspection fee of one hundred fifty dollars (\$150) shall be charged for such inspections, and shall be paid at the time that a permit is granted under LMC 15.44.010. Where the developer of newly platted land has installed a complete sewer lateral or connection up to the property or sewer easement boundary, in accordance with City standards, including a cleanout, and the lateral or connection was approved as part of the development infrastructure, the inspection fee is waived.

B. Capital Recovery Fee

In addition to the foregoing charges, a Capital Recovery fee will be charged, for new and added sewer connections, according to the associated water connection size as follows:

<u>Connection Size</u>	<u>Capital Recovery Fee</u>
0.75"	\$2,314.00
1"	\$5,785.00
1.5"	\$11,570.00
2"	\$18,512.00
3"	\$37,024.00
4"	\$57,850.00
6"	\$115,700.00
8"	\$185,120.00
10"	\$266,110.00
12"	\$381,810.00

C. Sewer Treatment System Development Charge

- (1) In addition to all of the foregoing charges, a Sewer Treatment System Development Charge (SDC) of one thousand five hundred sixty dollars (\$1,560.00) for wastewater treatment will be charged for each Equivalent Residential Unit (ERU) in accordance with the following conversion tables:

RESIDENTIAL:

<u>Dwelling</u>	<u>ERUs per dwelling unit</u>
Single family	1.00
Duplex, 3-plex, 4-plex	0.86
Apartment (5 or more)	0.67

COMMERCIAL:

<u>Water meter size (inches)</u>	<u>ERUs per meter</u>
3/4 x 5/8	1.00
1	2.50
1.5	5.00
2	8.00
3	16.00
4	25.00
6	50.00
8	80.00
10	115.00
12	165.00

INDUSTRIAL:

1 ERU per each two hundred fifty (250) gallons per day flow

(2) Very Low Strength Industrial:

In addition to all of the foregoing charges, a Sewer Treatment System Development Charge (SDC) of six hundred four dollars (\$604.00) for wastewater treatment will be charged for each new Equivalent Residential Unit (ERU) in accordance with the following:

Industrial development, expansion, or increased discharge having projected discharge concentrations of less than 35 mg/L each for BOD and TSS:

1 ERU per each three hundred (300) gallons per day flow

For qualifying industrial dischargers, this SDC fee is charged in lieu of the SDC for industrial dischargers identified in Section C(1) above.

- (3) For System Development Charges required to be paid by the City to the Three Rivers Regional Wastewater Authority (TRRWA), payment of such System Development Charges by City customers shall be made to the City thirty (30) days or more prior to the time that such charges are required to be paid by the City to TRRWA. In the event that payment to the City is not paid promptly, the City may discontinue sewer service or take other measures to effect collection as provided in any contractual agreement between the City and its customer.

(4) Deferral of Payment of SDCs of \$30,000 or More:

Deferral of payment of SDCs of thirty thousand dollars (\$30,000.00) or more, together with any “SDC increase” charges, may be made in the manner, in the amounts, and in accordance with the schedule of payments set forth in Resolution Nos. 02-87 and OB 19-179 of TRRWA, including any amendments thereto.

Section 6. Three Rivers Regional Wastewater Authority Discharge Permits

The rates for issuance of a Three Rivers Regional Wastewater Authority (TRRWA) discharge permit shall be as follows:

<u>PERMIT CATEGORY</u>	<u>FEE</u>
Commercial User	\$225
Industrial User	\$225
Potential Significant Commercial User	\$340
Potential Significant Industrial User	\$340
Significant Commercial User	\$450
Significant Industrial User	\$450

Permits will be issued based on the provisions contained in LMC Chapter 15.26 and the Three Rivers Regional Wastewater Authority Discharge Pretreatment Policy.

BE IT FURTHER RESOLVED that Resolution No. 2428 passed by the City Council on December 8, 2022, is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a regular meeting of said Council held on the 20th day of December, 2023.

M A Y O R

ATTEST:

City Clerk

RESOLUTION NO. 2472

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR SANITARY SEWER SERVICE AND CONNECTIONS AND OTHER RELATED CHARGES FOR PROVIDING SANITARY SEWER SERVICE WITHIN THE CITY OF LONGVIEW, AND REPEALING RESOLUTION NO.2428.

WHEREAS, pursuant to Chapter 15.12 of the Longview Municipal Code, the City Council of the City of Longview, Washington hereby enacts this Resolution to increase the rates and charges for providing sewer service to cover the projected operating and capital costs of the sewer utility.

BE IT RESOLVED by the City Council of said City that the rates for sanitary sewer service furnished by said City, both inside and outside the corporate limits thereof, shall be, and are hereby established, as follows:

Section 1. Customer Rates Inside Corporate Limits of the City.

The rates for sanitary sewer service for customers inside the corporate limits of the City shall be as follows; these base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Monthly Base Customer Charges

(1) Residential

\$ ~~34.82~~ 36.11 per month for each single-family residence and duplex (if single account)

\$ ~~34.82~~ 36.11 per month for each unit of a duplex (if two separate accounts)

(2) Trailer Courts and Apartments (Triplex and above)

\$ ~~78.33~~ 81.23 per month

(3) Commercial, Churches, Schools, and Motels/Hotels

\$ ~~59.72~~ 61.93 per month

B. Consumptive Charges

In addition to the monthly charges shown above, the following rates shall be charged based on metered water consumed or as otherwise specified:

(1) Residential

- (a) Monthly consumptive charges for single family and duplex residential customers shall be \$ ~~5.78-5.99~~ per 100 cubic feet (CCF) multiplied times the customer's average metered water consumed per month during the previous winter season billing periods. For customers on a bi-monthly billing cycle, average consumption shall be calculated using the customer's water meter readings that generally represent the customer's consumption during the months of November through February, or during the months of December through March, depending on the customer's assigned billing cycle. Charges for customers on a monthly billing cycle shall be based on the monthly average of their water consumption during the November through February billing periods. Except as provided below, such charges shall remain constant for a 12-month period and shall be adjusted annually.
- (b) Single family and duplex residential customers who do not have a complete billing cycle water consumption history for the billing periods specified above shall be charged \$ ~~5.78-5.99~~ per CCF multiplied by the metered water consumed, up to a maximum of 12 CCF per month, until such time as a consumption history is established as specified in (a) above.
- (c) Single family and duplex residential customers with an average water consumption of 1 CCF or less per month during the billing periods specified above, shall be charged \$ ~~5.78-5.99~~ per CCF multiplied by the metered water consumed, up to a maximum of 12 CCF per month, until such time as a consumption history is established as specified in (a) above.
- (d) Single family and duplex residential customers who do not have a City water service account and for which the City is unable to obtain official billing history from a state of Washington Department of Health approved water system for the billing periods specified above, shall be charged \$ ~~34.02-35.28~~ per month, which amount represents \$ ~~5.78 5.99~~ CCF multiplied by the current average residential metered water consumption of 6 CCF per month.

- (e) For any billing period, if the customer's total metered water consumption is zero, the consumptive sewer charge will be \$0.

(2) Commercial, Churches, Schools, Hotels/Motels, Trailer Courts, and Apartments (Triplex and above)

- (a) The sewer consumptive charge shall be based on metered water consumed at the rate of \$ ~~5.78~~5.99 per 100 cubic feet.

- (3) The following charges for extra strength sewage shall be in addition to any other charges and shall be as determined by taking samples at intervals approved by the Director of Public Works. The fee shall be imposed on an industry or commercial business when any sample of wastewater discharged from that business during that month exceeds 350 mg/l TSS (total suspended solids) and/or BOD (biochemical oxygen demand). However, if the Volatile Suspended Solids (VSS) portion of the TSS is 100 mg/l or lower, then the surcharge for TSS shall not apply. The high strength fee shall be the greater of:

- (a) For single or intermittent discharges, the sum of the following high strength waste fees calculated for each sample tested during the month that exceeds 350 mg/l TSS and/or BOD:

0.59

$$\text{TSS Fee} = \text{TSS (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$\text{0.57}$$

0.42

$$\text{BOD Fee} = \text{BOD (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$\text{0.41}$$

VSS: If the VSS portion of the TSS is 100 mg/l or lower, then surcharges for TSS shall not apply.

For the calculation above, "Flow (mgd)" means the volume of wastewater discharged during the sample collection period.

OR:

- (b) For discharges of longer duration, the high strength waste fee will be based upon the average TSS and/or BOD concentration for all samples tested during that month when either or both averages exceed 350 mg/l.

0.42

$$\begin{aligned} \text{TSS Fee} &= \text{TSS (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$\text{0.57} \text{ } \text{0.59} \\ \text{BOD Fee} &= \text{BOD (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$\text{0.41} \end{aligned}$$

VSS: If the VSS portion of the TSS is 100 mg/l or lower, then surcharges for TSS shall not apply.

For the calculation above, “Flow (mgd)” means the total volume of wastewater discharged during the month.

- (4) Subject to City Council approval, the City Manager may recommend modifications to commercial and industrial user charges for businesses that use metered water in excess of 7,500 cubic feet per month. Any such modification shall be based on classification of user and shall reflect the businesses' sewage flow volume as well as the degree of sewage treatment required for that class of business.

(5)

For sewer discharge patterns not accurately predicted by metered water consumption nor captured by the billing periods or calculation methods specified above, the City may calculate the customer's sewer service charges based on past water consumption at the site, water consumption patterns for similar customers, or from customer-provided data. The calculated sewer consumption billing shall be agreed to in writing by the customer and the Director of Public Works. The City shall periodically review on-site water and sewer consumption patterns and business practices for continued accuracy and retains the right to adjust the calculated sewer billing accordingly.

Section 2. Sewer Service for Youth Athletic Leagues.

Sewer service provided to City parks that host Youth Athletic Leagues under a Longview Parks and Recreation Department Youth Sports Facility Use Agreement shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. Where a Youth Athletic League has secured its own facility, operates in coordination with the Longview Parks and Recreation Department, and is the account customer billed directly by the City, the league shall be billed at twenty-five percent (25%) of the account total determined by the rates set forth in this Resolution.

Section 3. Customer Rates Outside Corporate Limits of the City.

The sanitary sewer rates for customers outside the corporate limits of the City shall be as follows:

- A. All Accounts Except Schools – To the sewer rates set forth in Section 1, add 65% of such rate to compensate the City as provided in Chapter 15.12 of the Longview Municipal Code.

- B. Schools – The same school rate for inside corporate limits, Sections 1A(3) & 1B(2)(a).
- C. Charges for extra strength sewage shall be as provided in Section 1B(3).

Section 4. Partial Monthly Charges.

When sewer service has been provided to any one customer for less than a calendar month, the amount to be charged such customer for the sewer service furnished during said partial period shall be determined by dividing the applicable monthly base charge by thirty and multiplying the quotient times the number of days sewer service was provided, plus the total consumptive charges. For single family and duplex residential customers charged a flat monthly consumptive charge in accordance with Section 1.B.(1)(a), the consumptive charge shall also be determined by dividing the applicable flat monthly charge by thirty and multiplying the quotient times the number of days sewer service was provided.

Section 5. Charge for Connection to Sanitary Sewer.

As provided by Chapter 15.24 of the Longview Municipal Code, the charge for connection to the sanitary sewer system shall be as follows:

A. Sewer Service Connection Charges

- (1) All sewer installations shall meet or exceed the existing standards and specifications of the City. Prior to the installation, the owner/contractor shall request an inspection of materials by the City Engineer, or his/her representative. No sewer installations or taps into the City sewer mains shall occur without a utility permit issued under LMC 15.44.010. Any utility construction within a public right-of-way or easement shall comply with the authorizing agency's requirements and permitting regulations, and a permit shall be obtained from such agency prior to starting construction of the utility facilities. At locations where the City is required to obtain a permit from the authorizing agency, the owner/contractor shall reimburse the City the cost of such permit. In addition, no sewer installation or taps shall occur except upon forty-eight (48) or more hours advance notice to the City Engineer, or his/her assigned representative. All sewer installations, including taps into a sewer main, shall be performed by a licensed plumbing contractor qualified to perform tapping connections, per the standards set forth by the City.

- (2) The City Engineer, or his/her representative, shall inspect all materials to ensure compliance with the current City standards and specifications. Once the materials, location, and permits are approved, the contractor shall be permitted to install the service. The work shall be inspected by the City Engineer, or his/her representative.
- (3) No sewer installation or taps into the City's sewer main shall be covered or obscured until inspected and approved by the City Engineer, or his/her representative. An inspection fee of one hundred fifty dollars (\$150) shall be charged for such inspections, and shall be paid at the time that a permit is granted under LMC 15.44.010. Where the developer of newly platted land has installed a complete sewer lateral or connection up to the property or sewer easement boundary, in accordance with City standards, including a cleanout, and the lateral or connection was approved as part of the development infrastructure, the inspection fee is waived.

B. Capital Recovery Fee

In addition to the foregoing charges, a Capital Recovery fee will be charged, for new and added sewer connections, according to the associated water connection size as follows:

<u>Connection Size</u>		<u>Capital Recovery Fee</u>
	0.75"	\$2,314.00
	1"	\$5,785.00
1.5"	\$11,570.00	
2"	\$18,512.00	
3"	\$37,024.00	
4"	\$57,850.00	
6"	\$115,700.00	
8"	\$185,120.00	
10"	\$266,110.00	
12"	\$381,810.00	

C. Sewer Treatment System Development Charge

- (1) In addition to all of the foregoing charges, a Sewer Treatment System Development Charge (SDC) of one thousand five hundred sixty dollars (\$1,560.00) for wastewater treatment will be charged for each Equivalent Residential Unit (ERU) in accordance with the following conversion tables:

RESIDENTIAL:

<u>Dwelling</u>	<u>ERUs per dwelling unit</u>
Single family	1.00
Duplex, 3-plex, 4-plex	0.86
Apartment (5 or more)	0.67

COMMERCIAL:

<u>Water meter size (inches)</u>	<u>ERUs per meter</u>
3/4 x 5/8	1.00
1	2.50
1.5	5.00
2	8.00
3	16.00
4	25.00
6	50.00
8	80.00
10	115.00
12	165.00

INDUSTRIAL:

1 ERU per each two hundred fifty (250) gallons per day flow

(2) Very Low Strength Industrial:

In addition to all of the foregoing charges, a Sewer Treatment System Development Charge (SDC) of six hundred four dollars (\$604.00) for wastewater treatment will be charged for each new Equivalent Residential Unit (ERU) in accordance with the following:

Industrial development, expansion, or increased discharge having projected discharge concentrations of less than 35 mg/L each for BOD and TSS:

1 ERU per each three hundred (300) gallons per day flow

For qualifying industrial dischargers, this SDC fee is charged in lieu of the SDC for industrial dischargers identified in Section C(1) above.

- (3) For System Development Charges required to be paid by the City to the Three Rivers Regional Wastewater Authority (TRRWA), payment of such System Development Charges by City customers shall be made to the City thirty (30) days or more prior to the time that such charges are required to be paid by the City to TRRWA. In the event that payment to the City is

not paid promptly, the City may discontinue sewer service or take other measures to effect collection as provided in any contractual agreement between the City and its customer.

(4) Deferral of Payment of SDCs of \$30,000 or More:

Deferral of payment of SDCs of thirty thousand dollars (\$30,000.00) or more, together with any “SDC increase” charges, may be made in the manner, in the amounts, and in accordance with the schedule of payments set forth in Resolution Nos. 02-87 and OB 19-179 of TRRWA, including any amendments thereto.

Section 6. Three Rivers Regional Wastewater Authority Discharge Permits

The rates for issuance of a Three Rivers Regional Wastewater Authority (TRRWA) discharge permit shall be as follows:

<u>PERMIT CATEGORY</u>	<u>FEE</u>
Commercial User	\$225
Industrial User	\$225
Potential Significant Commercial User	\$340
Potential Significant Industrial User	\$340
Significant Commercial User	\$450
Significant Industrial User	\$450

Permits will be issued based on the provisions contained in LMC Chapter 15.26 and the Three Rivers Regional Wastewater Authority Discharge Pretreatment Policy.

BE IT FURTHER RESOLVED that Resolution No. 2428 passed by the City Council on December 8, 2022, is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a regular meeting of said Council held on the 20th day of December, 2023.

ATTEST:

M A Y O R

City Clerk

RESOLUTION NO. 2472

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR SANITARY SEWER SERVICE AND CONNECTIONS AND OTHER RELATED CHARGES FOR PROVIDING SANITARY SEWER SERVICE WITHIN THE CITY OF LONGVIEW, AND REPEALING RESOLUTION NO.2428.

WHEREAS, pursuant to Chapter 15.12 of the Longview Municipal Code, the City Council of the City of Longview, Washington hereby enacts this Resolution to increase the rates and charges for providing sewer service to cover the projected operating and capital costs of the sewer utility.

BE IT RESOLVED by the City Council of said City that the rates for sanitary sewer service furnished by said City, both inside and outside the corporate limits thereof, shall be, and are hereby established, as follows:

Section 1. Customer Rates Inside Corporate Limits of the City.

The rates for sanitary sewer service for customers inside the corporate limits of the City shall be as follows; these base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Monthly Base Customer Charges

(1) Residential

\$ 36.56per month for each single family residence and duplex (if single account)

\$ 36.56per month for each unit of a duplex (if two separate accounts)

(2) Trailer Courts and Apartments (Triplex and above)

\$ 82.25per month

(3) Commercial, Churches, Schools and Motels/Hotels

\$ 62.71per month

B. Consumptive Charges

In addition to the monthly charges shown above, the following rates shall be charged based on metered water consumed or as otherwise specified:

(1) Residential

- (a) Monthly consumptive charges for single family and duplex residential customers shall be \$ 6.07 per 100 cubic feet (CCF) multiplied times the customer's average metered water consumed per month during the previous winter season billing periods. For customers on a bi-monthly billing cycle, average consumption shall be calculated using the customer's water meter readings that generally represent the customer's consumption during the months of November through February, or during the months of December through March, depending on the customer's assigned billing cycle. Charges for customers on a monthly billing cycle shall be based on the monthly average of their water consumption during the November through February billing periods. Except as provided below, such charges shall remain constant for a 12-month period and shall be adjusted annually.
- (b) Single family and duplex residential customers who do not have a complete billing cycle water consumption history for the billing periods specified above shall be charged \$ 6.07 per CCF multiplied by the metered water consumed, up to a maximum of 12 CCF per month, until such time as a consumption history is established as specified in (a) above.
- (c) Single family and duplex residential customers with an average water consumption of 1 CCF or less per month during the billing periods specified above, shall be charged \$ 6.07 per CCF multiplied by the metered water consumed, up to a maximum of 12 CCF per month, until such time as a consumption history is established as specified in (a) above.
- (d) Single family and duplex residential customers who do not have a City water service account and for which the City is unable to obtain official billing history from a state of Washington Department of Health approved water system for the billing periods specified above, shall be charged \$ 35.72 per month, which amount represents \$ 6.07 CCF multiplied by the current average residential metered water consumption of 6 CCF per month.
- (e) For any billing period, if the customer's total metered water consumption is zero, the consumptive sewer charge will be \$0.

(2) Commercial, Churches, Schools, Hotels/Motels, Trailer Courts, and Apartments (Triplex and above)

- (a) The sewer consumptive charge shall be based on metered water consumed at the rate of \$ 6.07 per 100 cubic feet.

(3) The following charges for extra strength sewage shall be in addition to any other charges and shall be as determined by taking samples at intervals approved by the Director of Public Works. The fee shall be imposed on an industry or commercial business when any sample of wastewater discharged from that business during that month exceeds 350 mg/l TSS (total suspended solids) and/or BOD (biochemical oxygen demand). However, if the Volatile Suspended Solids (VSS) portion of the TSS is 100 mg/l or lower, then the surcharge for TSS shall not apply. The high strength fee shall be the greater of:

- (a) For single or intermittent discharges, the sum of the following high strength waste fees calculated for each sample tested during the month that exceeds 350 mg/l TSS and/or BOD:

$$\text{TSS Fee} = \text{TSS (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$0.60$$

$$\text{BOD Fee} = \text{BOD (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$0.43$$

VSS: If the VSS portion of the TSS is 100 mg/l or lower, then surcharges for TSS shall not apply.

For the calculation above, "Flow (mgd)" means the volume of wastewater discharged during the sample collection period.

OR:

- (b) For discharges of longer duration, the high strength waste fee will be based upon the average TSS and/or BOD concentration for all samples tested during that month when either or both averages exceed 350 mg/l.

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- C. Charges for extra strength sewage shall be as provided in Section 1B(3).

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When sewer service has been provided to any one customer for less than a calendar month, the amount to be charged such customer for the sewer service furnished during said partial period shall be determined by dividing the applicable monthly base charge by thirty and multiplying the quotient times the number of days sewer service was provided, plus the total consumptive charges. For single family and duplex residential customers charged a flat monthly consumptive charge in accordance with Section 1.B.(1)(a), the consumptive charge shall also be determined by dividing the applicable flat monthly charge by thirty and multiplying the quotient times the number of days sewer service was provided.

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B. Capital Recovery Fee

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<u>Connection Size</u>	<u>Capital Recovery Fee</u>
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2"	\$18,512.00
3"	\$37,024.00
4"	\$57,850.00
6"	\$115,700.00
8"	\$185,120.00
10"	\$266,110.00
12"	\$381,810.00

C. Sewer Treatment System Development Charge

- (1) In addition to all of the foregoing charges, a Sewer Treatment System Development Charge (SDC) of one thousand five hundred sixty dollars (\$1,560.00) for wastewater treatment will be charged for each Equivalent Residential Unit (ERU) in accordance with the following conversion tables:

RESIDENTIAL:

<u>Dwelling</u>	<u>ERUs per dwelling unit</u>
Single family	1.00
Duplex, 3-plex, 4-plex	0.86
Apartment (5 or more)	0.67

COMMERCIAL:

<u>Water meter size (inches)</u>	<u>ERUs per meter</u>
3/4 x 5/8	1.00
1	2.50
1.5	5.00
2	8.00
3	16.00
4	25.00
6	50.00
8	80.00
10	115.00
12	165.00

INDUSTRIAL:

1 ERU per each two hundred fifty (250) gallons per day flow

(2) Very Low Strength Industrial:

In addition to all of the foregoing charges, a Sewer Treatment System Development Charge (SDC) of six hundred four dollars (\$604.00) for wastewater treatment will be charged for each new Equivalent Residential Unit (ERU) in accordance with the following:

Industrial development, expansion, or increased discharge having projected discharge concentrations of less than 35 mg/L each for BOD and TSS:

1 ERU per each three hundred (300) gallons per day flow

For qualifying industrial dischargers, this SDC fee is charged in lieu of the SDC for industrial dischargers identified in Section C(1) above.

- (3) For System Development Charges required to be paid by the City to the Three Rivers Regional Wastewater Authority (TRRWA), payment of such System Development Charges by City customers shall be made to the City thirty (30) days or more prior to the time that such charges are required to be paid by the City to TRRWA. In the event that payment to the City is not paid promptly, the City may discontinue sewer service or take other measures to effect collection as provided in any contractual agreement between the City and its customer.

(4) Deferral of Payment of SDCs of \$30,000 or More:

Deferral of payment of SDCs of thirty thousand dollars (\$30,000.00) or more, together with any “SDC increase” charges, may be made in the manner, in the amounts, and in accordance with the schedule of payments set forth in Resolution Nos. 02-87 and OB 19-179 of TRRWA, including any amendments thereto.

Section 6. Three Rivers Regional Wastewater Authority Discharge Permits

The rates for issuance of a Three Rivers Regional Wastewater Authority (TRRWA) discharge permit shall be as follows:

<u>PERMIT CATEGORY</u>	<u>FEE</u>
Commercial User	\$225
Industrial User	\$225
Potential Significant Commercial User	\$340
Potential Significant Industrial User	\$340
Significant Commercial User	\$450
Significant Industrial User	\$450

Permits will be issued based on the provisions contained in LMC Chapter 15.26 and the Three Rivers Regional Wastewater Authority Discharge Pretreatment Policy.

BE IT FURTHER RESOLVED that Resolution No. 2428 passed by the City Council on December 8, 2022, is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a regular meeting of said Council held on the 20th day of December, 2023.

M A Y O R

ATTEST:

City Clerk

RESOLUTION NO. 2472

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR SANITARY SEWER SERVICE AND CONNECTIONS AND OTHER RELATED CHARGES FOR PROVIDING SANITARY SEWER SERVICE WITHIN THE CITY OF LONGVIEW, AND REPEALING RESOLUTION NO. 2428.

WHEREAS, pursuant to Chapter 15.12 of the Longview Municipal Code, the City Council of the City of Longview, Washington hereby enacts this Resolution to increase the rates and charges for providing sewer service to cover the projected operating and capital costs of the sewer utility.

BE IT RESOLVED by the City Council of said City that the rates for sanitary sewer service furnished by said City, both inside and outside the corporate limits thereof, shall be, and are hereby established, as follows:

Section 1. Customer Rates Inside Corporate Limits of the City.

The rates for sanitary sewer service for customers inside the corporate limits of the City shall be as follows; these base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Monthly Base Customer Charges

(1) Residential

\$ ~~34.82~~ 36.56 per month for each single-family residence and duplex (if single account)

\$ ~~34.82~~ 36.56 per month for each unit of a duplex (if two separate accounts)

(2) Trailer Courts and Apartments (Triplex and above)

\$ ~~78.33~~ 82.25 per month

(3) Commercial, Churches, Schools and Motels/Hotels

\$ ~~59.72~~ 62.71 per month

B. Consumptive Charges

In addition to the monthly charges shown above, the following rates shall be charged based on metered water consumed or as otherwise specified:

(1) Residential

- (a) Monthly consumptive charges for single family and duplex residential customers shall be \$ ~~5.78~~6.07 per 100 cubic feet (CCF) multiplied times the customer's average metered water consumed per month during the previous winter season billing periods. For customers on a bi-monthly billing cycle, average consumption shall be calculated using the customer's water meter readings that generally represent the customer's consumption during the months of November through February, or during the months of December through March, depending on the customer's assigned billing cycle. Charges for customers on a monthly billing cycle shall be based on the monthly average of their water consumption during the November through February billing periods. Except as provided below, such charges shall remain constant for a 12-month period and shall be adjusted annually.
- (b) Single family and duplex residential customers who do not have a complete billing cycle water consumption history for the billing periods specified above shall be charged \$ ~~5.78~~6.07 per CCF multiplied by the metered water consumed, up to a maximum of 12 CCF per month, until such time as a consumption history is established as specified in (a) above.
- (c) Single family and duplex residential customers with an average water consumption of 1 CCF or less per month during the billing periods specified above, shall be charged \$ ~~5.78~~6.07 per CCF multiplied by the metered water consumed, up to a maximum of 12 CCF per month, until such time as a consumption history is established as specified in (a) above.
- (d) Single family and duplex residential customers who do not have a City water service account and for which the City is unable to obtain official billing history from a state of Washington Department of Health approved water system for the billing periods specified above, shall be charged \$ ~~34.02~~35.72 per month, which amount represents \$ ~~5.78~~6.07 CCF multiplied by the current average residential metered water consumption of 6 CCF per month.
- (e) For any billing period, if the customer's total metered water consumption is zero, the consumptive sewer charge will be \$0.

(2) Commercial, Churches, Schools, Hotels/Motels, Trailer Courts, and Apartments (Triplex and above)

- (a) The sewer consumptive charge shall be based on metered water consumed at the rate of \$ ~~5.78-6.07~~ per 100 cubic feet.

- (3) The following charges for extra strength sewage shall be in addition to any other charges and shall be as determined by taking samples at intervals approved by the Director of Public Works. The fee shall be imposed on an industry or commercial business when any sample of wastewater discharged from that business during that month exceeds 350 mg/l TSS (total suspended solids) and/or BOD (biochemical oxygen demand). However, if the Volatile Suspended Solids (VSS) portion of the TSS is 100 mg/l or lower, then the surcharge for TSS shall not apply. The high strength fee shall be the greater of:

- (a) For single or intermittent discharges, the sum of the following high strength waste fees calculated for each sample tested during the month that exceeds 350 mg/l TSS and/or BOD:

$$\text{TSS Fee} = \text{TSS (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$ \text{0.57}$$

0.60

$$\text{BOD Fee} = \text{BOD (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$ \text{0.41}$$

0.43

VSS: If the VSS portion of the TSS is 100 mg/l or lower, then surcharges for TSS shall not apply.

For the calculation above, "Flow (mgd)" means the volume of wastewater discharged during the sample collection period.

OR:

- (b) For discharges of longer duration, the high strength waste fee will be based upon the average TSS and/or BOD concentration for all samples tested during that month when either or both averages exceed 350 mg/l.

$$\text{TSS Fee} = \text{TSS (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$ \text{0.57-0.60}$$

$$\text{BOD Fee} = \text{BOD (mg/l)} - 350 \text{ (mg/l)} \times \text{Flow (mgd)} \times 8.34 \times \$ \text{0.41}$$

0.43

VSS: If the VSS portion of the TSS is 100 mg/l or lower, then surcharges for TSS shall not apply.

For the calculation above, “Flow (mgd)” means the total volume of wastewater discharged during the month.

- (4) Subject to City Council approval, the City Manager may recommend modifications to commercial and industrial user charges for businesses that use metered water in excess of 7,500 cubic feet per month. Any such modification shall be based on classification of user and shall reflect the businesses' sewage flow volume as well as the degree of sewage treatment required for that class of business.

(5)

For sewer discharge patterns not accurately predicted by metered water consumption nor captured by the billing periods or calculation methods specified above, the City may calculate the customer's sewer service charges based on past water consumption at the site, water consumption patterns for similar customers, or from customer-provided data. The calculated sewer consumption billing shall be agreed to in writing by the customer and the Director of Public Works. The City shall periodically review on-site water and sewer consumption patterns and business practices for continued accuracy, and retains the right to adjust the calculated sewer billing accordingly.

Section 2. Sewer Service for Youth Athletic Leagues.

Sewer service provided to City parks that host Youth Athletic Leagues under a Longview Parks and Recreation Department Youth Sports Facility Use Agreement shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. Where a Youth Athletic League has secured its own facility, operates in coordination with the Longview Parks and Recreation Department, and is the account customer billed directly by the City, the league shall be billed at twenty-five percent (25%) of the account total determined by the rates set forth in this Resolution.

Section 3. Customer Rates Outside Corporate Limits of the City.

The sanitary sewer rates for customers outside the corporate limits of the City shall be as follows:

- A. All Accounts Except Schools – To the sewer rates set forth in Section 1, add 65% of such rate to compensate the City as provided in Chapter 15.12 of the Longview Municipal Code.
- B. Schools – The same school rate for inside corporate limits, Sections 1A(3) & 1B(2)(a).

- C. Charges for extra strength sewage shall be as provided in Section 1B(3).

Section 4. Partial Monthly Charges.

When sewer service has been provided to any one customer for less than a calendar month, the amount to be charged such customer for the sewer service furnished during said partial period shall be determined by dividing the applicable monthly base charge by thirty and multiplying the quotient times the number of days sewer service was provided, plus the total consumptive charges. For single family and duplex residential customers charged a flat monthly consumptive charge in accordance with Section 1.B.(1)(a), the consumptive charge shall also be determined by dividing the applicable flat monthly charge by thirty and multiplying the quotient times the number of days sewer service was provided.

Section 5. Charge for Connection to Sanitary Sewer.

As provided by Chapter 15.24 of the Longview Municipal Code, the charge for connection to the sanitary sewer system shall be as follows:

A. Sewer Service Connection Charges

- (1) All sewer installations shall meet or exceed the existing standards and specifications of the City. Prior to the installation, the owner/contractor shall request an inspection of materials by the City Engineer, or his/her representative. No sewer installations or taps into the City sewer mains shall occur without a utility permit issued under LMC 15.44.010. Any utility construction within a public right-of-way or easement shall comply with the authorizing agency's requirements and permitting regulations, and a permit shall be obtained from such agency prior to starting construction of the utility facilities. At locations where the City is required to obtain a permit from the authorizing agency, the owner/contractor shall reimburse the City the cost of such permit. In addition, no sewer installation or taps shall occur except upon forty-eight (48) or more hours advance notice to the City Engineer, or his/her assigned representative. All sewer installations, including taps into a sewer main, shall be performed by a licensed plumbing contractor qualified to perform tapping connections, per the standards set forth by the City.
- (2) The City Engineer, or his/her representative, shall inspect all materials to ensure compliance with the current City standards and specifications.

Once the materials, location, and permits are approved, the contractor shall be permitted to install the service. The work shall be inspected by the City Engineer, or his/her representative.

- (3) No sewer installation or taps into the City's sewer main shall be covered or obscured until inspected and approved by the City Engineer, or his/her representative. An inspection fee of one hundred fifty dollars (\$150) shall be charged for such inspections, and shall be paid at the time that a permit is granted under LMC 15.44.010. Where the developer of newly platted land has installed a complete sewer lateral or connection up to the property or sewer easement boundary, in accordance with City standards, including a cleanout, and the lateral or connection was approved as part of the development infrastructure, the inspection fee is waived.

B. Capital Recovery Fee

In addition to the foregoing charges, a Capital Recovery fee will be charged, for new and added sewer connections, according to the associated water connection size as follows:

<u>Connection Size</u>		<u>Capital Recovery Fee</u>
0.75"		\$2,314.00
1"		\$5,785.00
1.5"	\$11,570.00	
2"	\$18,512.00	
3"	\$37,024.00	
4"	\$57,850.00	
6"	\$115,700.00	
8"	\$185,120.00	
10"	\$266,110.00	
12"	\$381,810.00	

C. Sewer Treatment System Development Charge

- (1) In addition to all of the foregoing charges, a Sewer Treatment System Development Charge (SDC) of one thousand five hundred sixty dollars (\$1,560.00) for wastewater treatment will be charged for each Equivalent Residential Unit (ERU) in accordance with the following conversion tables:

RESIDENTIAL:

<u>Dwelling</u>	<u>ERUs per dwelling unit</u>
Single family	1.00

Duplex, 3-plex, 4-plex	0.86
Apartment (5 or more)	0.67

COMMERCIAL:

<u>Water meter size (inches)</u>	<u>ERUs per meter</u>
3/4 x 5/8	1.00
1	2.50
1.5	5.00
2	8.00
3	16.00
4	25.00
6	50.00
8	80.00
10	115.00
12	165.00

INDUSTRIAL:

1 ERU per each two hundred fifty (250) gallons per day flow

(2) Very Low Strength Industrial:

In addition to all of the foregoing charges, a Sewer Treatment System Development Charge (SDC) of six hundred four dollars (\$604.00) for wastewater treatment will be charged for each new Equivalent Residential Unit (ERU) in accordance with the following:

Industrial development, expansion, or increased discharge having projected discharge concentrations of less than 35 mg/L each for BOD and TSS:

1 ERU per each three hundred (300) gallons per day flow

For qualifying industrial dischargers, this SDC fee is charged in lieu of the SDC for industrial dischargers identified in Section C(1) above.

- (3) For System Development Charges required to be paid by the City to the Three Rivers Regional Wastewater Authority (TRRWA), payment of such System Development Charges by City customers shall be made to the City thirty (30) days or more prior to the time that such charges are required to be paid by the City to TRRWA. In the event that payment to the City is not paid promptly, the City may discontinue sewer service or take other

measures to effect collection as provided in any contractual agreement between the City and its customer.

(4) Deferral of Payment of SDCs of \$30,000 or More:

Deferral of payment of SDCs of thirty thousand dollars (\$30,000.00) or more, together with any “SDC increase” charges, may be made in the manner, in the amounts, and in accordance with the schedule of payments set forth in Resolution Nos. 02-87 and OB 19-179 of TRRWA, including any amendments thereto.

Section 6. Three Rivers Regional Wastewater Authority Discharge Permits

The rates for issuance of a Three Rivers Regional Wastewater Authority (TRRWA) discharge permit shall be as follows:

<u>PERMIT CATEGORY</u>	<u>FEE</u>
Commercial User	\$225
Industrial User	\$225
Potential Significant Commercial User	\$340
Potential Significant Industrial User	\$340
Significant Commercial User	\$450
Significant Industrial User	\$450

Permits will be issued based on the provisions contained in LMC Chapter 15.26 and the Three Rivers Regional Wastewater Authority Discharge Pretreatment Policy.

BE IT FURTHER RESOLVED that Resolution No. 2428 passed by the City Council on December 8, 2022, is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a regular meeting of said Council held on the 20th day of December, 2023.

M A Y O R

ATTEST:

City Clerk



City of Longview

Agenda Summary

RESOLUTION NO. 2471 – WATER RATES FOR 2024

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2471

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue effective financial management.

Provide sustainable water quality & environmental infrastructure.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

Proposed Resolution No. 2471 raises water rates to cover increasing operating costs and planned capital improvements to the City's water system facilities. The resolution is offered in three options. One option implements a water utility increase of 3.7%, or \$1.40 per month for a residential customer consuming 600 cubic feet of potable water per month (the median residential customer consumption amount.) A second option implements a water utility increase of 5.0%, or \$1.92 per month for a residential customer consuming 600 cubic feet of potable water per month (the median residential customer consumption amount.) The third option includes no rate increase. The new rates will become effective on January 1, 2023.

All three option include proposed changes to sections 6 and 8.

Section 6 includes three proposed changes. The first in 6(a) clarifies the water rate charged to unmetered City owned properties. The second in 6(b) changes to payor to Longview Parks and Recreation. The Third Changes the water rate for the Mint Valley Golf Course.

Section 8 includes a proposed change to the deposit rate for use of a fire hydrant water meter.

STAFF CONTACT:

Ken Hash, Public Works Director

Attachments:

1. 2024 Utility Projects - presentation - 12_20
2. Res 2471 Water rates 2024 - 0 clean
3. Res 2471 Water rates 2024 - 0 red
4. Res 2471 Water rates 2024 3.7 percent clean
5. Res 2471 Water rates 2024 3.7 percent red
6. Res 2471 Water rates 2024 5 percent clean
7. Res 2471 Water rates 2024 5 percent red

Proposed 2024 Utility Rates

Longview City Council
December 20, 2023

Prepared by

Ken Hash, Public Works Director
Chris Collins, Assistant PW Director
Steve Haubner, Stormwater Manager

Staff Recommendations

Sewer rate and contribution to capital:

2023	\$1,316,540
\$0.00 (0%)	\$ 942,934
\$2.55 (3.7%)	\$1,452,427
\$3.48 (5%)	\$1,631,438

Sewer Fund Budget Projections

Sewer Fund Budget Projections		no rate increase	3.7 % rate increase	5% rate increase
	2023	2024	2024	2024
Annual Revenues	13,770,080	13,770,080	14,279,573	14,458,584
Annual Operating Budget	12,453,540	12,827,146	12,827,146	12,827,146
Annual capital budget	1,316,540	942,934	1,452,427	1,631,438
rate for 6 CCF	69.50	69.50	72.05	72.98
\$ increase		0.00	2.55	3.48

6 CCF is average homeowner monthly water usage

The sewer System replacement value is \$400,000,000. On a 100-year replacement cycle we should have an ongoing capital program of \$4,000,000.

Sewer Capital Projects - Plan

			2024	2025	2026	2027	2028	2029	2030	2031	
Sewer											
Carryover Capital Projects											
2402 38th Ave Pump Station			1,050,000								
2626 38th Ave Pump Station			830,000								
Oregon Way Sewer Liner & Replacement			1,600,000								
Mint Farm Sewer Pump Station Odor Control			100,000								
OB #4 Pump Station Odor Control			10,000								
46th Ave - sewer			223,000								
General Sewer Plan			200,000								
subtotal			4,013,000	0	0	0	0	0	0	0	
New Capital Requests	Request										
Annual Main Replacements			750,000	750,000	750,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
Annual Main Relining			750,000	750,000	750,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
Public / Private Joint Utility Imp			50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	
4014 Oak Street Pump Station			1,841,031								
2600 42nd Ave Pump Station				1,828,691							
Columbia Hts Sewer			30,000	10,000	460,000						
LID	100,000		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	
5501 Finch PS	2,000,000			200,000		1,800,000					
2277 48th PS	2,000,000			200,000			1,800,000				
4711 Merlin PS	2,000,000					200,000		1,800,000			
2401 50th PS	2,000,000						200,000		1,800,000		
122 Selix PS	2,000,000							200,000		1,800,000	
4007 Pacific Way PS	2,000,000								200,000		
2947 Lynn Place PS	2,000,000									200,000	
920 7th Ave	2,000,000										
subtotal			3,521,031	3,888,691	2,110,000	4,150,000	4,150,000	4,150,000	4,150,000	4,150,000	
total			7,534,031	3,888,691	2,110,000	4,150,000	4,150,000	4,150,000	4,150,000	4,150,000	

Assumes a 3.7% rate increase in 2024 and 5% rate increases in ongoing years. Assumes a 3% rate of inflation. With these assumptions, the sewer fund should be fully funded in approximately 2030.

Staff Recommendations

Water rate and contribution to capital:

2023	\$427,790
\$0.00 (0%)	\$194,856
\$1.40 (3.7%)	\$443,618
\$1.92 (5%)	\$531,021

Water Fund Budget Projections

Water Fund Budget Projections		no rate increase	3.7 % rate increase	5% rate increase
	2023	2024	2024	2024
Annual Revenues	6,723,300	6,723,300	6,972,062	7,059,465
Annual Operating Budget	6,295,510	6,528,444	6,528,444	6,528,444
Annual capital budget	427,790	194,856	443,618	531,021
rate for 6 CCF	37.88	37.88	39.28	39.80
\$ increase		0.00	1.40	1.92

6 CCF is average homeowner monthly water usage

The sewer System replacement value is \$500,000,000. On a 100-year replacement cycle we should have an ongoing capital program of \$5,000,000.

Water Capital Projects - Plan

Water		2024	2025	2026	2027	2028	2029	2030	2031
Current Capital Projects									
46th Ave waterline		262,000							
Water Truck Fill Stations		100,000							
Dedicated Fill Line (ARPA)		2,000,000							
Subtotal		2,362,000	0	0	0	0	0	0	0
New Capital Requests									
	Request								
LID		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
public/Private Joint Utility Imp		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Annual Valve Replacement		30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213
Large Meter Replacement		140,000	147,000	154,350	162,068	170,171	178,679	187,613	196,994
Columbia Hts. Replacement		50,000	10,000	940,000					
Mt. Solo Waterline (FEMA) or (ARPA)		1,216,000							
Reservoir mixers and chlorine injection	200,000	200,000							
Annual Main Replacement - Madrona	2,300,000				2,300,000				
Replace Castlemen Line	2,290,000					2,290,000			
Annual Main Replacement - N 50th	2,030,000						2,030,000		
Annual Main Replacement - Sunset	1,490,000							1,490,000	
Annual Main Replacement - Trella Zone	4,900,000								4,900,000
Annual Main Replacement - Willow Grove	1,760,000							1,760,000	
Annual Main Replacement - Pacific Way	1,250,000							1,250,000	
replace 20-inch steel line	3,660,000								
all reservoirs - seismic upgrades	1,582,000		158,200	158,200	158,200	158,200	158,200	158,200	158,200
SCADA Upgrades	500,000		50,000	50,000	50,000	50,000	50,000	50,000	50,000
AMI Meters	10,000,000								
Utility Operation Center	1,300,000								
Subtotal		1,786,000	546,700	1,485,625	2,854,996	2,854,836	2,605,168	5,086,016	5,497,407

Assumes a 3.7% rate increase in 2024 and 10% rate increases in ongoing years. Assumes a 3% rate of inflation. With these assumptions, the water fund should be fully funded in approximately 2031.

Water Rate Resolution

Sections 6 and 8
Proposed Changes

Section 6 - Charges to City Owned Facilities

Section 6. Charges to City Owned Facilities.

- (a) Unmetered Service: For each unmetered water service to a City park or other City facility, the City shall pay into the Water Utility Fund, two thousand ~~six~~nine hundred ~~fifty-nine~~forty five dollars and ~~twenty-nine~~seventy cents (\$2945.70) per year for each such service.
- (b) Youth Athletic Leagues: Water consumed at City parks that host Youth Athletic Leagues shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. The park accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department. under a Longview Parks and Recreation Department Youth Sports Facility Use Agreement shall be charged at twenty five percent (25%) of the rates set forth in this Resolution. Where a Youth Athletic League has secured its own facility, operates in coordination with the Longview Parks and Recreation Department, and is the account customer billed directly by the City, the league shall be billed at twenty five percent (25%) of the account total determined by the rates set forth in this Resolution. Penalties, turn on charges, and other related charges shall be billed at one hundred percent (100%) of the amounts set forth in this Resolution.
- (c) Mint Valley Golf Course Irrigation: Water consumed at the Mint Valley Course for irrigation purposes only, shall be charged at ~~forty~~twenty-five percent (~~40~~25%) of the rates set forth in this Resolution.
- (d) Community Gardens Irrigation: Water consumed by community gardeners utilizing City Community Garden facilities owned and operated by the City of Longview Parks and Recreation Department shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. The Community Gardens accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.

Section 8 - Water Obtained from Fire Hydrant

\$1,000 to \$1,500

Section 8. Water Obtained from Fire Hydrant.

Anyone desiring to obtain water from an un-metered fire hydrant shall first obtain a Fire Hydrant Use Permit, and pay all applicable fees and deposits. Use of a fire hydrant to obtain water shall be temporary only, shall occur only at hydrants designated and approved by the Utilities Systems Manager or his/her designee, and shall not exceed ninety (90) calendar days unless otherwise approved by the Utilities Systems Manager or his/her designee. All water obtained from a hydrant shall be through a water meter and backflow prevention assembly provided by the City, except that the Utilities Systems Manager may authorize the permittee to provide its own meter and backflow prevention assembly.

The permittee shall pay a deposit of one thousand five hundred dollars (\$1,500.00) and a non-refundable meter assembly installation and removal fee of one hundred fifty dollars (\$150.00) in advance of the City installing the meter assembly on the hydrant. The permittee shall also pay a meter rental charge of five dollars (\$5.00) per calendar day and shall pay for water used at the rates shown in Section 1.8 (3).

All water supplied for use outside the corporate limits of the City shall be charged at the rates shown in Section 1.B (3), plus an additional charge of sixty-five percent (65%) as identified in Section 2 of this resolution.

The deposit is required for the purpose of assuring that said meter will be returned to the City, and that it will not be damaged. The permittee shall be fully responsible for any damage or loss to the hydrant and/or the hydrant meter assembly. If a meter assembly is returned to the City in a damaged condition, or the hydrant is damaged by the permittee's use, the permittee shall be responsible to pay all replacement or repair costs that exceed the deposit amount, in addition to the meter rental and water consumption charges. Replacement or repair costs shall become payable to the City within thirty (30) calendar days after notification and subsequent mailing of an invoice to permittee.

Permittees providing their own meter and backflow prevention assembly shall obtain a Fire Hydrant Use Permit for each hydrant used, and shall use only hydrants designated and approved by the Utilities Systems Manager or his/her designee. Such permittees shall be exempt from the installation/removal fee and meter rental charge, but shall pay a one hundred dollar (\$100.00) deposit, shall pay for all water consumed, and shall be responsible for any damage or loss to the hydrant due to their use of the hydrant.

The permit shall be on site at any time water is to be withdrawn from the hydrant and shall be subject to examination on request of employees of the City. The permittee shall comply with the requirements set forth in the 2015 International Fire Code, Section 901.8 and subsequent editions; and LMC Sections 15.60.050 and 15.60.070.

The Utilities Division shall provide meter readings to the Finance Department, who shall determine and issue the monthly and final billings. The Finance Department shall refund the deposit to the permittee after all charges have been paid and upon verification from the Utilities Operations Manager or his/her designee, that the meter has been returned and that all City-owned property is undamaged.

Stormwater



Stormwater Utility Programs

- Operations and maintenance of City stormwater infrastructure and facilities
- Regulatory compliance with NPDES municipal stormwater permit
- Development review and inspection
- City-wide street sweeping program
- Leaf pickup (fall months)
- Urban forestry program
- Sidewalk repair & replacement program
- Stormwater capital improvements



Staff Recommendation

- **Alternative 1** – Monthly increase of **\$1.38** per ERU (*to \$15.88 per month*)

Provides for continuation of existing services with no enhancements or capital improvement projects.

- **Alternative 2** – Monthly increase of **\$1.89** per ERU (*to \$16.39 per month*)

Provides for continuation of existing services and to fund Delaware Street stormwater improvements in conjunction with the St. John Medical Center.

- **Alternative 3** – Monthly increase of **\$2.18** per ERU (*to \$16.68 per month*)

Provides for continuation of existing services, funds Delaware Street stormwater improvements and develops a stormwater master plan.

- **Alternative 4** – Monthly increase of **\$2.61** per ERU (*to \$17.11 per month*)

Provides for continuation of existing services, funds Delaware Street stormwater improvements, develops a stormwater master plan and covers the cost of essential fleet vehicle/equipment replacements.

Fleet Equipment Replacement Needs

- Dump Truck/ Snowplow -- \$225,000
- 1-Ton Dump Truck -- \$120,000
- Ravo Street Sweeper -- \$325,000



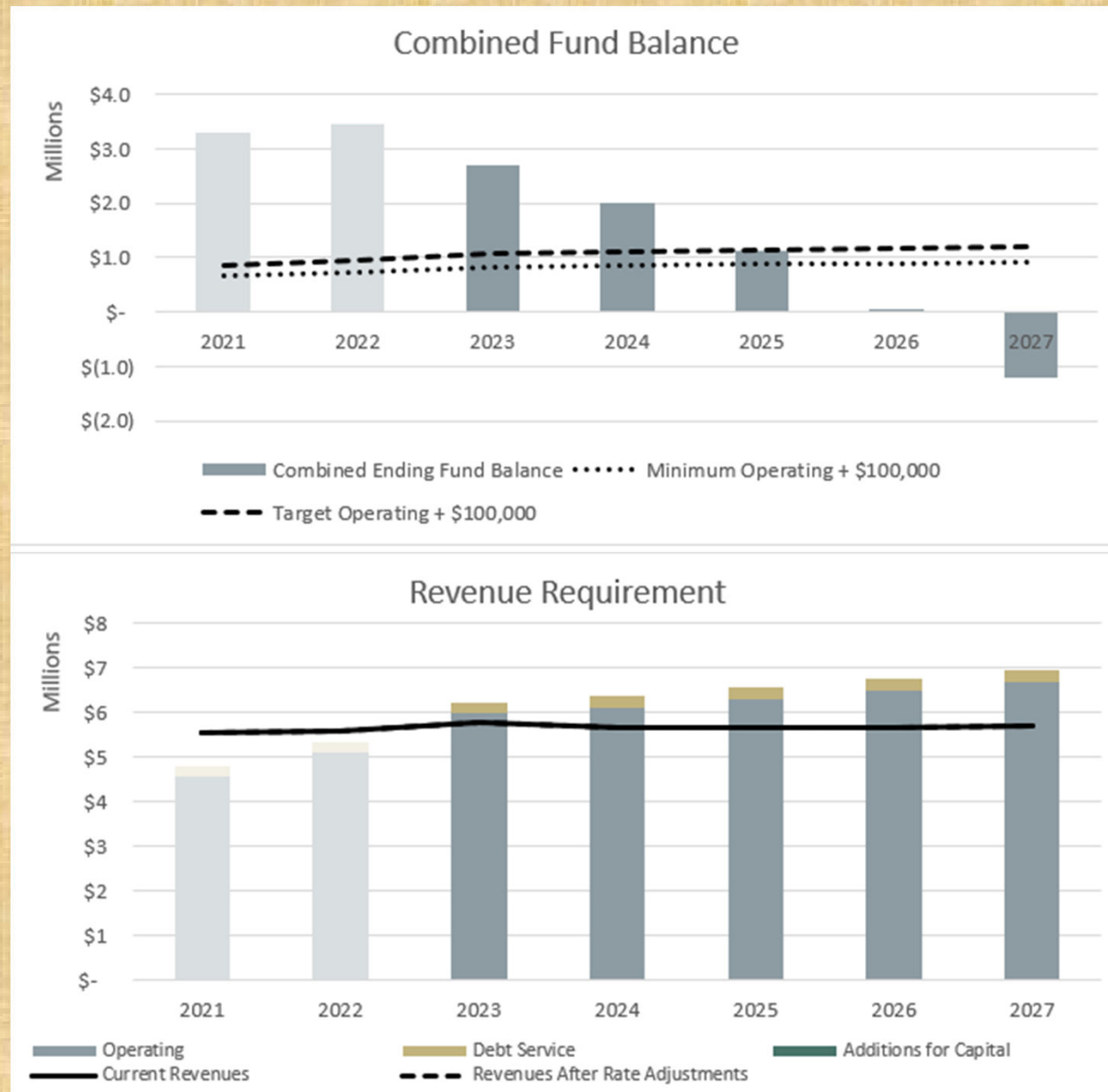
2024 Stormwater Base Rate History

<u>Year</u>	<u>Monthly Rate</u>	<u>Increase</u>
2018	\$12.21	\$1.11
2019	\$13.68	\$1.47
2020	\$14.50	\$0.82
2021	\$14.50	\$0.00
2022	\$14.50	\$0.00
2023	\$14.50	\$0.00
2024	\$15.88 - 17.11	\$1.38 - 2.61

Stormwater Rate Discussion

- Stormwater Utility has had no rate increases in four years (*since January 2020*)
- Expenditures have increased annually while revenue has remained the same—Utility is now spending more money than it is taking in
- Rate structure changes previously adopted will be implemented in 2024 which will reduce impervious billing (ERUs) for the majority of commercial and multi-family residential properties
- Impervious cover reassessments and new billable parcels will bring in additional revenue, but the net changes are essentially revenue neutral
- *Proposed rate increases are equal or less than the amount of general inflation over the four years since the last rate change*

Implications of No Rate Increase on Stormwater Utility Finances



Utilities – The story of one house

One house						One house						One house					
Based on a monthly consumption of 6 CCF						Based on a monthly consumption of 6 CCF						Based on a monthly consumption of 6 CCF					
	Base	rate	total				Base	rate	total				Base	rate	total		
Water	16.70	3.53	37.88			Water	17.32	3.66	39.28			Water	17.54	3.71	39.80		
Sewer	34.82	5.78	69.50			Sewer	36.11	5.99	72.05			Sewer	36.56	6.07	72.98		
Stormwater			14.50			Stormwater			15.88			Stormwater			17.11		
solid waste			19.34			solid waste			19.34			solid waste			19.34		
utility tax		14.50%	20.48			utility tax		14.50%	21.25			utility tax		14.50%	21.64		
monthly total			161.70			monthly total			167.80			monthly total			170.86		
no change						3.7% increase water & sewer \$1.38 increase in stormwater						5.0% increase water & sewer \$2.61 increase in stormwater					

Council Decisions

Sewer

\$0.00 (0%)

Increase of \$3.48 (5%)

Increase of \$2.55 (3.7%)

Water

\$0.00 (0%)

Increase of \$1.92 (5%)

Increase of \$1.40 (3.7%)

Direction for changes to Water Rate Resolution Sec. 6 & 8

Stormwater

Stormwater rate increases of \$1.38 to \$2.61 per EDU

DISCUSSION

RESOLUTION NO. 2471

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR WATER AND WATER SERVICE CONNECTIONS, FOR FIRE SERVICE, AND OTHER RELATED CHARGES FOR PROVIDING WATER SERVICE WITHIN AND OUTSIDE THE CITY OF LONGVIEW, AND REPEALING RESOLUTION NO.2427.

WHEREAS, Pursuant to Chapter 15.56 of the Longview Municipal Code, the City Council of the City of Longview, Washington hereby enacts this Resolution to set the rates and charges for providing water to cover the projected operating and capital costs of the water utility.

BE IT RESOLVED by the City Council of said City that the rates for water service furnished by said City, both inside and outside the corporate limits thereof, shall be, and are hereby established, as follows:

Section 1. Water for All Uses Within the Corporate Limits.

All water supplied for domestic or commercial purposes within the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

(1) All Classes Except Irrigation

\$ 16.70	per month for 3/4" x 5/8" meter
\$ 33.68	per month for 1" meter
\$ 61.92	per month for 1-1/2" meter
\$ 95.80	per month for 2" meter
\$ 186.15	per month for 3" meter
\$ 287.83	per month for 4" meter

\$ 570.24 per month for 6" meter
\$ 909.08 per month for 8" meter
\$ 1304.44 per month for 10" meter
\$ 1869.21 per month for 12" meter

(2) Irrigation

\$ 13.21 per month for 3/4" x 5/8" meter
\$ 24.92 per month for 1" meter
\$ 44.39 per month for 1-1/2" meter
\$ 67.79 per month for 2" meter
\$ 130.17 per month for 3" meter
\$ 200.33 per month for 4" meter
\$ 395.25 per month for 6" meter
\$ 629.16 per month for 8" meter
\$ 903.11 per month for 10" meter
\$ 1291.84 per month for 12" meter

B. Consumptive Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water consumed:

(1) Single Family Residence and Duplex

For the first 800 cu. ft. or any portion thereof - \$ 3.53 per 100 cu. ft.
For the next 800 cu. ft. - \$ 4.11 per 100 cu. ft.
For all over 1,600 cu. ft. - \$ 5.37 per 100 cu. ft.

(2) Trailer Courts and Apartments (Triplex and above)

All water consumed - \$ 4.06 per 100 cu. ft.

(3) Commercial, Churches, Schools, Hospitals, and Motels/Hotels

All water consumed - \$ 4.30 per 100 cu. ft.

(4) Irrigation

All water consumed - \$ 6.42 per 100 cu. ft.

Section 2. Water for all Uses Outside the Corporate Limits.

All water supplied for domestic or commercial purposes outside the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied shall be in

accordance with the schedule in Section 1, plus an additional charge of sixty-five percent (65%) to cover public fire protection costs of the water system serving outside customers and other costs applicable thereto.

Section 3. Partial Monthly Charges.

When water has been supplied to any one customer for less than a calendar month, the amount to be charged such customer for the water furnished during said partial period shall be determined by dividing the applicable monthly minimum meter charge by thirty and multiplying the quotient times the number of days water was so supplied, plus the total consumptive charges for water actually supplied.

Section 4. Water Service Connection Charges.

- (a) All water installations shall meet or exceed the existing standards and specifications of the City, as set forth in the Longview Municipal Code or as determined by the City Engineer. Prior to the installation, the owner/contractor shall request an inspection of materials by the City Engineer, or his/her representative. No water installations or taps into the City water mains shall occur without a utility permit issued under LMC 15.44. Any utility construction within a public right-of-way or easement shall comply with the authorizing agency's requirements and permitting regulations, and a permit shall be obtained from such agency prior to starting construction of the utility facilities. At locations where the City is required to obtain a permit from the authorizing agency, the owner/contractor shall reimburse the City the cost of such permit. In addition, no water installation or taps shall occur except upon forty-eight (48) or more hours advance notice to the City Engineer, or his/her representative. All water installations requiring taps into a water main shall be performed by a licensed plumbing contractor qualified to perform tapping connections, per the standards set forth by the City.
- (b) The City Engineer, or his/her representative, shall inspect all materials to ensure compliance with the current City standards and specifications. Once the materials, location, and permits are approved, the contractor shall be permitted to install the service. The work shall be inspected by the City Engineer, or his/her representative.
- (c) No water installations or taps into the City's water main shall be covered or obscured until inspected and approved by the City Engineer, or his representative. An inspection fee of one-hundred fifty dollars (\$150) shall be charged for such inspections and shall be paid at the time that a permit is granted under LMC 15.44. Where the developer of newly platted land has installed a complete water

service to City standards, including corporation stop, service line, meter stop and meter box, the inspection fee is waived.

- (d) A meter set-in fee shall be charged according to the following schedule:

CONNECTION SIZE – INSIDE OR OUTSIDE THE CITY LIMITS

¾"	1"	1-1/2"	2"
\$200	\$220	\$450	\$650

- (e) In addition to the foregoing charges, a capital recovery fee will be charged according to the meter size as follows:

<u>CONNECTION SIZE</u>	<u>CAPITAL RECOVERY FEE</u>
0.75"	\$ 2,031.00
1"	\$ 5,078.00
1.5"	\$ 10,155.00
2"	\$ 16,248.00
3"	\$ 32,496.00
4"	\$ 50,775.00
6"	\$ 101,550.00
8"	\$ 162,480.00
10"	\$ 233,565.00
12"	\$ 335,115.00

- (f) A charge of \$50 (regular business hours) or \$200 (after regular business hours and on Friday, Saturday and Sunday) shall be collected for the reactivation of a water service account suspended at the request of the account holder in accordance with LMC 15.56.022(4).

Section 5. Monthly Rates for Private Fire Sprinkler Systems and for Hydrants on Private Property.

The monthly charges for private fire sprinkler systems and hydrants installed on private property shall be as follows:

<u>INSIDE CITY</u>	<u>OUTSIDE CITY</u>
\$ 16.70	\$ 27.56

Private fire protection systems must be metered as provided in Section 15.64.080 of the Longview Municipal Code, and payment of the costs of such installation shall be the

responsibility of the property owner. Use of water from private fire sprinkler systems and hydrants shall be for fire suppression or system testing purposes only.

Section 6. Charges to City Owned Facilities.

- (a) Unmetered Service: For each unmetered water service to a City park or other City facility, the City shall pay into the Water Utility Fund, two thousand nine hundred forty-five dollars and seventy cents (\$2945.70) per year for each such service.
- (b) Youth Athletic Leagues: Water consumed at City parks that host Youth Athletic Leagues shall be charged at twenty-five percent (25%) of the rates set forth in the resolution. The park accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.
- (c) Mint Valley Golf Course Irrigation: Water consumed at the Mint Valley Golf Course for irrigation purposes only, shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution.
- (d) Community Gardens Irrigation: Water consumed by community gardeners utilizing City Community Garden facilities owned and operated by the City of Longview Parks and Recreation Department shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. The Community Gardens accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.

Section 7. Delinquent Payments.

All money due the City for furnishing water service for any customers shall be due and payable within fifteen (15) days of the due date shown on each bill, and if not paid within fifteen (15) days thereafter, shall be deemed delinquent. In accordance with Longview Municipal Code Section 15.56.010(2), if full payment on a utility account has not been received at the Finance Department by the thirtieth (30th) day after the due date, a penalty in the amount of twenty-five dollars (\$25.00) shall be assessed and written notice will be mailed for demand for payment or otherwise. In the event the utility account remains delinquent beyond the forty-first (41st) day after the due date, and after such contact has been attempted by the City, the utility service shall be disconnected or shut off until such time as the balance is paid in full. In accordance with the Longview Municipal Code Section 15.56.010(3), a penalty charge of fifty dollars (\$50.00) shall

be assessed to turn on the utility service, once the balance, including penalty fees, are paid in full. In accordance with Longview Municipal Code Section 15.56.050, there is hereby established a charge of fifty dollars (\$50.00) to turn on a water service which has been disconnected or turned off due to a user failing to apply for water service as provided in Longview Municipal Code Section 15.44.010. A charge of one hundred dollars (\$100.00) is hereby established if the City is required to turn on a water service after regular working hours. If the City determined that it was necessary to physically remove the meter to enforce the provisions of the Longview Municipal Code and this resolution, a charge of one hundred fifty dollars (\$150.00) shall be assessed to reinstall the meter and turn on water service.

Section 8. Water Obtained from Fire Hydrant.

Anyone desiring to obtain water from an un-metered fire hydrant shall first obtain a Fire Hydrant Use Permit, and pay all applicable fees and deposits. Use of a fire hydrant to obtain water shall be temporary only, shall occur only at hydrants designated and approved by the Utilities Systems Manager or his/her designee, and shall not exceed ninety (90) calendar days unless otherwise approved by the Utilities Systems Manager or his/her designee. All water obtained from a hydrant shall be through a water meter and backflow prevention assembly provided by the City, except that the Utilities Systems Manager may authorize the permittee to provide its own meter and backflow prevention assembly.

The permittee shall pay a deposit of one thousand five hundred dollars (\$1,500.00) and a non-refundable meter assembly installation and removal fee of one hundred fifty dollars (\$150.00) in advance of the City installing the meter assembly on the hydrant. The permittee shall also pay a meter rental charge of five dollars (\$5.00) per calendar day and shall pay for water used at the rates shown in Section 1.B (3).

All water supplied for use outside the corporate limits of the City shall be charged at the rates shown in Section 1.B (3), plus an additional charge of sixty-five percent (65%) as identified in Section 2 of this resolution.

The deposit is required for the purpose of assuring that said meter will be returned to the City, and that it will not be damaged. The permittee shall be fully responsible for any damage or loss to the hydrant and/or the hydrant meter assembly. If a meter assembly is returned to the City in a damaged condition, or the hydrant is damaged by the permittee's use, the permittee shall be responsible to pay all replacement or repair costs that exceed the deposit amount, in addition to the meter rental and water consumption charges. Replacement or repair costs shall become payable to the City within thirty (30) calendar days after notification and subsequent mailing of an invoice to permittee.

Permittees providing their own meter and backflow prevention assembly shall obtain a Fire Hydrant Use Permit for each hydrant used, and shall use only hydrants designated and approved by the Utilities Systems Manager or his/her designee. Such permittees shall be exempt from the installation/removal fee and meter rental charge, but shall pay a one hundred dollar (\$100.00) deposit, shall pay for all water consumed, and shall be responsible for any damage or loss to the hydrant due to their use of the hydrant.

The permit shall be on site at any time water is to be withdrawn from the hydrant and shall be subject to examination on request of employees of the City. The permittee shall comply with the requirements set forth in the 2015 International Fire Code, Section 901.8 and subsequent editions; and LMC Sections 15.60.050 and 15.60.070.

The Utilities Division shall provide meter readings to the Finance Department, who shall determine and issue the monthly and final billings. The Finance Department shall refund the deposit to the permittee after all charges have been paid and upon verification from the Utilities Operations Manager or his/her designee, that the meter has been returned and that all City-owned property is undamaged.

Section 9. Water Shortage Fees.

During a water shortage emergency as defined in Chapter 15.74 of the Longview Municipal Code, fees shall be assessed as follows for installation and removal of flow restrictor

devices on individual water services, or for disconnecting or shutting off services, as provided for to enforce the measures set forth in Chapter 15.74:

¾ -inch to 1 ½ -inch meters: \$150.00

larger than 1 ½ -inch meters: Actual costs for time, material, and equipment

Section 10. City of Kelso Water Delivery Rate

All water delivered to the City of Kelso for domestic or commercial purposes shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

Monthly meter charges will be applied according to Section 1.A.(1) above.

B. Delivery Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water delivered:

All water delivered - \$ 1.65 per 100 cu. ft.

C. Purveyor rate

In addition to the minimum monthly meter charges and delivery charges shown above, a purveyor rate will also be levied by the Water Operating Board for water consumed.

Sections 3, 4 and 7 above will apply to the City of Kelso and all its connections to the City of Longview water distribution system.

BE IT FURTHER RESOLVED that Resolution No. 2427, passed by the City Council on December 8, 2022 is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a special meeting of said City Council held on the 20th day of December 2023.

ATTEST:

M A Y O R

City Clerk

RESOLUTION NO. 2471

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR WATER AND WATER SERVICE CONNECTIONS, FOR FIRE SERVICE, AND OTHER RELATED CHARGES FOR PROVIDING WATER SERVICE WITHIN AND OUTSIDE THE CITY OF LONGVIEW, AND REPEALING RESOLUTION NO.2384.

WHEREAS, Pursuant to Chapter 15.56 of the Longview Municipal Code, the City Council of the City of Longview, Washington hereby enacts this Resolution to set the rates and charges for providing water to cover the projected operating and capital costs of the water utility.

BE IT RESOLVED by the City Council of said City that the rates for water service furnished by said City, both inside and outside the corporate limits thereof, shall be, and are hereby established, as follows:

Section 1. Water for All Uses Within the Corporate Limits.

All water supplied for domestic or commercial purposes within the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

(1) All Classes Except Irrigation

\$ 16.70	per month for 3/4" x 5/8" meter
\$ 33.68	per month for 1" meter
\$ 61.92	per month for 1-1/2" meter
\$ 95.80	per month for 2" meter
\$ 186.15	per month for 3" meter
\$ 287.83	per month for 4" meter

\$ 570.24 per month for 6" meter
\$ 909.08 per month for 8" meter
\$ 1304.44 per month for 10" meter
\$ 1869.21 per month for 12" meter

(2) Irrigation

\$ 13.21 per month for 3/4" x 5/8" meter
\$ 24.92 per month for 1" meter
\$ 44.39 per month for 1-1/2" meter
\$ 67.79 per month for 2" meter
\$ 130.17 per month for 3" meter
\$ 200.33 per month for 4" meter
\$ 395.25 per month for 6" meter
\$ 629.16 per month for 8" meter
\$ 903.11 per month for 10" meter
\$ 1291.84 per month for 12" meter

B. Consumptive Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water consumed:

(1) Single Family Residence and Duplex

For the first 800 cu. ft. or any portion thereof - \$ 3.53 per 100 cu. ft.
For the next 800 cu. ft. - \$ 4.11 per 100 cu. ft.
For all over 1,600 cu. ft. - \$ 5.37 per 100 cu. ft.

(2) Trailer Courts and Apartments (Triplex and above)

All water consumed - \$ 4.06 per 100 cu. ft.

(3) Commercial, Churches, Schools, Hospitals, and Motels/Hotels

All water consumed - \$ 4.30 per 100 cu. ft.

(4) Irrigation

All water consumed - \$ 6.42 per 100 cu. ft.

Section 2. Water for all Uses Outside the Corporate Limits.

All water supplied for domestic or commercial purposes outside the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied shall be in

accordance with the schedule in Section 1, plus an additional charge of sixty-five percent (65%) to cover public fire protection costs of the water system serving outside customers and other costs applicable thereto.

Section 3. Partial Monthly Charges.

When water has been supplied to any one customer for less than a calendar month, the amount to be charged such customer for the water furnished during said partial period shall be determined by dividing the applicable monthly minimum meter charge by thirty and multiplying the quotient times the number of days water was so supplied, plus the total consumptive charges for water actually supplied.

Section 4. Water Service Connection Charges.

- (a) All water installations shall meet or exceed the existing standards and specifications of the City, as set forth in the Longview Municipal Code or as determined by the City Engineer. Prior to the installation, the owner/contractor shall request an inspection of materials by the City Engineer, or his/her representative. No water installations or taps into the City water mains shall occur without a utility permit issued under LMC 15.44. Any utility construction within a public right-of-way or easement shall comply with the authorizing agency's requirements and permitting regulations, and a permit shall be obtained from such agency prior to starting construction of the utility facilities. At locations where the City is required to obtain a permit from the authorizing agency, the owner/contractor shall reimburse the City the cost of such permit. In addition, no water installation or taps shall occur except upon forty-eight (48) or more hours advance notice to the City Engineer, or his/her representative. All water installations requiring taps into a water main shall be performed by a licensed plumbing contractor qualified to perform tapping connections, per the standards set forth by the City.
- (b) The City Engineer, or his/her representative, shall inspect all materials to ensure compliance with the current City standards and specifications. Once the materials, location, and permits are approved, the contractor shall be permitted to install the service. The work shall be inspected by the City Engineer, or his/her representative.
- (c) No water installations or taps into the City's water main shall be covered or obscured until inspected and approved by the City Engineer, or his representative. An inspection fee of one-hundred fifty dollars (\$150) shall be charged for such inspections and shall be paid at the time that a permit is granted under LMC 15.44. Where the developer of newly platted land has installed a complete water

service to City standards, including corporation stop, service line, meter stop and meter box, the inspection fee is waived.

- (d) A meter set-in fee shall be charged according to the following schedule:

CONNECTION SIZE – INSIDE OR OUTSIDE THE CITY LIMITS

¾"	1"	1-1/2"	2"
\$200	\$220	\$450	\$650

- (e) In addition to the foregoing charges, a capital recovery fee will be charged according to the meter size as follows:

<u>CONNECTION SIZE</u>	<u>CAPITAL RECOVERY FEE</u>
0.75"	\$ 2,031.00
1"	\$ 5,078.00
1.5"	\$ 10,155.00
2"	\$ 16,248.00
3"	\$ 32,496.00
4"	\$ 50,775.00
6"	\$ 101,550.00
8"	\$ 162,480.00
10"	\$ 233,565.00
12"	\$ 335,115.00

- (f) A charge of \$50 (regular business hours) or \$200 (after regular business hours and on Friday, Saturday and Sunday) shall be collected for the reactivation of a water service account suspended at the request of the account holder in accordance with LMC 15.56.022(4).

Section 5. Monthly Rates for Private Fire Sprinkler Systems and for Hydrants on Private Property.

The monthly charges for private fire sprinkler systems and hydrants installed on private property shall be as follows:

<u>INSIDE CITY</u>	<u>OUTSIDE CITY</u>
\$ 16.70	\$ 27.56

Private fire protection systems must be metered as provided in Section 15.64.080 of the Longview Municipal Code, and payment of the costs of such installation shall be the

responsibility of the property owner. Use of water from private fire sprinkler systems and hydrants shall be for fire suppression or system testing purposes only.

Section 6. Charges to City Owned Facilities.

- (a) Unmetered Service: For each unmetered water service to a Citypark or other City facility, the City shall pay into the Water Utility Fund, two thousand ~~six~~ nine hundred ~~fifty-nine~~ forty-five dollars and ~~twenty-nine cents~~ seventy cents (\$2945.70) per year for each such service.
- (b) Youth Athletic Leagues: Water consumed at City parks that host Youth Athletic Leagues ~~under a Longview Parks and Recreation Department Youth Sports Facility Use Agreement shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. Where a Youth Athletic League has secured its own facility, operates in coordination with the Longview Parks and Recreation Department, and is the account customer billed directly by the City, the league shall be billed at twenty-five percent (25%) of the account total determined by the rates set forth in this Resolution. Penalties, turn-on charges, and other related charges shall be billed at one hundred percent (100%) of the amounts set forth in this Resolution. shall be charged at twenty-five percent (25%) of the rates set forth in the resolution. The park accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.~~
- (c) Mint Valley Golf Course Irrigation: Water consumed at the Mint Valley Golf Course for irrigation purposes only, shall be charged at ~~forty~~ twenty-five percent (~~40~~25%) of the rates set forth in this Resolution.
- (d) Community Gardens Irrigation: Water consumed by community gardeners utilizing City Community Garden facilities owned and operated by the City of Longview Parks and Recreation Department shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. The Community Gardens accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.

Section 7. Delinquent Payments.

All money due the City for furnishing water service for any customers shall be due and payable within fifteen (15) days of the due date shown on each bill, and if not paid within fifteen (15) days thereafter, shall be deemed delinquent. In accordance with Longview Municipal Code Section 15.56.010(2), if full payment on a utility account has not been received at the Finance Department by the thirtieth (30th) day after the due date, a penalty in the amount of twenty-five

dollars (\$25.00) shall be assessed and written notice will be mailed for demand for payment or otherwise. In the event the utility account remains delinquent beyond the forty-first (41st) day after the due date, and after such contact has been attempted by the City, the utility service shall be disconnected or shut off until such time as the balance is paid in full. In accordance with the Longview Municipal Code Section 15.56.010(3), a penalty charge of fifty dollars (\$50.00) shall be assessed to turn on the utility service, once the balance, including penalty fees, are paid in full. In accordance with Longview Municipal Code Section 15.56.050, there is hereby established a charge of fifty dollars (\$50.00) to turn on a water service which has been disconnected or turned off due to a user failing to apply for water service as provided in Longview Municipal Code Section 15.44.010. A charge of one hundred dollars (\$100.00) is hereby established if the City is required to turn on a water service after regular working hours. If the City determined that it was necessary to physically remove the meter to enforce the provisions of the Longview Municipal Code and this resolution, a charge of one hundred fifty dollars (\$150.00) shall be assessed to reinstall the meter and turn on water service.

Section 8. Water Obtained from Fire Hydrant.

Anyone desiring to obtain water from an un-metered fire hydrant shall first obtain a Fire Hydrant Use Permit, and pay all applicable fees and deposits. Use of a fire hydrant to obtain water shall be temporary only, shall occur only at hydrants designated and approved by the Utilities Systems Manager or his/her designee, and shall not exceed ninety (90) calendar days unless otherwise approved by the Utilities Systems Manager or his/her designee. All water obtained from a hydrant shall be through a water meter and backflow prevention assembly provided by the City, except that the Utilities Systems Manager may authorize the permittee to provide its own meter and backflow prevention assembly.

The permittee shall pay a deposit of one thousand ~~five hundred~~ dollars (\$1,~~0~~500.00) and a non-refundable meter assembly installation and removal fee of one hundred fifty dollars (\$150.00) in advance of the City installing the meter assembly on the hydrant. The permittee shall also pay a meter rental charge of five dollars (\$5.00) per calendar day and shall pay for water used at the rates shown in Section 1.B (3).

All water supplied for use outside the corporate limits of the City shall be charged at the rates shown in Section 1.B (3), plus an additional charge of sixty-five percent (65%) as identified in Section 2 of this resolution.

The deposit is required for the purpose of assuring that said meter will be returned to the City, and that it will not be damaged. The permittee shall be fully responsible for any damage or loss to the hydrant and/or the hydrant meter assembly. If a meter assembly is returned to the City in a damaged condition, or the hydrant is damaged by the permittee's use, the permittee shall be responsible to pay all replacement or repair costs that exceed the deposit amount, in addition to the meter rental and water consumption charges. Replacement or repair costs shall become payable to the City within thirty (30) calendar days after notification and subsequent mailing of an invoice to permittee.

Permittees providing their own meter and backflow prevention assembly shall obtain a Fire Hydrant Use Permit for each hydrant used, and shall use only hydrants designated and approved by the Utilities Systems Manager or his/her designee. Such permittees shall be exempt from the installation/removal fee and meter rental charge, but shall pay a one hundred dollar (\$100.00) deposit, shall pay for all water consumed, and shall be responsible for any damage or loss to the hydrant due to their use of the hydrant.

The permit shall be on site at any time water is to be withdrawn from the hydrant and shall be subject to examination on request of employees of the City. The permittee shall comply with the requirements set forth in the 2015 International Fire Code, Section 901.8 and subsequent editions; and LMC Sections 15.60.050 and 15.60.070.

The Utilities Division shall provide meter readings to the Finance Department, who shall determine and issue the monthly and final billings. The Finance Department shall refund the deposit to the permittee after all charges have been paid and upon verification from the Utilities Operations Manager or his/her designee, that the meter has been returned and that all City-owned property is undamaged.

Section 9. Water Shortage Fees.

During a water shortage emergency as defined in Chapter 15.74 of the Longview Municipal Code, fees shall be assessed as follows for installation and removal of flow restrictor devices on individual water services, or for disconnecting or shutting off services, as provided for to enforce the measures set forth in Chapter 15.74:

¾ -inch to 1 ½ -inch meters: \$150.00

larger than 1 ½ -inch meters: Actual costs for time, material, and equipment

Section 10. City of Kelso Water Delivery Rate

All water delivered to the City of Kelso for domestic or commercial purposes shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

Monthly meter charges will be applied according to Section 1.A.(1) above.

B. Delivery Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water delivered:

All water delivered - \$ 1.65 per 100 cu. ft.

C. Purveyor rate

In addition to the minimum monthly meter charges and delivery charges shown above, a purveyor rate will also be levied by the Water Operating Board for water consumed.

Sections 3, 4 and 7 above will apply to the City of Kelso and all its connections to the City of Longview water distribution system.

BE IT FURTHER RESOLVED that Resolution No. 2427, passed by the City Council on December 8, 2022 is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a special meeting of said City Council held on the 20th day of December 2023.

ATTEST:

M A Y O R

City Clerk

RESOLUTION NO. 2471

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR WATER AND WATER SERVICE CONNECTIONS, FOR FIRE SERVICE, AND OTHER RELATED CHARGES FOR PROVIDING WATER SERVICE WITHIN AND OUTSIDE THE CITY OF LONGVIEW, AND REPEALING RESOLUTION NO. 2427.

WHEREAS, Pursuant to Chapter 15.56 of the Longview Municipal Code, the City Council of the City of Longview, Washington hereby enacts this Resolution to set the rates and charges for providing water to cover the projected operating and capital costs of the water utility.

BE IT RESOLVED by the City Council of said City that the rates for water service furnished by said City, both inside and outside the corporate limits thereof, shall be, and are hereby established, as follows:

Section 1. Water for All Uses Within the Corporate Limits.

All water supplied for domestic or commercial purposes within the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

(1) All Classes Except Irrigation

\$ 17.32	per month for 3/4" x 5/8" meter
\$ 34.93	per month for 1" meter
\$ 64.21	per month for 1-1/2" meter
\$ 99.34	per month for 2" meter
\$ 193.04	per month for 3" meter
\$ 298.48	per month for 4" meter

\$ 591.34 per month for 6" meter
\$ 942.72 per month for 8" meter
\$ 1352.70 per month for 10" meter
\$ 1938.37 per month for 12" meter

(2) Irrigation

\$ 13.70 per month for 3/4" x 5/8" meter
\$ 25.84 per month for 1" meter
\$ 46.03 per month for 1-1/2" meter
\$ 70.30 per month for 2" meter
\$ 134.99 per month for 3" meter
\$ 207.74 per month for 4" meter
\$ 409.88 per month for 6" meter
\$ 652.44 per month for 8" meter
\$ 936.53 per month for 10" meter
\$ 1339.64 per month for 12" meter

B. Consumptive Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water consumed:

(1) Single Family Residence and Duplex

For the first 800 cu. ft. or any portion thereof - \$ 3.66 per 100 cu. ft.
For the next 800 cu. ft. - \$ 4.26 per 100 cu. ft.
For all over 1,600 cu. ft. - \$ 5.57 per 100 cu. ft.

(2) Trailer Courts and Apartments (Triplex and above)

All water consumed - \$ 4.21 per 100 cu. ft.

(3) Commercial, Churches, Schools, Hospitals, and Motels/Hotels

All water consumed - \$ 4.46 per 100 cu. ft.

(4) Irrigation

All water consumed - \$ 6.66 per 100 cu. ft.

Section 2. Water for all Uses Outside the Corporate Limits.

All water supplied for domestic or commercial purposes outside the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied shall be in

accordance with the schedule in Section 1, plus an additional charge of sixty-five percent (65%) to cover public fire protection costs of the water system serving outside customers and other costs applicable thereto.

Section 3. Partial Monthly Charges.

When water has been supplied to any one customer for less than a calendar month, the amount to be charged such customer for the water furnished during said partial period shall be determined by dividing the applicable monthly minimum meter charge by thirty and multiplying the quotient times the number of days water was so supplied, plus the total consumptive charges for water actually supplied.

Section 4. Water Service Connection Charges.

- (a) All water installations shall meet or exceed the existing standards and specifications of the City, as set forth in the Longview Municipal Code or as determined by the City Engineer. Prior to the installation, the owner/contractor shall request an inspection of materials by the City Engineer, or his/her representative. No water installations or taps into the City water mains shall occur without a utility permit issued under LMC 15.44. Any utility construction within a public right-of-way or easement shall comply with the authorizing agency's requirements and permitting regulations, and a permit shall be obtained from such agency prior to starting construction of the utility facilities. At locations where the City is required to obtain a permit from the authorizing agency, the owner/contractor shall reimburse the City the cost of such permit. In addition, no water installation or taps shall occur except upon forty-eight (48) or more hours advance notice to the City Engineer, or his/her representative. All water installations requiring taps into a water main shall be performed by a licensed plumbing contractor qualified to perform tapping connections, per the standards set forth by the City.
- (b) The City Engineer, or his/her representative, shall inspect all materials to ensure compliance with the current City standards and specifications. Once the materials, location, and permits are approved, the contractor shall be permitted to install the service. The work shall be inspected by the City Engineer, or his/her representative.
- (c) No water installations or taps into the City's water main shall be covered or obscured until inspected and approved by the City Engineer, or his representative. An inspection fee of one-hundred fifty dollars (\$150) shall be charged for such inspections and shall be paid at the time that a permit is granted under LMC 15.44. Where the developer of newly platted land has installed a complete water

service to City standards, including corporation stop, service line, meter stop and meter box, the inspection fee is waived.

- (d) A meter set-in fee shall be charged according to the following schedule:

CONNECTION SIZE – INSIDE OR OUTSIDE THE CITY LIMITS

¾"	1"	1-1/2"	2"
\$200	\$220	\$450	\$650

- (e) In addition to the foregoing charges, a capital recovery fee will be charged according to the meter size as follows:

<u>CONNECTION SIZE</u>	<u>CAPITAL RECOVERY FEE</u>
0.75"	\$ 2,031.00
1"	\$ 5,078.00
1.5"	\$ 10,155.00
2"	\$ 16,248.00
3"	\$ 32,496.00
4"	\$ 50,775.00
6"	\$ 101,550.00
8"	\$ 162,480.00
10"	\$ 233,565.00
12"	\$ 335,115.00

- (f) A charge of \$50 (regular business hours) or \$200 (after regular business hours and on Friday, Saturday and Sunday) shall be collected for the reactivation of a water service account suspended at the request of the account holder in accordance with LMC 15.56.022(4).

Section 5. Monthly Rates for Private Fire Sprinkler Systems and for Hydrants on Private Property.

The monthly charges for private fire sprinkler systems and hydrants installed on private property shall be as follows:

<u>INSIDE CITY</u>	<u>OUTSIDE CITY</u>
\$ 17.32	\$ 28.58

Private fire protection systems must be metered as provided in Section 15.64.080 of the Longview Municipal Code, and payment of the costs of such installation shall be the

responsibility of the property owner. Use of water from private fire sprinkler systems and hydrants shall be for fire suppression or system testing purposes only.

Section 6. Charges to City Owned Facilities.

- (a) Unmetered Service: For each unmetered water service to a Citypark or other City facility, the City shall pay into the Water Utility Fund, two thousand ~~six~~ nine hundred ~~fifty-nine~~ forty-five dollars and ~~twenty-nine cents~~ seventy (\$2945.70) per year for each such service.
- (b) Youth Athletic Leagues: Water consumed at City parks that host Youth Athletic Leagues ~~under a Longview Parks and Recreation Department Youth Sports Facility Use Agreement shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. Where a Youth Athletic League has secured its own facility, operates in coordination with the Longview Parks and Recreation Department, and is the account customer billed directly by the City, the league shall be billed at twenty-five percent (25%) of the account total determined by the rates set forth in this Resolution. Penalties, turn-on charges, and other related charges shall be billed at one hundred percent (100%) of the amounts set forth in this Resolution. shall be charged at twenty-five percent (25%) of the rates set forth in the resolution. The park accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.~~
- (c) Mint Valley Golf Course Irrigation: Water consumed at the Mint Valley Golf Course for irrigation purposes only, shall be charged at ~~forty~~ twenty-five percent (~~40~~25%) of the rates set forth in this Resolution.
- (d) Community Gardens Irrigation: Water consumed by community gardeners utilizing City Community Garden facilities owned and operated by the City of Longview Parks and Recreation Department shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. The Community Gardens accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.

Section 7. Delinquent Payments.

All money due the City for furnishing water service for any customers shall be due and payable within fifteen (15) days of the due date shown on each bill, and if not paid within fifteen (15) days thereafter, shall be deemed delinquent. In accordance with Longview Municipal Code Section 15.56.010(2), if full payment on a utility account has not been received at the Finance Department by the thirtieth (30th) day after the due date, a penalty in the amount of twenty-five

dollars (\$25.00) shall be assessed and written notice will be mailed for demand for payment or otherwise. In the event the utility account remains delinquent beyond the forty-first (41st) day after the due date, and after such contact has been attempted by the City, the utility service shall be disconnected or shut off until such time as the balance is paid in full. In accordance with the Longview Municipal Code Section 15.56.010(3), a penalty charge of fifty dollars (\$50.00) shall be assessed to turn on the utility service, once the balance, including penalty fees, are paid in full. In accordance with Longview Municipal Code Section 15.56.050, there is hereby established a charge of fifty dollars (\$50.00) to turn on a water service which has been disconnected or turned off due to a user failing to apply for water service as provided in Longview Municipal Code Section 15.44.010. A charge of one hundred dollars (\$100.00) is hereby established if the City is required to turn on a water service after regular working hours. If the City determined that it was necessary to physically remove the meter to enforce the provisions of the Longview Municipal Code and this resolution, a charge of one hundred fifty dollars (\$150.00) shall be assessed to reinstall the meter and turn on water service.

Section 8. Water Obtained from Fire Hydrant.

Anyone desiring to obtain water from an un-metered fire hydrant shall first obtain a Fire Hydrant Use Permit, and pay all applicable fees and deposits. Use of a fire hydrant to obtain water shall be temporary only, shall occur only at hydrants designated and approved by the Utilities Systems Manager or his/her designee, and shall not exceed ninety (90) calendar days unless otherwise approved by the Utilities Systems Manager or his/her designee. All water obtained from a hydrant shall be through a water meter and backflow prevention assembly provided by the City, except that the Utilities Systems Manager may authorize the permittee to provide its own meter and backflow prevention assembly.

The permittee shall pay a deposit of one thousand ~~five hundred~~ dollars (\$1,~~0~~500.00) and a non-refundable meter assembly installation and removal fee of one hundred fifty dollars (\$150.00) in advance of the City installing the meter assembly on the hydrant. The permittee shall also pay a meter rental charge of five dollars (\$5.00) per calendar day and shall pay for water used at the rates shown in Section 1.B (3).

All water supplied for use outside the corporate limits of the City shall be charged at the rates shown in Section 1.B (3), plus an additional charge of sixty-five percent (65%) as identified in Section 2 of this resolution.

The deposit is required for the purpose of assuring that said meter will be returned to the City, and that it will not be damaged. The permittee shall be fully responsible for any damage or loss to the hydrant and/or the hydrant meter assembly. If a meter assembly is returned to the City in a damaged condition, or the hydrant is damaged by the permittee's use, the permittee shall be responsible to pay all replacement or repair costs that exceed the deposit amount, in addition to the meter rental and water consumption charges. Replacement or repair costs shall become payable to the City within thirty (30) calendar days after notification and subsequent mailing of an invoice to permittee.

Permittees providing their own meter and backflow prevention assembly shall obtain a Fire Hydrant Use Permit for each hydrant used, and shall use only hydrants designated and approved by the Utilities Systems Manager or his/her designee. Such permittees shall be exempt from the installation/removal fee and meter rental charge, but shall pay a one hundred dollar (\$100.00) deposit, shall pay for all water consumed, and shall be responsible for any damage or loss to the hydrant due to their use of the hydrant.

The permit shall be on site at any time water is to be withdrawn from the hydrant and shall be subject to examination on request of employees of the City. The permittee shall comply with the requirements set forth in the 2015 International Fire Code, Section 901.8 and subsequent editions; and LMC Sections 15.60.050 and 15.60.070.

The Utilities Division shall provide meter readings to the Finance Department, who shall determine and issue the monthly and final billings. The Finance Department shall refund the deposit to the permittee after all charges have been paid and upon verification from the Utilities Operations Manager or his/her designee, that the meter has been returned and that all City-owned property is undamaged.

Section 9. Water Shortage Fees.

During a water shortage emergency as defined in Chapter 15.74 of the Longview Municipal Code, fees shall be assessed as follows for installation and removal of flow restrictor devices on individual water services, or for disconnecting or shutting off services, as provided for to enforce the measures set forth in Chapter 15.74:

¾ -inch to 1 ½ -inch meters: \$150.00

larger than 1 ½ -inch meters: Actual costs for time, material, and equipment

Section 10. City of Kelso Water Delivery Rate

All water delivered to the City of Kelso for domestic or commercial purposes shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

Monthly meter charges will be applied according to Section 1.A.(1) above.

B. Delivery Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water delivered:

All water delivered - \$ 1.71 per 100 cu. ft.

C. Purveyor rate

In addition to the minimum monthly meter charges and delivery charges shown above, a purveyor rate will also be levied by the Water Operating Board for water consumed.

Sections 3, 4 and 7 above will apply to the City of Kelso and all its connections to the City of Longview water distribution system.

BE IT FURTHER RESOLVED that Resolution No. 2427, passed by the City Council on December 8, 2022 is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a special meeting of said City Council held on the day of December 2023.

ATTEST:

M A Y O R

City Clerk

RESOLUTION NO. 2471

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR WATER AND WATER SERVICE CONNECTIONS, FOR FIRE SERVICE, AND OTHER RELATED CHARGES FOR PROVIDING WATER SERVICE WITHIN AND OUTSIDE THE CITY OF LONGVIEW, AND REPEALING RESOLUTION NO. 2427.

WHEREAS, Pursuant to Chapter 15.56 of the Longview Municipal Code, the City Council of the City of Longview, Washington hereby enacts this Resolution to set the rates and charges for providing water to cover the projected operating and capital costs of the water utility.

BE IT RESOLVED by the City Council of said City that the rates for water service furnished by said City, both inside and outside the corporate limits thereof, shall be, and are hereby established, as follows:

Section 1. Water for All Uses Within the Corporate Limits.

All water supplied for domestic or commercial purposes within the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

(1) All Classes Except Irrigation

\$ 16.70 <u>17.32</u>	per month for 3/4" x 5/8" meter
\$ 33.68 <u>34.93</u>	per month for 1" meter
\$ 61.92 <u>64.21</u>	per month for 1-1/2" meter
\$ 95.80 <u>99.34</u>	per month for 2" meter
\$ 186.15 <u>193.04</u>	per month for 3" meter
\$ 287.83 <u>298.48</u>	per month for 4" meter

~~\$ 570.24~~ 591.34 per month for 6" meter
~~\$ 909.08~~ 942.72 per month for 8" meter
~~\$ 1304.44~~ 1352.70 per month for 10" meter
~~\$ 1869.21~~ 1938.37 per month for 12" meter

(2) Irrigation

~~\$ 13.21~~ 13.70 per month for 3/4" x 5/8" meter
~~\$ 24.92~~ 25.84 per month for 1" meter
~~\$ 44.39~~ 46.03 per month for 1-1/2" meter
~~\$ 67.79~~ 70.30 per month for 2" meter
~~\$ 130.17~~ 134.99 per month for 3" meter
~~\$ 200.33~~ 207.74 per month for 4" meter
~~\$ 395.25~~ 409.88 per month for 6" meter
~~\$ 629.16~~ 652.44 per month for 8" meter
~~\$ 903.11~~ 936.53 per month for 10" meter
~~\$ 1291.84~~ 1339.64 per month for 12" meter

B. Consumptive Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water consumed:

(1) Single Family Residence and Duplex

For the first 800 cu. ft. or any portion thereof - \$ ~~3.53~~ 3.66 per 100 cu. ft.
For the next 800 cu. ft. - \$ ~~4.11~~ 4.26 per 100 cu. ft.
For all over 1,600 cu. ft. - \$ ~~5.37~~ 5.57 per 100 cu. ft.

(2) Trailer Courts and Apartments (Triplex and above)

All water consumed - \$ ~~4.06~~ 4.21 per 100 cu. ft.

(3) Commercial, Churches, Schools, Hospitals, and Motels/Hotels

All water consumed - \$ ~~4.30~~ 4.46 per 100 cu. ft.

(4) Irrigation

All water consumed - \$ ~~6.42~~ 6.66 per 100 cu. ft.

Section 2. Water for all Uses Outside the Corporate Limits.

All water supplied for domestic or commercial purposes outside the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied shall be in

accordance with the schedule in Section 1, plus an additional charge of sixty-five percent (65%) to cover public fire protection costs of the water system serving outside customers and other costs applicable thereto.

Section 3. Partial Monthly Charges.

When water has been supplied to any one customer for less than a calendar month, the amount to be charged such customer for the water furnished during said partial period shall be determined by dividing the applicable monthly minimum meter charge by thirty and multiplying the quotient times the number of days water was so supplied, plus the total consumptive charges for water actually supplied.

Section 4. Water Service Connection Charges.

- (a) All water installations shall meet or exceed the existing standards and specifications of the City, as set forth in the Longview Municipal Code or as determined by the City Engineer. Prior to the installation, the owner/contractor shall request an inspection of materials by the City Engineer, or his/her representative. No water installations or taps into the City water mains shall occur without a utility permit issued under LMC 15.44. Any utility construction within a public right-of-way or easement shall comply with the authorizing agency's requirements and permitting regulations, and a permit shall be obtained from such agency prior to starting construction of the utility facilities. At locations where the City is required to obtain a permit from the authorizing agency, the owner/contractor shall reimburse the City the cost of such permit. In addition, no water installation or taps shall occur except upon forty-eight (48) or more hours advance notice to the City Engineer, or his/her representative. All water installations requiring taps into a water main shall be performed by a licensed plumbing contractor qualified to perform tapping connections, per the standards set forth by the City.
- (b) The City Engineer, or his/her representative, shall inspect all materials to ensure compliance with the current City standards and specifications. Once the materials, location, and permits are approved, the contractor shall be permitted to install the service. The work shall be inspected by the City Engineer, or his/her representative.
- (c) No water installations or taps into the City's water main shall be covered or obscured until inspected and approved by the City Engineer, or his representative. An inspection fee of one-hundred fifty dollars (\$150) shall be charged for such inspections and shall be paid at the time that a permit is granted under LMC 15.44. Where the developer of newly platted land has installed a complete water

service to City standards, including corporation stop, service line, meter stop and meter box, the inspection fee is waived.

- (d) A meter set-in fee shall be charged according to the following schedule:

CONNECTION SIZE – INSIDE OR OUTSIDE THE CITY LIMITS

3/4"	1"	1-1/2"	2"
\$200	\$220	\$450	\$650

- (e) In addition to the foregoing charges, a capital recovery fee will be charged according to the meter size as follows:

<u>CONNECTION SIZE</u>	<u>CAPITAL RECOVERY FEE</u>
0.75"	\$ 2,031.00
1"	\$ 5,078.00
1.5"	\$ 10,155.00
2"	\$ 16,248.00
3"	\$ 32,496.00
4"	\$ 50,775.00
6"	\$ 101,550.00
8"	\$ 162,480.00
10"	\$ 233,565.00
12"	\$ 335,115.00

- (f) A charge of \$50 (regular business hours) or \$200 (after regular business hours and on Friday, Saturday and Sunday) shall be collected for the reactivation of a water service account suspended at the request of the account holder in accordance with LMC 15.56.022(4).

Section 5. Monthly Rates for Private Fire Sprinkler Systems and for Hydrants on Private Property.

The monthly charges for private fire sprinkler systems and hydrants installed on private property shall be as follows:

<u>INSIDE CITY</u>	<u>OUTSIDE CITY</u>
\$ 16.70 <u>17.32</u>	\$ 27.56 <u>28.58</u>

Private fire protection systems must be metered as provided in Section 15.64.080 of the Longview Municipal Code, and payment of the costs of such installation shall be the

responsibility of the property owner. Use of water from private fire sprinkler systems and hydrants shall be for fire suppression or system testing purposes only.

Section 6. Charges to City Owned Facilities.

- (a) Unmetered Service: For each unmetered water service to a Citypark or other City facility, the City shall pay into the Water Utility Fund, two thousand ~~six~~ nine hundred ~~fifty-nine~~ forty-five dollars and ~~twenty-nine cents~~ seventy (\$2945.70) per year for each such service.
- (b) Youth Athletic Leagues: Water consumed at City parks that host Youth Athletic Leagues ~~under a Longview Parks and Recreation Department Youth Sports Facility Use Agreement shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. Where a Youth Athletic League has secured its own facility, operates in coordination with the Longview Parks and Recreation Department, and is the account customer billed directly by the City, the league shall be billed at twenty-five percent (25%) of the account total determined by the rates set forth in this Resolution. Penalties, turn-on charges, and other related charges shall be billed at one hundred percent (100%) of the amounts set forth in this Resolution. shall be charged at twenty-five percent (25%) of the rates set forth in the resolution. The park accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.~~
- (c) Mint Valley Golf Course Irrigation: Water consumed at the Mint Valley Golf Course for irrigation purposes only, shall be charged at ~~forty~~ twenty-five percent (~~40~~25%) of the rates set forth in this Resolution.
- (d) Community Gardens Irrigation: Water consumed by community gardeners utilizing City Community Garden facilities owned and operated by the City of Longview Parks and Recreation Department shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. The Community Gardens accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.

Section 7. Delinquent Payments.

All money due the City for furnishing water service for any customers shall be due and payable within fifteen (15) days of the due date shown on each bill, and if not paid within fifteen (15) days thereafter, shall be deemed delinquent. In accordance with Longview Municipal Code Section 15.56.010(2), if full payment on a utility account has not been received at the Finance Department by the thirtieth (30th) day after the due date, a penalty in the amount of twenty-five

dollars (\$25.00) shall be assessed and written notice will be mailed for demand for payment or otherwise. In the event the utility account remains delinquent beyond the forty-first (41st) day after the due date, and after such contact has been attempted by the City, the utility service shall be disconnected or shut off until such time as the balance is paid in full. In accordance with the Longview Municipal Code Section 15.56.010(3), a penalty charge of fifty dollars (\$50.00) shall be assessed to turn on the utility service, once the balance, including penalty fees, are paid in full. In accordance with Longview Municipal Code Section 15.56.050, there is hereby established a charge of fifty dollars (\$50.00) to turn on a water service which has been disconnected or turned off due to a user failing to apply for water service as provided in Longview Municipal Code Section 15.44.010. A charge of one hundred dollars (\$100.00) is hereby established if the City is required to turn on a water service after regular working hours. If the City determined that it was necessary to physically remove the meter to enforce the provisions of the Longview Municipal Code and this resolution, a charge of one hundred fifty dollars (\$150.00) shall be assessed to reinstall the meter and turn on water service.

Section 8. Water Obtained from Fire Hydrant.

Anyone desiring to obtain water from an un-metered fire hydrant shall first obtain a Fire Hydrant Use Permit, and pay all applicable fees and deposits. Use of a fire hydrant to obtain water shall be temporary only, shall occur only at hydrants designated and approved by the Utilities Systems Manager or his/her designee, and shall not exceed ninety (90) calendar days unless otherwise approved by the Utilities Systems Manager or his/her designee. All water obtained from a hydrant shall be through a water meter and backflow prevention assembly provided by the City, except that the Utilities Systems Manager may authorize the permittee to provide its own meter and backflow prevention assembly.

The permittee shall pay a deposit of one thousand ~~five hundred~~ dollars (\$1,~~0~~500.00) and a non-refundable meter assembly installation and removal fee of one hundred fifty dollars (\$150.00) in advance of the City installing the meter assembly on the hydrant. The permittee shall also pay a meter rental charge of five dollars (\$5.00) per calendar day and shall pay for water used at the rates shown in Section 1.B (3).

All water supplied for use outside the corporate limits of the City shall be charged at the rates shown in Section 1.B (3), plus an additional charge of sixty-five percent (65%) as identified in Section 2 of this resolution.

The deposit is required for the purpose of assuring that said meter will be returned to the City, and that it will not be damaged. The permittee shall be fully responsible for any damage or loss to the hydrant and/or the hydrant meter assembly. If a meter assembly is returned to the City in a damaged condition, or the hydrant is damaged by the permittee's use, the permittee shall be responsible to pay all replacement or repair costs that exceed the deposit amount, in addition to the meter rental and water consumption charges. Replacement or repair costs shall become payable to the City within thirty (30) calendar days after notification and subsequent mailing of an invoice to permittee.

Permittees providing their own meter and backflow prevention assembly shall obtain a Fire Hydrant Use Permit for each hydrant used, and shall use only hydrants designated and approved by the Utilities Systems Manager or his/her designee. Such permittees shall be exempt from the installation/removal fee and meter rental charge, but shall pay a one hundred dollar (\$100.00) deposit, shall pay for all water consumed, and shall be responsible for any damage or loss to the hydrant due to their use of the hydrant.

The permit shall be on site at any time water is to be withdrawn from the hydrant and shall be subject to examination on request of employees of the City. The permittee shall comply with the requirements set forth in the 2015 International Fire Code, Section 901.8 and subsequent editions; and LMC Sections 15.60.050 and 15.60.070.

The Utilities Division shall provide meter readings to the Finance Department, who shall determine and issue the monthly and final billings. The Finance Department shall refund the deposit to the permittee after all charges have been paid and upon verification from the Utilities Operations Manager or his/her designee, that the meter has been returned and that all City-owned property is undamaged.

Section 9. Water Shortage Fees.

During a water shortage emergency as defined in Chapter 15.74 of the Longview Municipal Code, fees shall be assessed as follows for installation and removal of flow restrictor devices on individual water services, or for disconnecting or shutting off services, as provided for to enforce the measures set forth in Chapter 15.74:

¾ -inch to 1 ½ -inch meters: \$150.00

larger than 1 ½ -inch meters: Actual costs for time, material, and equipment

Section 10. City of Kelso Water Delivery Rate

All water delivered to the City of Kelso for domestic or commercial purposes shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

Monthly meter charges will be applied according to Section 1.A.(1) above.

B. Delivery Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water delivered:

All water delivered - \$ ~~1.65~~ 1.71 per 100 cu. ft.

C. Purveyor rate

In addition to the minimum monthly meter charges and delivery charges shown above, a purveyor rate will also be levied by the Water Operating Board for water consumed.

Sections 3, 4 and 7 above will apply to the City of Kelso and all its connections to the City of Longview water distribution system.

BE IT FURTHER RESOLVED that Resolution No. 2427, passed by the City Council on December 8, 2022 is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a special meeting of said City Council held on the 20th day of December 2023.

ATTEST:

M A Y O R

City Clerk

RESOLUTION NO. 2471

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR WATER AND WATER SERVICE CONNECTIONS, FOR FIRE SERVICE, AND OTHER RELATED CHARGES FOR PROVIDING WATER SERVICE WITHIN AND OUTSIDE THE CITY OF LONGVIEW, AND REPEALING RESOLUTION NO. 2427.

WHEREAS, Pursuant to Chapter 15.56 of the Longview Municipal Code, the City Council of the City of Longview, Washington hereby enacts this Resolution to set the rates and charges for providing water to cover the projected operating and capital costs of the water utility.

BE IT RESOLVED by the City Council of said City that the rates for water service furnished by said City, both inside and outside the corporate limits thereof, shall be, and are hereby established, as follows:

Section 1. Water for All Uses Within the Corporate Limits.

All water supplied for domestic or commercial purposes within the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

(1) All Classes Except Irrigation

\$ 17.54per month for 3/4" x 5/8" meter
\$ 35.36 per month for 1" meter
\$ 65.02 per month for 1-1/2" meter
\$ 100.59per month for 2" meter
\$ 195.46per month for 3" meter
\$ 302.22per month for 4" meter

\$ 598.75per month for 6” meter
\$ 954.53per month for 8” meter
\$ 1369.66per month for 10” meter
\$ 1962.67per month for 12” meter

(2) Irrigation

\$ 13.87per month for 3/4" x 5/8” meter
\$ 26.17per month for 1” meter
\$ 46.61per month for 1-1/2” meter
\$ 71.18 per month for 2” meter
\$ 136.68per month for 3” meter
\$ 210.35per month for 4” meter
\$ 415.01per month for 6” meter
\$ 660.62 per month for 8” meter
\$ 948.27per month for 10” meter
\$ 1356.43per month for 12” meter

B. Consumptive Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water consumed:

(1) Single Family Residence and Duplex

For the first 800 cu. ft. or any portion thereof - \$ 3.71per 100 cu. ft.
For the next 800 cu. ft. - \$ 4.32per 100 cu. ft.
For all over 1,600 cu. ft. - \$ 5.64 per 100 cu. ft.

(2) Trailer Courts and Apartments (Triplex and above)

All water consumed - \$ 4.26 per 100 cu. ft.

(3) Commercial, Churches, Schools, Hospitals, and Motels/Hotels

All water consumed - \$ 4.56 per 100 cu. ft.

(4) Irrigation

All water consumed - \$ 6.74per 100 cu. ft.

Section 2. Water for all Uses Outside the Corporate Limits.

All water supplied for domestic or commercial purposes outside the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied shall be in

accordance with the schedule in Section 1, plus an additional charge of sixty-five percent (65%) to cover public fire protection costs of the water system serving outside customers and other costs applicable thereto.

Section 3. Partial Monthly Charges.

When water has been supplied to any one customer for less than a calendar month, the amount to be charged such customer for the water furnished during said partial period shall be determined by dividing the applicable monthly minimum meter charge by thirty and multiplying the quotient times the number of days water was so supplied, plus the total consumptive charges for water actually supplied.

Section 4. Water Service Connection Charges.

- (a) All water installations shall meet or exceed the existing standards and specifications of the City, as set forth in the Longview Municipal Code or as determined by the City Engineer. Prior to the installation, the owner/contractor shall request an inspection of materials by the City Engineer, or his/her representative. No water installations or taps into the City water mains shall occur without a utility permit issued under LMC 15.44. Any utility construction within a public right-of-way or easement shall comply with the authorizing agency's requirements and permitting regulations, and a permit shall be obtained from such agency prior to starting construction of the utility facilities. At locations where the City is required to obtain a permit from the authorizing agency, the owner/contractor shall reimburse the City the cost of such permit. In addition, no water installation or taps shall occur except upon forty-eight (48) or more hours advance notice to the City Engineer, or his/her representative. All water installations requiring taps into a water main shall be performed by a licensed plumbing contractor qualified to perform tapping connections, per the standards set forth by the City.
- (b) The City Engineer, or his/her representative, shall inspect all materials to ensure compliance with the current City standards and specifications. Once the materials, location, and permits are approved, the contractor shall be permitted to install the service. The work shall be inspected by the City Engineer, or his/her representative.
- (c) No water installations or taps into the City's water main shall be covered or obscured until inspected and approved by the City Engineer, or his representative. An inspection fee of one-hundred fifty dollars (\$150) shall be charged for such inspections and shall be paid at the time that a permit is granted under LMC 15.44. Where the developer of newly platted land has installed a complete water

service to City standards, including corporation stop, service line, meter stop and meter box, the inspection fee is waived.

- (d) A meter set-in fee shall be charged according to the following schedule:

CONNECTION SIZE – INSIDE OR OUTSIDE THE CITY LIMITS

¾"	1"	1-1/2"	2"
\$200	\$220	\$450	\$650

- (e) In addition to the foregoing charges, a capital recovery fee will be charged according to the meter size as follows:

<u>CONNECTION SIZE</u>	<u>CAPITAL RECOVERY FEE</u>
0.75"	\$ 2,031.00
1"	\$ 5,078.00
1.5"	\$ 10,155.00
2"	\$ 16,248.00
3"	\$ 32,496.00
4"	\$ 50,775.00
6"	\$ 101,550.00
8"	\$ 162,480.00
10"	\$ 233,565.00
12"	\$ 335,115.00

- (f) A charge of \$50 (regular business hours) or \$200 (after regular business hours and on Friday, Saturday and Sunday) shall be collected for the reactivation of a water service account suspended at the request of the account holder in accordance with LMC 15.56.022(4).

Section 5. Monthly Rates for Private Fire Sprinkler Systems and for Hydrants on Private Property.

The monthly charges for private fire sprinkler systems and hydrants installed on private property shall be as follows:

<u>INSIDE CITY</u>	<u>OUTSIDE CITY</u>
\$ 17.54	\$ 28.95

Private fire protection systems must be metered as provided in Section 15.64.080 of the Longview Municipal Code, and payment of the costs of such installation shall be the

responsibility of the property owner. Use of water from private fire sprinkler systems and hydrants shall be for fire suppression or system testing purposes only.

Section 6. Charges to City Owned Facilities.

- (a) Unmetered Service: For each unmetered water service to a Citypark or other City facility, the City shall pay into the Water Utility Fund, two thousand ~~six~~ nine hundred ~~fifty-nine~~ forty-five dollars and ~~twenty-nine cents~~ seventy (\$2945.70) per year for each such service.
- (b) Youth Athletic Leagues: Water consumed at City parks that host Youth Athletic Leagues ~~under a Longview Parks and Recreation Department Youth Sports Facility Use Agreement shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. Where a Youth Athletic League has secured its own facility, operates in coordination with the Longview Parks and Recreation Department, and is the account customer billed directly by the City, the league shall be billed at twenty-five percent (25%) of the account total determined by the rates set forth in this Resolution. Penalties, turn-on charges, and other related charges shall be billed at one hundred percent (100%) of the amounts set forth in this Resolution. shall be charged at twenty-five percent (25%) of the rates set forth in the resolution. The park accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.~~
- (c) Mint Valley Golf Course Irrigation: Water consumed at the Mint Valley Golf Course for irrigation purposes only, shall be charged at ~~forty~~ twenty-five percent (~~40~~25%) of the rates set forth in this Resolution.
- (d) Community Gardens Irrigation: Water consumed by community gardeners utilizing City Community Garden facilities owned and operated by the City of Longview Parks and Recreation Department shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. The Community Gardens accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.

Section 7. Delinquent Payments.

All money due the City for furnishing water service for any customers shall be due and payable within fifteen (15) days of the due date shown on each bill, and if not paid within fifteen (15) days thereafter, shall be deemed delinquent. In accordance with Longview Municipal Code Section 15.56.010(2), if full payment on a utility account has not been received at the Finance Department by the thirtieth (30th) day after the due date, a penalty in the amount of twenty-five

dollars (\$25.00) shall be assessed and written notice will be mailed for demand for payment or otherwise. In the event the utility account remains delinquent beyond the forty-first (41st) day after the due date, and after such contact has been attempted by the City, the utility service shall be disconnected or shut off until such time as the balance is paid in full. In accordance with the Longview Municipal Code Section 15.56.010(3), a penalty charge of fifty dollars (\$50.00) shall be assessed to turn on the utility service, once the balance, including penalty fees, are paid in full. In accordance with Longview Municipal Code Section 15.56.050, there is hereby established a charge of fifty dollars (\$50.00) to turn on a water service which has been disconnected or turned off due to a user failing to apply for water service as provided in Longview Municipal Code Section 15.44.010. A charge of one hundred dollars (\$100.00) is hereby established if the City is required to turn on a water service after regular working hours. If the City determined that it was necessary to physically remove the meter to enforce the provisions of the Longview Municipal Code and this resolution, a charge of one hundred fifty dollars (\$150.00) shall be assessed to reinstall the meter and turn on water service.

Section 8. Water Obtained from Fire Hydrant.

Anyone desiring to obtain water from an un-metered fire hydrant shall first obtain a Fire Hydrant Use Permit, and pay all applicable fees and deposits. Use of a fire hydrant to obtain water shall be temporary only, shall occur only at hydrants designated and approved by the Utilities Systems Manager or his/her designee, and shall not exceed ninety (90) calendar days unless otherwise approved by the Utilities Systems Manager or his/her designee. All water obtained from a hydrant shall be through a water meter and backflow prevention assembly provided by the City, except that the Utilities Systems Manager may authorize the permittee to provide its own meter and backflow prevention assembly.

The permittee shall pay a deposit of one thousand ~~five hundred~~ dollars (\$1,~~0~~500.00) and a non-refundable meter assembly installation and removal fee of one hundred fifty dollars (\$150.00) in advance of the City installing the meter assembly on the hydrant. The permittee shall also pay a meter rental charge of five dollars (\$5.00) per calendar day and shall pay for water used at the rates shown in Section 1.B (3).

All water supplied for use outside the corporate limits of the City shall be charged at the rates shown in Section 1.B (3), plus an additional charge of sixty-five percent (65%) as identified in Section 2 of this resolution.

The deposit is required for the purpose of assuring that said meter will be returned to the City, and that it will not be damaged. The permittee shall be fully responsible for any damage or loss to the hydrant and/or the hydrant meter assembly. If a meter assembly is returned to the City in a damaged condition, or the hydrant is damaged by the permittee's use, the permittee shall be responsible to pay all replacement or repair costs that exceed the deposit amount, in addition to the meter rental and water consumption charges. Replacement or repair costs shall become payable to the City within thirty (30) calendar days after notification and subsequent mailing of an invoice to permittee.

Permittees providing their own meter and backflow prevention assembly shall obtain a Fire Hydrant Use Permit for each hydrant used, and shall use only hydrants designated and approved by the Utilities Systems Manager or his/her designee. Such permittees shall be exempt from the installation/removal fee and meter rental charge, but shall pay a one hundred dollar (\$100.00) deposit, shall pay for all water consumed, and shall be responsible for any damage or loss to the hydrant due to their use of the hydrant.

The permit shall be on site at any time water is to be withdrawn from the hydrant and shall be subject to examination on request of employees of the City. The permittee shall comply with the requirements set forth in the 2015 International Fire Code, Section 901.8 and subsequent editions; and LMC Sections 15.60.050 and 15.60.070.

The Utilities Division shall provide meter readings to the Finance Department, who shall determine and issue the monthly and final billings. The Finance Department shall refund the deposit to the permittee after all charges have been paid and upon verification from the Utilities Operations Manager or his/her designee, that the meter has been returned and that all City-owned property is undamaged.

Section 9. Water Shortage Fees.

During a water shortage emergency as defined in Chapter 15.74 of the Longview Municipal Code, fees shall be assessed as follows for installation and removal of flow restrictor devices on individual water services, or for disconnecting or shutting off services, as provided for to enforce the measures set forth in Chapter 15.74:

¾ -inch to 1 ½ -inch meters: \$150.00

larger than 1 ½ -inch meters: Actual costs for time, material, and equipment

Section 10. City of Kelso Water Delivery Rate

All water delivered to the City of Kelso for domestic or commercial purposes shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

Monthly meter charges will be applied according to Section 1.A.(1) above.

B. Delivery Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water delivered:

All water delivered - \$ 1.73per 100 cu. ft.

C. Purveyor rate

In addition to the minimum monthly meter charges and delivery charges shown above, a purveyor rate will also be levied by the Water Operating Board for water consumed.

Sections 3, 4 and 7 above will apply to the City of Kelso and all its connections to the City of Longview water distribution system.

BE IT FURTHER RESOLVED that Resolution No. 2427, passed by the City Council on December 8, 2022 is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a special meeting of said City Council held on the day of December 2023.

ATTEST:

M A Y O R

City Clerk

RESOLUTION NO. 2471

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR WATER AND WATER SERVICE CONNECTIONS, FOR FIRE SERVICE, AND OTHER RELATED CHARGES FOR PROVIDING WATER SERVICE WITHIN AND OUTSIDE THE CITY OF LONGVIEW, AND REPEALING RESOLUTION NO. 2427.

WHEREAS, Pursuant to Chapter 15.56 of the Longview Municipal Code, the City Council of the City of Longview, Washington hereby enacts this Resolution to set the rates and charges for providing water to cover the projected operating and capital costs of the water utility.

BE IT RESOLVED by the City Council of said City that the rates for water service furnished by said City, both inside and outside the corporate limits thereof, shall be, and are hereby established, as follows:

Section 1. Water for All Uses Within the Corporate Limits.

All water supplied for domestic or commercial purposes within the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

(1) All Classes Except Irrigation

\$ ~~16.70~~ 17.54 per month for 3/4" x 5/8" meter
\$ ~~33.68~~ 35.36 per month for 1" meter
\$ ~~61.92~~ 65.02 per month for 1-1/2" meter
\$ ~~95.80~~ 100.59 per month for 2" meter
\$ ~~186.15~~ 195.46 per month for 3" meter
\$ ~~287.83~~ 302.22 per month for 4" meter

~~\$ 570.24~~598.75 per month for 6" meter
~~\$ 909.08~~954.53 per month for 8" meter
~~\$ 1304.44~~1369.66 per month for 10" meter
~~\$ 1869.21~~1962.67 per month for 12" meter

(2) Irrigation

~~\$ 13.21~~13.87 per month for 3/4" x 5/8" meter
~~\$ 24.92~~26.17 per month for 1" meter
~~\$ 44.39~~46.61 per month for 1-1/2" meter
~~\$ 67.79~~71.18 per month for 2" meter
~~\$ 130.17~~136.68 per month for 3" meter
~~\$ 200.33~~210.35 per month for 4" meter
~~\$ 395.25~~415.01 per month for 6" meter
~~\$ 629.16~~660.62 per month for 8" meter
~~\$ 903.11~~948.27 per month for 10" meter
~~\$ 1291.84~~1356.43 per month for 12" meter

B. Consumptive Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water consumed:

(1) Single Family Residence and Duplex

For the first 800 cu. ft. or any portion thereof - \$ ~~3.53~~3.71 per 100 cu. ft.
For the next 800 cu. ft. - \$ ~~4.11~~4.32 per 100 cu. ft.
For all over 1,600 cu. ft. - \$ ~~5.37~~5.64 per 100 cu. ft.

(2) Trailer Courts and Apartments (Triplex and above)

All water consumed - \$ ~~4.06~~4.26 per 100 cu. ft.

(3) Commercial, Churches, Schools, Hospitals, and Motels/Hotels

All water consumed - \$ ~~4.30~~4.56 per 100 cu. ft.

(4) Irrigation

All water consumed - \$ ~~6.42~~6.74 per 100 cu. ft.

Section 2. Water for all Uses Outside the Corporate Limits.

All water supplied for domestic or commercial purposes outside the corporate limits of the City shall be supplied by meter only. The rates for such metered water supplied shall be in

accordance with the schedule in Section 1, plus an additional charge of sixty-five percent (65%) to cover public fire protection costs of the water system serving outside customers and other costs applicable thereto.

Section 3. Partial Monthly Charges.

When water has been supplied to any one customer for less than a calendar month, the amount to be charged such customer for the water furnished during said partial period shall be determined by dividing the applicable monthly minimum meter charge by thirty and multiplying the quotient times the number of days water was so supplied, plus the total consumptive charges for water actually supplied.

Section 4. Water Service Connection Charges.

- (a) All water installations shall meet or exceed the existing standards and specifications of the City, as set forth in the Longview Municipal Code or as determined by the City Engineer. Prior to the installation, the owner/contractor shall request an inspection of materials by the City Engineer, or his/her representative. No water installations or taps into the City water mains shall occur without a utility permit issued under LMC 15.44. Any utility construction within a public right-of-way or easement shall comply with the authorizing agency's requirements and permitting regulations, and a permit shall be obtained from such agency prior to starting construction of the utility facilities. At locations where the City is required to obtain a permit from the authorizing agency, the owner/contractor shall reimburse the City the cost of such permit. In addition, no water installation or taps shall occur except upon forty-eight (48) or more hours advance notice to the City Engineer, or his/her representative. All water installations requiring taps into a water main shall be performed by a licensed plumbing contractor qualified to perform tapping connections, per the standards set forth by the City.
- (b) The City Engineer, or his/her representative, shall inspect all materials to ensure compliance with the current City standards and specifications. Once the materials, location, and permits are approved, the contractor shall be permitted to install the service. The work shall be inspected by the City Engineer, or his/her representative.
- (c) No water installations or taps into the City's water main shall be covered or obscured until inspected and approved by the City Engineer, or his representative. An inspection fee of one-hundred fifty dollars (\$150) shall be charged for such inspections and shall be paid at the time that a permit is granted under LMC 15.44. Where the developer of newly platted land has installed a complete water

service to City standards, including corporation stop, service line, meter stop and meter box, the inspection fee is waived.

- (d) A meter set-in fee shall be charged according to the following schedule:

CONNECTION SIZE – INSIDE OR OUTSIDE THE CITY LIMITS

3/4"	1"	1-1/2"	2"
\$200	\$220	\$450	\$650

- (e) In addition to the foregoing charges, a capital recovery fee will be charged according to the meter size as follows:

<u>CONNECTION SIZE</u>	<u>CAPITAL RECOVERY FEE</u>
0.75"	\$ 2,031.00
1"	\$ 5,078.00
1.5"	\$ 10,155.00
2"	\$ 16,248.00
3"	\$ 32,496.00
4"	\$ 50,775.00
6"	\$ 101,550.00
8"	\$ 162,480.00
10"	\$ 233,565.00
12"	\$ 335,115.00

- (f) A charge of \$50 (regular business hours) or \$200 (after regular business hours and on Friday, Saturday and Sunday) shall be collected for the reactivation of a water service account suspended at the request of the account holder in accordance with LMC 15.56.022(4).

Section 5. Monthly Rates for Private Fire Sprinkler Systems and for Hydrants on Private Property.

The monthly charges for private fire sprinkler systems and hydrants installed on private property shall be as follows:

<u>INSIDE CITY</u>	<u>OUTSIDE CITY</u>
\$ 16.70 <u>17.54</u>	\$ 27.56 <u>28.95</u>

Private fire protection systems must be metered as provided in Section 15.64.080 of the Longview Municipal Code, and payment of the costs of such installation shall be the

responsibility of the property owner. Use of water from private fire sprinkler systems and hydrants shall be for fire suppression or system testing purposes only.

Section 6. Charges to City Owned Facilities.

- (a) Unmetered Service: For each unmetered water service to a Citypark or other City facility, the City shall pay into the Water Utility Fund, two thousand ~~six~~ nine hundred ~~fifty-nine~~ forty-five dollars and ~~twenty-nine cents~~ seventy (\$2945.70) per year for each such service.
- (b) Youth Athletic Leagues: Water consumed at City parks that host Youth Athletic Leagues ~~under a Longview Parks and Recreation Department Youth Sports Facility Use Agreement shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. Where a Youth Athletic League has secured its own facility, operates in coordination with the Longview Parks and Recreation Department, and is the account customer billed directly by the City, the league shall be billed at twenty-five percent (25%) of the account total determined by the rates set forth in this Resolution. Penalties, turn-on charges, and other related charges shall be billed at one hundred percent (100%) of the amounts set forth in this Resolution. shall be charged at twenty-five percent (25%) of the rates set forth in the resolution. The park accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.~~
- (c) Mint Valley Golf Course Irrigation: Water consumed at the Mint Valley Golf Course for irrigation purposes only, shall be charged at ~~forty~~ twenty-five percent (~~40~~25%) of the rates set forth in this Resolution.
- (d) Community Gardens Irrigation: Water consumed by community gardeners utilizing City Community Garden facilities owned and operated by the City of Longview Parks and Recreation Department shall be charged at twenty-five percent (25%) of the rates set forth in this Resolution. The Community Gardens accounts are in the name of the City of Longview and shall be billed to the City of Longview Parks and Recreation Department.

Section 7. Delinquent Payments.

All money due the City for furnishing water service for any customers shall be due and payable within fifteen (15) days of the due date shown on each bill, and if not paid within fifteen (15) days thereafter, shall be deemed delinquent. In accordance with Longview Municipal Code Section 15.56.010(2), if full payment on a utility account has not been received at the Finance Department by the thirtieth (30th) day after the due date, a penalty in the amount of twenty-five

dollars (\$25.00) shall be assessed and written notice will be mailed for demand for payment or otherwise. In the event the utility account remains delinquent beyond the forty-first (41st) day after the due date, and after such contact has been attempted by the City, the utility service shall be disconnected or shut off until such time as the balance is paid in full. In accordance with the Longview Municipal Code Section 15.56.010(3), a penalty charge of fifty dollars (\$50.00) shall be assessed to turn on the utility service, once the balance, including penalty fees, are paid in full. In accordance with Longview Municipal Code Section 15.56.050, there is hereby established a charge of fifty dollars (\$50.00) to turn on a water service which has been disconnected or turned off due to a user failing to apply for water service as provided in Longview Municipal Code Section 15.44.010. A charge of one hundred dollars (\$100.00) is hereby established if the City is required to turn on a water service after regular working hours. If the City determined that it was necessary to physically remove the meter to enforce the provisions of the Longview Municipal Code and this resolution, a charge of one hundred fifty dollars (\$150.00) shall be assessed to reinstall the meter and turn on water service.

Section 8. Water Obtained from Fire Hydrant.

Anyone desiring to obtain water from an un-metered fire hydrant shall first obtain a Fire Hydrant Use Permit, and pay all applicable fees and deposits. Use of a fire hydrant to obtain water shall be temporary only, shall occur only at hydrants designated and approved by the Utilities Systems Manager or his/her designee, and shall not exceed ninety (90) calendar days unless otherwise approved by the Utilities Systems Manager or his/her designee. All water obtained from a hydrant shall be through a water meter and backflow prevention assembly provided by the City, except that the Utilities Systems Manager may authorize the permittee to provide its own meter and backflow prevention assembly.

The permittee shall pay a deposit of one thousand ~~five hundred~~ dollars (\$1,~~0~~500.00) and a non-refundable meter assembly installation and removal fee of one hundred fifty dollars (\$150.00) in advance of the City installing the meter assembly on the hydrant. The permittee shall also pay a meter rental charge of five dollars (\$5.00) per calendar day and shall pay for water used at the rates shown in Section 1.B (3).

All water supplied for use outside the corporate limits of the City shall be charged at the rates shown in Section 1.B (3), plus an additional charge of sixty-five percent (65%) as identified in Section 2 of this resolution.

The deposit is required for the purpose of assuring that said meter will be returned to the City, and that it will not be damaged. The permittee shall be fully responsible for any damage or loss to the hydrant and/or the hydrant meter assembly. If a meter assembly is returned to the City in a damaged condition, or the hydrant is damaged by the permittee's use, the permittee shall be responsible to pay all replacement or repair costs that exceed the deposit amount, in addition to the meter rental and water consumption charges. Replacement or repair costs shall become payable to the City within thirty (30) calendar days after notification and subsequent mailing of an invoice to permittee.

Permittees providing their own meter and backflow prevention assembly shall obtain a Fire Hydrant Use Permit for each hydrant used, and shall use only hydrants designated and approved by the Utilities Systems Manager or his/her designee. Such permittees shall be exempt from the installation/removal fee and meter rental charge, but shall pay a one hundred dollar (\$100.00) deposit, shall pay for all water consumed, and shall be responsible for any damage or loss to the hydrant due to their use of the hydrant.

The permit shall be on site at any time water is to be withdrawn from the hydrant and shall be subject to examination on request of employees of the City. The permittee shall comply with the requirements set forth in the 2015 International Fire Code, Section 901.8 and subsequent editions; and LMC Sections 15.60.050 and 15.60.070.

The Utilities Division shall provide meter readings to the Finance Department, who shall determine and issue the monthly and final billings. The Finance Department shall refund the deposit to the permittee after all charges have been paid and upon verification from the Utilities Operations Manager or his/her designee, that the meter has been returned and that all City-owned property is undamaged.

Section 9. Water Shortage Fees.

During a water shortage emergency as defined in Chapter 15.74 of the Longview Municipal Code, fees shall be assessed as follows for installation and removal of flow restrictor devices on individual water services, or for disconnecting or shutting off services, as provided for to enforce the measures set forth in Chapter 15.74:

¾ -inch to 1 ½ -inch meters: \$150.00

larger than 1 ½ -inch meters: Actual costs for time, material, and equipment

Section 10. City of Kelso Water Delivery Rate

All water delivered to the City of Kelso for domestic or commercial purposes shall be supplied by meter only. The rates for such metered water supplied in any one month or fractional part thereof shall be in accordance with the following schedule but not less than the minimum monthly meter charge. These base monthly rates shall be charged for each month a customer's account is open, regardless of consumption history or actual use during any specific month:

A. Minimum Monthly Meter Charges

Monthly meter charges will be applied according to Section 1.A.(1) above.

B. Delivery Charges

In addition to the minimum monthly meter charges shown above, the following rates shall be charged for metered water delivered:

All water delivered - \$ ~~1.65~~ 1.73 per 100 cu. ft.

C. Purveyor rate

In addition to the minimum monthly meter charges and delivery charges shown above, a purveyor rate will also be levied by the Water Operating Board for water consumed.

Sections 3, 4 and 7 above will apply to the City of Kelso and all its connections to the City of Longview water distribution system.

BE IT FURTHER RESOLVED that Resolution No. 2427, passed by the City Council on December 8, 2022 is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a special meeting of said City Council held on the 20th day of December 2023.

ATTEST:

M A Y O R

City Clerk



City of Longview

Agenda Summary

RESOLUTION NO. 2474 – STORMWATER RATES FOR 2024

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2474

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue effective financial management.

Provide sustainable water quality & environmental infrastructure.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

Proposed Resolution No. 2474 raises stormwater rates to cover increasing operating costs and proposed capital improvements to the City's stormwater utility infrastructure and services. The resolution is offered for consideration with four different alternative rate increases:

- Alternative 1 – Monthly increase of \$1.38 per ERU (to \$15.88 per month) to provide for continuation of existing services with no enhancements or capital improvement projects.
- Alternative 2 – Monthly increase of \$1.89 per ERU (to \$16.39 per month) to provide for continuation of existing services and to fund Delaware Street stormwater improvements in conjunction with the St. John Medical Center.
- Alternative 3 – Monthly increase of \$2.18 per ERU (to \$16.68 per month) to provide for continuation of existing services, fund Delaware Street stormwater improvements and to develop a stormwater master plan.
- Alternative 4 – Monthly increase of \$2.61 per ERU (to \$17.11 per month) to provide for continuation of existing services, fund Delaware Street stormwater improvements, develop a stormwater master plan and cover the cost of essential vehicle/equipment replacements.

The new rates will become effective on January 1, 2024.

STAFF CONTACT:

Steve Haubner, Stormwater Manager

Attachments:

1. Resolution 2474 - ver 1 (15.88)
2. Resolution 2474 - ver 1 (15.88) redline
3. Resolution 2474 - ver 2 (16.39)
4. Resolution 2474 - ver 2 (16.39) redline
5. Resolution 2474 - ver 3 (16.68)
6. Resolution 2474 - ver 3 (16.68) redline
7. Resolution 2474 - ver 4 (17.11)
8. Resolution 2474 - ver 4 (17.11) redline

RESOLUTION NO. 2474

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR STORMWATER UTILITY SERVICES, AND PROVIDING FOR AN EFFECTIVE DATE, AND REPEALING RESOLUTION NO. 2409.

WHEREAS, Pursuant to Chapter 15.80 of the Longview Municipal Code of Longview, Washington, the City Council of the City of Longview, Washington hereby enacts this Resolution to establish the rates and charges for providing stormwater utility services to cover the projected operating and capital costs of the stormwater utility.

BE IT RESOLVED by the City Council of said City that the following rates for stormwater utility service furnished by said City shall be, and are hereby established, as follows:

Section 1. Definitions:

- (1) “Equivalent Residential Unit” (ERU) means 3,000 square feet of impervious surface area, or a major fraction thereof.
- (2) “Major fraction thereof” means 1,501 square feet or more.
- (3) “Base Rate” means the monthly stormwater utility charge per ERU, which shall be \$15.88.

Section 2. Rates for Single-Family Residential, Duplexes, Triplexes and Mobile Home Parks:

- (1) Single Family Parcels or Single Family Dwellings:
The monthly stormwater utility charge for a single-family parcel or single-family dwelling shall be the Base Rate for one ERU.
- (2) Residential Duplexes and Triplexes:
The monthly stormwater utility charge for duplexes, triplexes and other multiple-family parcels with up to three dwelling units shall be the Base Rate multiplied by the number of dwelling units.
- (3) Mobile Home Parks and Trailer Parks:
The monthly stormwater utility charge for mobile home parks and trailer parks shall be the Base Rate multiplied by the number of pads or spaces designed for temporary or permanent placement of mobile homes, trailers, recreational vehicles, campers, vans or other vehicles designed or used for human occupancy.

Section 3. Rates for Other Properties:

The monthly stormwater utility charge for all developed parcels not included in Section 2, including multiple-family dwellings of four or more dwelling units and mixed-use residential/commercial parcels, shall be determined by dividing the total measured impervious surface area by 3,000 square feet to determine the number of ERUs, and multiplying the resulting number of ERUs by the Base Rate.

Section 4. Streets, Roads and Alleys:

Streets, Roads and Alleys, open to public travel, shall not be subject to stormwater utility fees and charges.

Section 5. Undeveloped Parcels:

Undeveloped parcels shall not be subject to stormwater utility fees and charges; provided, however, that such charges shall be applicable to undeveloped parcels at such a time as an application for water or sanitary sewer service to such parcel is approved, or as provided in LMC 15.80.060.

Section 6. Rate Adjustments:

A reduction in the Stormwater Utility rates described herein may be granted for the following reasons and purposes:

- (1) Non-residential customers in full compliance with a Washington State NPDES Industrial Stormwater General Permit may receive a twenty-five percent (25%) rate reduction. In order to be eligible for such reduction, the customer must submit an application along with the following documentation to the Stormwater Division of the Public Works Department:
 - (a) A copy of the approved Washington State NPDES Industrial Stormwater General Permit applicable to such parcel.
 - (b) Additional permit-related materials such as the facility's stormwater pollution prevent plan, discharge monitoring reports, spill response reports, or other similar documentation as requested to demonstrate full compliance with the permit.
- (2) Public and Private Schools serving any combination of grades from kindergarten through 12th grade, may receive a twenty-five percent (25%) reduction for developing and administering a water quality education curriculum program. The program must include, but is not limited to, environmental educational instruction on water quality related issues, such as safe drinking water, water use reduction, stormwater pollution and general water cycle. To qualify for the rate reduction, the education program is subject to approval by the Stormwater Division of the Public Works Department as being sufficient

to meet the requirements and intents of the Federal Clean Water Act and the City's National Pollutant Discharge Elimination System stormwater discharge permit. The program must be administered annually to all students at the grade levels specified in the approved program to remain eligible for a rate adjustment.

- (3) Non-residential customers may receive a ninety percent (90%) rate reduction for discharging stormwater from the urban watershed.
- (4) The City may periodically request updated documentation to ascertain continued full compliance with the above rate reduction eligibility requirements. Lack of full compliance shall result in restoration of the full stormwater utility charge.

Section 7. Adjustment of Charges and Appeals:

Any customer who believes the charges established for their parcel are in error or is eligible for stormwater rate reductions identified in Section 6 above, may apply in writing using an application form provided by the Stormwater Division of the Public Works Department. Said form shall be completed by the customer and submitted to the Stormwater Division, which shall review said form, shall determine if adjustments are justified or applicable, and shall respond to the customer in writing, setting forth its findings and decision.

Section 8. Exemptions for low income senior citizens and low income disabled citizens:

Low-income senior citizens and low-income disabled citizens, as defined by Resolution of the City Council, shall be exempt from stormwater utility charges.

Section 9. Stormwater-Only Accounts – Delinquent Payments:

For customers with only a stormwater utility account, all money due the City for stormwater utility services shall be due and payable within fifteen (15) days of the billing date shown on each bill, and if not paid within fifteen days thereafter, shall be deemed delinquent. In the event that the account remains delinquent beyond the thirtieth (30th) day after the bill date, a penalty charge shall be assessed in accordance with the following table of delinquent amounts. Thereafter, an additional penalty charge in accordance with the following table of delinquent amounts plus any previous penalty charges assessed, shall be assessed for each successive 30-day period during which such bill, or any portion thereof, remains unpaid.

Delinquent Amount	Penalty Charge
\$1.00 to \$100.00	\$10.00
\$100.01 to \$500.00	\$25.00
\$500.01 and greater	\$50.00

Section 10. Severability:

If any provision of this Resolution or its application to any person or circumstance is found to be invalid, the remainder of this Resolution or the application of the provision to other persons or circumstances is not affected. If Section 10 of this Resolution is found invalid, the effective date of this Resolution and the rates established herein and all the provisions hereof shall be the date of adoption of this Resolution by the City Council of the City of Longview.

BE IT FURTHER RESOLVED that Resolution No. 2409 passed by the City Council on August 23rd, 2022, is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a meeting of said City Council held on the 20th day of December 2023.

M A Y O R

ATTEST:

City Clerk

RESOLUTION NO. 2474

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR STORMWATER UTILITY SERVICES, AND PROVIDING FOR AN EFFECTIVE DATE, AND REPEALING RESOLUTION NO. 2409.

WHEREAS, Pursuant to Chapter 15.80 of the Longview Municipal Code of Longview, Washington, the City Council of the City of Longview, Washington hereby enacts this Resolution to establish the rates and charges for providing stormwater utility services to cover the projected operating and capital costs of the stormwater utility.

BE IT RESOLVED by the City Council of said City that the following rates for stormwater utility service furnished by said City shall be, and are hereby established, as follows:

Section 1. Definitions:

- (1) “Equivalent Residential Unit” (ERU) means 3,000 square feet of impervious surface area, or a major fraction thereof.
- (2) “Major fraction thereof” means 1,501 square feet or more.
- (3) “Base Rate” means the monthly stormwater utility charge per ERU, which shall be ~~\$14.50~~\$15.88.

Section 2. Rates for Single-Family Residential, Duplexes, Triplexes and Mobile Home Parks:

- (1) Single Family Parcels or Single Family Dwellings:
The monthly stormwater utility charge for a single-family parcel or single-family dwelling shall be the Base Rate for one ERU.
- (2) Residential Duplexes and Triplexes:
The monthly stormwater utility charge for duplexes, triplexes and other multiple-family parcels with up to three dwelling units shall be the Base Rate multiplied by the number of dwelling units.
- (3) Mobile Home Parks and Trailer Parks:
The monthly stormwater utility charge for mobile home parks and trailer parks shall be the Base Rate multiplied by the number of pads or spaces designed for temporary or permanent placement of mobile homes, trailers, recreational vehicles, campers, vans or other vehicles designed or used for human occupancy.

Section 3. Rates for Other Properties:

The monthly stormwater utility charge for all developed parcels not included in Section 2, including multiple-family dwellings of four or more dwelling units and mixed-use residential/commercial parcels, shall be determined by dividing the total measured impervious surface area by 3,000 square feet to determine the number of ERUs, and multiplying the resulting number of ERUs by the Base Rate.

Section 4. Streets, Roads and Alleys:

Streets, Roads and Alleys, open to public travel, shall not be subject to stormwater utility fees and charges.

Section 5. Undeveloped Parcels:

Undeveloped parcels shall not be subject to stormwater utility fees and charges; provided, however, that such charges shall be applicable to undeveloped parcels at such a time as an application for water or sanitary sewer service to such parcel is approved, or as provided in LMC 15.80.060.

Section 6. Rate Adjustments:

A reduction in the Stormwater Utility rates described herein may be granted for the following reasons and purposes:

- (1) Non-residential customers in full compliance with a Washington State NPDES Industrial Stormwater General Permit may receive a twenty-five percent (25%) rate reduction. In order to be eligible for such reduction, the customer must submit an application along with the following documentation to the Stormwater Division of the Public Works Department:
 - (a) A copy of the approved Washington State NPDES Industrial Stormwater General Permit applicable to such parcel.
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approval by the Stormwater Division of the Public Works Department as being sufficient to meet the requirements and intents of the Federal Clean Water Act and the City's National Pollutant Discharge Elimination System stormwater discharge permit. The program must be administered annually to all students at the grade levels specified in the approved program to remain eligible for a rate adjustment.

- (3) Non-residential customers may receive a ninety percent (90%) rate reduction for discharging stormwater from the urban watershed.
- (4) The City may periodically request updated documentation to ascertain continued full compliance with the above rate reduction eligibility requirements. Lack of full compliance shall result in restoration of the full stormwater utility charge.

Section 7. Adjustment of Charges and Appeals:

Any customer who believes the charges established for their parcel are in error or is eligible for stormwater rate reductions identified in Section 6 above, may apply in writing using an application form provided by the Stormwater Division of the Public Works Department. Said form shall be completed by the customer and submitted to the Stormwater Division, which shall review said form, shall determine if adjustments are justified or applicable, and shall respond to the customer in writing, setting forth its findings and decision.

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Section 10. Severability:

If any provision of this Resolution or its application to any person or circumstance is found to be invalid, the remainder of this Resolution or the application of the provision to other persons or circumstances is not affected. If Section 10 of this Resolution is found invalid, the effective date of this Resolution and the rates established herein and all the provisions hereof shall be the date of adoption of this Resolution by the City Council of the City of Longview.

BE IT FURTHER RESOLVED that Resolution No. 2409 passed by the City Council on August 23rd, 2022, is hereby repealed in its entirety on the date this Resolution becomes effective.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a meeting of said City Council held on the 20th day of December 023.

M A Y O R

ATTEST:

City Clerk

RESOLUTION NO. 2474

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR STORMWATER UTILITY SERVICES, AND PROVIDING FOR AN EFFECTIVE DATE, AND REPEALING RESOLUTION NO. 2409.

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- (3) “Base Rate” means the monthly stormwater utility charge per ERU, which shall be \$16.39.

Section 2. Rates for Single-Family Residential, Duplexes, Triplexes and Mobile Home Parks:

- (1) Single Family Parcels or Single Family Dwellings:
The monthly stormwater utility charge for a single-family parcel or single-family dwelling shall be the Base Rate for one ERU.
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Section 4. Streets, Roads and Alleys:

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to meet the requirements and intents of the Federal Clean Water Act and the City's National Pollutant Discharge Elimination System stormwater discharge permit. The program must be administered annually to all students at the grade levels specified in the approved program to remain eligible for a rate adjustment.

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BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2024.

PASSED by the City Council of the City of Longview, Washington, and approved by its Mayor at a meeting of said City Council held on the 20th day of December 2023.

M A Y O R

ATTEST:

City Clerk

RESOLUTION NO. 2474

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR STORMWATER UTILITY SERVICES, AND PROVIDING FOR AN EFFECTIVE DATE, AND REPEALING RESOLUTION NO. 2409.

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M A Y O R

ATTEST:

City Clerk

RESOLUTION NO. 2474

A RESOLUTION RELATING TO AND SETTING RATES AND MINIMUM CHARGES FOR STORMWATER UTILITY SERVICES, AND PROVIDING FOR AN EFFECTIVE DATE, AND REPEALING RESOLUTION NO. 2409.

WHEREAS, Pursuant to Chapter 15.80 of the Longview Municipal Code of Longview, Washington, the City Council of the City of Longview, Washington hereby enacts this Resolution to establish the rates and charges for providing stormwater utility services to cover the projected operating and capital costs of the stormwater utility.

BE IT RESOLVED by the City Council of said City that the following rates for stormwater utility service furnished by said City shall be, and are hereby established, as follows:

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- (3) “Base Rate” means the monthly stormwater utility charge per ERU, which shall be \$16.68.

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- (1) Single Family Parcels or Single Family Dwellings:
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City Clerk



City of Longview

Agenda Summary

CONSULTANT AGREEMENT WITH GIBBS AND OLSON FOR MT SOLO RESERVOIR FILL LINE IMPROVEMENTS

RECOMMENDED ACTION:

MOTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONSULTANT AGREEMENT WITH GIBBS AND OLSON

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Provide Sustainable Water Quality & Environmental Infrastructure

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

In 2020 the City discovered the existing Mt. Solo 20-inch watermain fill line was leaking and the City performed an emergency repair at the base of Mt. Solo. The slope around this existing watermain continues to erode and, in 2022, the City Hired Shannon & Wilson to evaluate the geological conditions along the existing pipeline route. The resulting Geotechnical Assessment Report determined the watermain has a high risk of failure in area of steep slopes. This project will replace the existing watermain in a new route to avoid existing land slide zone and install approximately 1000-foot-long HDPE new watermain.

Staff solicited consultant services for the preliminary engineering services for this project In October 2023. Three engineering firms submitted proposals for the scope of work advertised. In accordance with federal and state law, staff selected Gibbs and Olson, inc. as the most qualified firm to perform the design work for this project. The proposed scope of work and budget is attached.

FINANCIAL SUMMARY:

The Gibbs and Olson contract amount for preliminary engineering services is \$345,000. The cost of this contract will be paid through American Rescue Plan Act (ARPA) funds. City is in the process in obtaining FEMA reimbursement towards this project.

STAFF CONTACT:

Samuel Barham, P.E., City Engineer

Attachments:

1. Mt-Solo-Reservoir-Scope & Budget

Exhibit B
Scope of Work
Mt Solo Reservoir Fill Line

PROJECT DESCRIPTION

The City owns and operates a 5-million-gallon water reservoir on Mount Solo located at 133 Ridgecrest Drive. The reservoir and 20-inch DI watermain, that fills the reservoir, were constructed in 1975. The system supplies water to the City's main zone and connects the Mount Solo reservoir to the City's distribution system near Roy Morse Park.

At the reservoir, the watermain is approximately 20 feet deep; however, as the pipeline continues to the north, the watermain is only 3 feet below ground surface. The existing watermain crosses several private properties as it generally follows Ridgecrest Drive north. Continued erosion has occurred along the steep northeast facing slope and, in several locations along the slope, the watermain is now suspended above ground with pipe joints exposed.

A leak was discovered in the watermain in 2020 and the City performed an emergency repair. The slope continued to erode and, in 2022, the City hired Shannon & Wilson to evaluate the geological conditions along the pipeline route. The resulting Geotechnical Assessment Report determined the watermain has a high risk of failure. This project will identify a route that avoids the existing land slide zone for construction of a new approximately 1,000-foot-long HDPE watermain that will replace the existing DI watermain. The new pipeline will have a similar inside diameter as the existing watermain. The City is proposing to install the new waterline utilizing horizontal directional drilling (HDD).

The Engineer will perform preliminary engineering design, prepare permit applications, including SEPA and NEPA documentation, and prepared final design, bid-ready plans, specifications and opinion of construction cost. Construction is planned to begin in 2024.

Once the new pipeline route is determined, the Engineer will assist the City with securing new watermain easements across private properties.

The City plans to use a combination of local, FEMA and/or ARPA funding to complete the project.

INFORMATION TO BE PROVIDED TO ENGINEER BY CITY

To assist in a timely and thorough preparation of the alternatives analysis, the City shall provide the following items and services to the Engineer as available:

1. Preliminary evaluation work for the project completed by the City.
2. The City will provide Engineer with copies of available drawings and other relevant information for the existing utilities along the proposed routes.

SERVICES NOT INCLUDED IN THIS SCOPE OF WORK

The following services are not included in the scope of work for these projects. Engineer has assumed:

- A. The City and Engineer anticipate amending this Agreement to incorporate bid and construction phase services for this project near the end of the design phase.

ASSUMPTIONS

The identified Scope of Work is based on the following assumptions. If any ultimate facts or events differ from these assumptions, Engineer's scope of work, schedule and compensation shall be adjusted accordingly.

- A. The project may be funded by FEMA, the American Rescue Plan Act (ARPA) and City funds.
- B. No wetland, biological or habitat investigation or reports are required for the project.
- C. As-built or design drawings are available for the City's 20-inch watermain.
- D. Washington State Department of Health approval of the plans and specifications is not required.
- E. Engineer will contact utility notification center for utility locates prior to the geotechnical borings being done and a private utility locator will also be used.
- F. City will provide current LiDAR data to reduce the amount of topographic field survey required.
- G. Access approvals and notification of private landowners will be obtained and done by the City.
- H. Drilling cuttings from the geotechnical boring work will be drummed and disposed of offsite by the drilling subcontractor.
- I. Geotechnical explorations do not include environmental assessments, and the site, subsurface soils and groundwater are assumed to be "clean" regarding contaminated and hazardous materials.
- J. Site-specific seismic design spectrum is not required, and a code-based seismic design spectrum will be used for design.
- K. Detailed dewatering calculations and estimated flow rates are not part of this proposal.
- L. City standard details will be utilized as applicable.
- M. Public involvement is not required for this project.
- N. The SEPA process will result in a Determination of Non-Significance.
- O. The NEPA process will result in a Categorical Exclusion and neither an Environmental Assessment or Environmental Impact Statement will be required.
- P. CDID#1 Ditch 8 is identified by Department of Natural Resources as a fish bearing stream but is not a waterbody subject to Shoreline Substantial Development permitting per the City's Shoreline Masterplan. The new watermain is anticipated to be constructed either under the ditch or on the south side of the ditch so neither a Washington Department of Fish and Wildlife HPA permit and a shorelines permit will be required.
- Q. No critical area permits are required.
- R. Design of temporary elements such as excavation shoring, and groundwater control will be specified to be performed by the construction contractor.

- S. Up to 4 new utility easements will be required for the new watermain alignment. Engineer has budgeted for drafting four (4) easement descriptions with exhibit maps and addressing one round of review comments in finalizing these documents. Addressing additional rounds of review comments, if requested, will be additional out-of-scope. Recording the easements with the County Auditor and associated recording fees are not included in the Engineer's budget estimate.
- T. No Record of Survey will be prepared or recorded with the Cowlitz County Auditor.
- U. No archaeological resources will be identified from the shovel testing.
- V. No built environment (historic structures or buildings – constructed prior to 1979) resources are present within the area of potential effect (APE), and no built environment survey will be required.

SCOPE OF WORK

The Engineer will complete the following tasks for the planning, design and permitting phases of this project.

TASK 1 - MEETINGS AND PROJECT ADMINISTRATION

Engineer shall provide project administration and attend meetings as follows:

General project administration.

- Adjust the scope, schedule and budget as necessary and update the scope, schedule and budget as the project proceeds.
- Prepare and submit a monthly invoice to Client for work performed and project expenses. A project status report describing the work completed during the invoice period. Any identified unforeseen project conditions or issues, work anticipated to be performed in the next month, and any information needed from the City, will be noted in the status report.
- Review pipe route alternatives and evaluation of the alternatives with City staff.

TASK 2 - PRELIMINARY TRENCHLESS EVALUATION - TECHNICAL FEASIBILITY

Recommendations for Geotechnical Investigation

The Engineer will subcontract with Staheli Trenchless Consultants to provide recommendations for a geotechnical investigation needed to facilitate the design of an HDD crossing of the steep slope and the recommended HDD design depth.

Site Visit

A site visit will be made by the Engineer during the feasibility process to review potential launch and exit sites, staging, and pipe laydown areas.

Technical Feasibility Assessment and Technical Memo

The feasibility of utilizing HDD construction for the new pipeline will be evaluated based upon the site geology, project constraints, and site restrictions. The assessment will evaluate two primary geometry concepts with bore entry and exit locations. A technical memo will be prepared that will include an assessment of construction and design risk indicating the risks associated with the bore and risk mitigation measure recommendations for implementation

during design and construction. The assessment will include recommended required working construction limits and design elements recommended to be considered during design.

Feasibility Calculations

The assessment will include preliminary, high-level calculations as required to provide proof of concept estimates, estimations of bore depth, and to inform the feasibility assessment.

Construction Cost and Schedule Estimate

The preliminary construction cost and schedule estimate will be developed for use in planning the general schedule and budget of the project construction.

TASK 3 – GEOTECHNICAL EVALUATION

Site Reconnaissance and Exploration Plan

The Engineer will subcontract with Shannon & Wilson to perform a site reconnaissance along the alignment to observe current conditions and evaluate access of the site for exploration equipment. Field exploration locations will be marked in the field at the time of the site reconnaissance. As part of the initial site reconnaissance task, a geotechnical exploration plan will be prepared which will discuss the specific exploration methods (drilling methods, sampling types, sampling intervals, etc.), exploration depths and locations that will be performed.

Boring Explorations

Due to the inability for drilling equipment to access the full project site, proposed explorations supporting design of the improvements include a combination of borings and geophysics. Two borings are proposed to characterize the slope and supplement existing explorations that were performed for the existing Mt. Solo Reservoir. The boring at the crest of the slope is proposed to be completed to a depth of approximately 115 feet to get to elevation 100 feet. The boring at the toe of the slope is proposed to be completed to a depth of approximately 30 feet. If shallow intact bedrock is encountered at the boring locations, the rock will be drilled or cored to the proposed exploration depth.

A 2-inch diameter monitoring well will be installed at the toe of the slope and a vibrating wire piezometer will be installed at the crest of the slope. These will be used to monitor and document fluctuation in the groundwater level. Depending on when the explorations are performed, we anticipate being able to take a wet season measurement and dry season measurement.

Drilling of the explorations is anticipated to be performed utilizing a track mounted drill rig using mud rotary drilling methods in soil or HQ3 wireline coring techniques in rock. Samples will be collected from the explorations using the Standard Penetration Test at 2.5-foot intervals.

Soil samples collected from the explorations will be reviewed and laboratory testing assigned on select samples. Laboratory testing is anticipated to consist of the following:

Proposed Laboratory Testing for Boring Explorations

Laboratory Test	ASTM	Quantity
Atterberg Limits	D4318	6
Unconfined Compression Test on Soil/Rock	D2166/D7012	6
Cerchar Abrasivity	D7625	4

To help confirm that the proposed directional drill path alignment is out of the zone of potential movement, installation of an inclinometer in the upper boring B-1 is recommended. One base line reading will be taken during the initial explorations and a subsequent reading at the time of the vibrating wire piezometer reading can also be taken and recorded.

Geophysics

To identify the contact between the overburden soils and the underlying intact Cowlitz Formation along the slope that cannot be accessed with a drill rig (anticipated to be approximately 550 feet in length along the proposed pipe alignment), the Engineer will perform seismic refraction geophysics using seismic refraction. Based on historic explorations, it is anticipated that this contact is at a depth of 50-feet or less.

Geotechnical Engineering Analysis

Geotechnical analyses and design recommendations will include the following:

- Summarized subsurface conditions and soil engineering properties and design parameters along the selected pipeline alignment;
- Code-based seismic design parameters based on current International Building Code (IBC) and ASCE 7-16;
- An evaluation of slope stability to support directional drill path selection;
- A slope stability evaluation that will include development of a 2D limit equilibrium analysis to identify critical failure planes and provide recommendation of setback distance from slope crest;
- Construction recommendations related to earthwork, temporary excavation, shoring, and conceptual dewatering considerations.

Geotechnical Report Preparation

A Geotechnical Data Report (GDR) and a Geotechnical Engineering Report (GER) will be prepared. The GDR will contain the geotechnical data collected from the field explorations and laboratory testing, discussions related to the geologic review, site reconnaissance, relevant historical explorations, and current subsurface explorations. The GER will contain the engineering analyses, design recommendations, and construction considerations. An electronic copy of the draft reports will be prepared and submitted for review and comments. The final reports will address Client review comments and be submitted to the Client in .pdf format. The GDR will be included in the construction contract documents for review and use by potential bidders and the construction contractor.

TASK 4 - SURVEYING

The Engineer will provide limited topographic field survey for the project. The extent of the topographic survey will be to establish the topography around the HDD launch pit at the bottom of the slope, the HDD receiving pit at the top of the slope and to locate property corners and monuments as needed to identify the property lines for preparing legal descriptions and exhibit maps for the new watermain easements. It is assumed the City will provide recent LiDAR topographic data for the area for Engineer's use to show topography beyond the limits of the limited field survey to be performed.

The Engineer will field mark utility locate limits, call for utility locates, going through the two-week Design Information Request (DIR) and then the Design Locate Request (DLR) process and then perform the limited topographic survey of the areas described above. Any additional

private locates requested for the topographic field survey will be deemed out-of-scope. The Engineer will prepare an existing conditions base map that will be used in preparing the design drawings. The City will provide traffic control as needed during the Engineer's field survey work.

Survey work will be performed based on NAVD88 vertical datum and NAD83/2011 horizontal datum (Washington Plane Coordinate System-South Zone). Survey work will be performed in U.S. Survey Feet.

TASK 5 - EASEMENT ACQUISITION

Work under this task includes:

- a) The project will require the valuation and acquisition of easements from up to four (4) parcels identified as WL2513038 – 161 Ridgecrest Drive, WL2513039 – 160 Ridgecrest Drive, WL2513040 – 154 Ridgecrest Drive and WL2513041 – 150 Ridgecrest Drive.
- b) The Engineer will subcontract with Cascade Right-of-Way Services, Inc. (easement acquisition subconsultant) to perform easement acquisition services for the above stated property interests using procedures specified herein.
- c) The easement acquisition subconsultant will contact property owners, advise them of the process, assemble negotiation packages, and schedule appointments. The easement acquisition subconsultant will prepare all necessary transfer documents using City forms and the Engineer will prepare and provide a legal description for each required easement. The easement acquisition subconsultant will manage the documents, obtain signatures, and submit them to the City for approval/closing.
- d) The easement acquisition subconsultant will provide the following:
 1. Valuation of Proposed Acquisition Area
 - a. Prepare a Project Data Book for the proposed easements along with an Administrative Offer Summary (AOS) for each proposed easement acquisition. No full summary narrative appraisals are anticipated.
 - b. Perform valuation functions to the limit of the authority set forth in the title reports, project maps, and determination of fair market value. Each valuation will be reported in accordance with the Code of Professional Ethics and subject to the requirements of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP).
 2. Negotiations
 - a. Assemble a negotiation package for each parcel, contact property owners to schedule an appointment to begin negotiations, and advise them of the process. Absentee owners will be contacted and negotiations conducted by telephone. The easement acquisition subconsultant will notify the Engineer and City of those owners with whom contact could not be made and request direction on how to proceed.
 - b. The easement acquisition subconsultant will assure that negotiations are performed only to the limit of authority delineated by the title reports, project

maps, determined fair market value, acquisition schedule, or written instructions issued by the City.

- c. The easement acquisition subconsultant will work such days and hours as may be necessary to meet with interested property owners that may not be available during regular working days or hours.
 - d. The easement acquisition subconsultant will provide a diary with all negotiation packages submitted to the City. The diary information will include, at a minimum, the time, place, amount of offer, to whom the offer was made, parties present, and owner response.
 - e. At the first negotiation meeting or phone conversation with each property owner or their agent, the easement acquisition subconsultant will explain the purpose and need for the project, identify what is needed from each owner's property for the project, attempt to receive a commitment from the owner to accept the City's offer, and make record of all information needed to prepare closing documents.
 - f. The easement acquisition subconsultant will assure that up to three negotiation contacts are made with each interested party (owner or owner's agent) in order to acquire valid title to the needed property rights as shown on the project map or as instructed in writing by the City. Any additional personal contact with the owner or their representative will be considered extra work.
 - g. Following a successful negotiation, all closing documents will be presented to the owner for signature. When all documents are signed, the easement acquisition subconsultant will deliver them to the City for review and signing and subsequent closing. Should any documents require revisions or if the terms are found unacceptable to the City, the City will make clear the appropriate revisions required for re-negotiations.
3. Preparation of Documents
- a. The easement acquisition subconsultant will prepare and provide First Offer Letters, Request for Taxpayer Identification Number and Certification documents (W-9), Real Property Vouchers, and Easements using City approved forms. Engineer will prepare a legal description and parcel exhibit for each easement. These will be provided in electronic format.

4. Valuation Services

a. Condemnation

If the easement acquisition subconsultant does not reach a successful agreement with the owner(s), the documents will be referred to the City. The City will then decide on the next step with any unsuccessful negotiations. The City may wish to proceed with condemnation. Condemnation proceedings are the responsibility of the City, unless the Engineer is authorized to assist in the condemnation process by an amendment to the Agreement. The preparation, negotiation and execution of Possession & Use Agreements are considered a part of the condemnation process.

Direct expenses associated with limited liability guarantees, title reports, title insurance, escrow fees, other closing costs and payments to property owners will be the responsibility of the City.

b. Relocation

It is assumed that no relocation will be required for this project. If relocations are found to be necessary and the City desire to have the Engineer assist in the relocation process, an appropriate Amendment to this Agreement will be executed.

5. Survey

- a. Engineer has budgeted to stake up to 2 of the proposed 4 easements with nails, lath or paint at intervals sufficient to provide inter-visibility. Staking of more than 2 of the proposed easements, if requested, will be additional out of scope work.

6. Closing and Title Encumbrances

- a. Engineer assumes the City will close the transactions in-house and will send payment to the easement grantors and record the acquired easement(s) with the Cowlitz County Auditor's office. Engineer also assumes the City will be accepting these easements subject to all liens and encumbrances noted on the preliminary title reports. If any partial releases are required, they will be considered additional work.

TASK 6 – PREPARE 60% DRAWINGS

Work under this task includes:

- a) Prepare 60% Design Drawings and an opinion of construction cost: Engineer will prepare drawings for the project in AutoCAD Civil3D 2022 format and will incorporate Engineer and City engineering standards as appropriate.

It is anticipated that the design drawings will consist of up to ten (10) sheets including one cover sheet, one index, abbreviations, legend, survey control and sheet index sheet, one existing conditions sheet, four (4) plan and profile sheets and three (3) detail sheets.

- b) Quality Control (QC) project review meetings with the City and Engineer review team are scheduled for one (1) time during preparation of the 60% drawings.
- c) Engineer will perform in-house QC review of the design documents near the 60% completion stage to ensure the documents are consistent in presentation of the design information.
- d) Engineering calculations will be prepared to evaluate the potential risk of hydrofracture, settlement, pipe pull loads and pipe stress.
- e) 60% drawings will be submitted to the City in .pdf format only for review and comment. City comments will be incorporated into the 90% documents as appropriate.

TASK 7 – PREPARE 90% DRAWINGS, CONTRACT DOCUMENTS, SPECIFICATIONS AND OPINION OF CONSTRUCTION COST

Work under this task includes:

- a) Prepare 90% Design Drawings, contract documents, specifications and opinion of construction cost: Engineer will continue to prepare drawings and prepare contract documents and specifications for the project, building on the 60% documents.
- b) Engineer will prepare the construction contract documents including technical specifications which will be prepared in conformity with City standards and the latest version of the WSDOT Standard Specifications and Special Provisions.
- c) Quality Control (QC) project review meetings with the City and Engineer review team are scheduled for one (1) time during preparation of the 90% drawings and specifications.
- d) Engineer will perform an in-house QC review of the design drawings near the 90% completion stage to ensure the documents are consistent in presentation of the design information.
- e) 90% drawings will be submitted to the City in .pdf format only for review and comment. City comments will be incorporated into the 100% documents as appropriate.

TASK 8 – PREPARE 100% DRAWINGS, CONTRACT DOCUMENTS, SPECIFICATIONS AND OPINION OF CONSTRUCTION COST

Work under this task includes:

- a) Prepare 100% Design Drawings and contract documents: Engineer will build on the 90% documents to complete the 100% drawings and specifications. The Engineer's opinion of construction cost will be reviewed, updated as appropriate and finalized.
- b) Engineer will perform an in-house QC review of the design drawings near the 100% completion stage to ensure the documents are consistent in presentation of the design information.
- c) The 100% design drawings and construction contract documents, ready for bid advertisement, will be provided in .pdf electronic format to the City for review and comment. The documents will be suitable both for electronic distribution to prospective bidders and for reproduction.
- d) Final trenchless calculations based upon the final design alignment for hydrofracture, pipe stress and installation loading and critical buckling will be provided as part of the final design.
- e) If requested by the City, the Engineer will provide an electronic copy of the 100% design drawings in AutoCAD Civil3D 2022 to the City for the City's use on other non-project related work if Engineer shall have the right to remove all indicia of its ownership and/or involvement with all electronic records provided to the City under this agreement. The City also acknowledges that it assumes all responsibility for its use of Engineer's material for any other projects.

TASK 9 - PERMITTING/FEMA COORDINATION

Engineer will assist the City in preparing and providing information to FEMA to obtain funding for the project as included in the budget. Utilization of federal funding will require NEPA compliance. At a minimum, a SEPA checklist will be required because the new watermain is larger than 12-inches in diameter. Engineer will coordinate with the City on the required documentation and will prepare NEPA documentation for submission to FEMA as appropriate.

TASK 10 - CULTURAL AND HISTORICAL RESOURCE EVALUATION

The Engineer will subcontract with Archaeological Investigations Northwest (cultural resource consultant) to conduct a cultural resource study in accordance with Section 106 of the National Historic Preservation Act, NEPA and SEPA requirements. The project area will consist of a launch pit and receiving pit at the bottom and top of the slope, both anticipated to be approximately 20 feet x 10 feet in plan area, and for approximately 200 linear feet of trench. The project area will be surveyed by a professionally qualified archaeologist and if high probability areas are identified up to five shovel tests may be excavated. Shovel tests will be 12 inches in diameter and will be excavated to a depth of 20 inches. Select shovel tests may be extended with a hand operated bucket auger to test for deeply buried archaeological sites. Excavated sediment will be screened through nested 6.4 and 3.2-millimeter (mm) mesh. Shovel tests will be backfilled with native material upon completion.

A cultural resource survey report will be prepared detailing results of the fieldwork. The report will summarize the environmental, ethnographic, and historic setting; discuss previous cultural resource studies of the area; and provide information on the fieldwork methods and results. If needed, archaeological resource forms will be appended to the report. A .pdf draft of the report will be provided to the Client for review. Review comments will be addressed in the final report which will be provided in .pdf format.

BID ADVERTISEMENT AND CONSTRUCTION PHASE ENGINEERING SERVICES

Bid advertisement and construction phase engineering services are anticipated to be incorporated into this Agreement by amendment near the completion of the design Phase Engineering services above.



Task No.	Task Description	Prin.	Engr VI	Engr V	Engr III	Design Tech II	PLS	2-Man Survey	Word Processor	Geotech Subconsult	Trenchless Subconsult	Cult Res Subconsult	ROW Subconsult	Total Budget
1	Project Administration Management	6	24	16	0	0	4	0	2	\$0	\$0	\$0	\$0	\$10,428
2	Preliminary Trenchless Evaluation	2	12	12	8	0	0	0	0	\$0	\$31,500	\$0	\$0	\$41,888
3	Geotechnical Evaluation	2	8	4	4	0	0	0	0	\$76,000	\$0	\$0	\$0	\$88,696
4	Surveying	0	4	2	4	0	24	40	0	\$0	\$0	\$0	\$0	\$14,016
5	Easement Acquisition	2	16	4	24	8	20	32	4	\$0	\$0	\$0	\$40,000	\$64,404
6	Prepare 60% Drawings	2	12	24	32	24	0	0	0	\$0	\$17,000	\$0	\$0	\$34,744
7	Prepare 90% Drawings, Contract Documents & Specifications	2	12	24	32	16	0	0	6	\$0	\$12,000	\$0	\$0	\$28,704
8	Prepare 100% Drawings, Contract Documents & Specifications	2	12	20	32	16	0	0	6	\$0	\$11,000	\$0	\$0	\$26,800
9	Permitting/FEMA Coordination	1	16	20	40	8	0	0	2	\$0	\$0	\$0	\$0	\$15,012
10	Cultural and Historical Resource Evaluation	1	4	6	8	0	0	0	0	\$0	\$0	\$11,500	\$0	\$16,412
	Subtotal	20	120	132	184	72	48	72	20	\$76,000	\$71,500	\$11,500	\$40,000	\$341,104
	Mileage													\$100
	Survey Equipment													\$2,645
	Miscellaneous Project Expenses													\$1,151
	Total Budget Estimate													\$345,000



City of Longview

Agenda Summary

CONTRACT WITH THE HUMANE SOCIETY OF COWLITZ COUNTY FOR ANIMAL LICENSING AND SHELTER SERVICES

RECOMMENDED ACTION:

MOTION TO ENTER INTO THE CONTRACT WITH THE HUMANE SOCIETY OF COWLITZ COUNTY

DATE: December 20, 2023

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Enhance public safety & emergency response

Preserve and enhance neighborhoods

Address quality of place issues

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

City of Longview has contracted with the Humane Society of Cowlitz County for many years for animal control, licensing and shelter services. City of Longview was informed by the Humane Society they will no longer be providing animal control services. Effective January 1, 2024 the City of Longview will need a new contract for animal licensing and shelter services.

Recommended course of action is entering to a contract with Humane Society of Cowlitz County for animal licensing and shelter services.

RECOMMENDED ACTION:

Motion to enter into a contract with the Humane Society of Cowlitz County for animal licensing and shelter services

STAFF CONTACT:

[enter here]Police Chief Robert Huhta

Attachments:

1. 2024 HSCC Contract for Shelter Services FINAL

CONTRACT FOR ANIMAL SHELTER SERVICES

**Between
CITY OF LONGVIEW**

AND

HUMANE SOCIETY OF COWLITZ COUNTY

This is a Contract between the City of Longview, ("City") a municipal corporation, and the Humane Society of Cowlitz County SPCA ("Society"); providing for the Society to operate an animal shelter for the City and to receive and care for animals impounded pursuant to Chapter 16.52 RCW, and LMC 6.06 and to provide animal licensing pursuant to LMC 6.06 for certain agreed upon consideration. "Designated Animal Control Agent" shall mean "Animal Control Officer" as defined in LMC 6.06.010(6) and any designated agent the City may choose during the term of this Contract.

It is hereby AGREED by the parties as follows:

A. PURPOSE

The purpose of this Contract is to define the scope of services contracted between the City and Society; set forth the compensation paid by the City for such services and provide for other requirements of the parties to this Contract.

B. DEFINITIONS

1. Impound fee – the fee paid by the City to the Society for intake, shelter, and care of animals from the Designated Animal Control Agent pursuant to Section H.1. (a)-(e).
2. License fee – the fee adopted by City for the licensing of animals within the City.
3. Redemption fee – the fee adopted by the City and collected from an animal's owner to redeem the animal.

C. TERM OF AGREEMENT

This Contract will be effective on January 1, 2024, and expires on December 31, 2024. The City reserves the right to extend the Contract for one (1) additional two (2) year term by mutual agreement between the Society and City.

D. SERVICES

1. FACILITY REQUIREMENTS

- a. The Society shall provide an animal shelter in full compliance with the laws governing animal shelter facilities in the State of Washington, including any regulations promulgated by the Washington Department of Health. Said shelter shall be designed to accommodate receiving, housing and/or distributing animals seized within the jurisdiction of the City.
- b. The shelter shall have an adequate number of dog kennels and cat cages to accommodate stray animals brought to the shelter by the Designated Animal Control Agent and shall include isolation facilities for quarantined animals, veterinary care facilities and refrigeration and/or freezer space for deceased animal storage.

2. SHELTER OPERATIONS

- a. The Society will maintain and follow a clear set of protocols regarding shelter admission and intake procedures, care and welfare of animals, employee conduct and shelter and adoption operations.
- b. The Society shall comply with the standards set forth in the “Guidelines for Standards of Care in Animal Shelters” published by the Association of Shelter Veterinarians.
- c. Society must employ or contract with a Washington State licensed veterinarian for at least five (5) days a week during regular business hours for the purpose of providing emergency medical care to stray animals in distress.
- d. A licensed veterinarian shall monitor the veterinary care and other aspects of shelter operations affecting the health of the animal population of the shelter.
- e. Animals will be treated with care and respect, provided a clean, comfortable, safe and healthy environment with adequate housing, exercise, water and food.
- f. The Society will establish and maintain convenient public hours of access including weekend hours.

3. ANIMAL INTAKE

- a. Society shall accept animals on behalf of the City that are brought in by the Designated Animal Control Agent which are found within the Longview City Limits to include: dogs, cats, domestic birds, domestic rabbits and small mammals, fowl, goats, pot-bellied pigs and small reptiles.
- b. Stray animals brought to the shelter by members of the public, from within the Longview City Limits, will be referred to the Designated Animal Control Agent of the City.
- c. The shelter is not required to accept venomous or dangerous reptiles and most exotic animals, except by specific agreement. In addition, horses, cows, alpacas, or large numbers of animals (hoarding cases) will require advanced notification and agreement prior to acceptance.
- d. Injured wildlife (wild birds, raccoons, opossum, squirrels, etc.) will be accepted at the shelter for euthanasia purposes only. Society reserves the right to turn away or to refer to other agencies, healthy wildlife, brought to the shelter for nuisance removal purposes.
- e. Society shall provide a procedure whereby animals may be delivered to the shelter by the City’s Designated Animal Control Agent 24 hours per day, 7 days per week.
- f. Upon intake, animals will be vaccinated for common illness, treated for fleas and worms, and groomed as necessary for the animal’s health and comfort.

g. Suitable quarantine and isolation areas will be available to house animals that are dangerous or potentially carrying highly infectious disease that may threaten the health and safety of other animals or humans.

h. Animals will be held prior to eligibility for adoption, transfer to another animal welfare agency or placement with a rescue group. Minimum holding requirements are as follows:

i. Stray animals that are unlicensed or for which the owner is unknown shall be held for 72 hours, commencing from apprehension, before being eligible for adoption, transfer or euthanasia;

ii. If a stray animal's owner is known, licensed or registered, the owner must be notified within a reasonable time per the Society's approved protocol (Exhibit A), and the animal must be held for 120 hours after notification before being eligible for adoption, transfer, or euthanasia. If reasonable attempts have been made by the appropriate authority to notify the owner, without success, the animal shall be held for at least 120 hours from the time of apprehension before being eligible for adoption, transfer or euthanasia;

iii. Animals classified as dangerous, potentially dangerous or under legal hold or quarantines may be subject to additional holding requirements. The Designated Animal Control Agent is responsible for fulfilling the requirements of a dangerous or potentially dangerous animal declaration. In these cases, the Society's responsibility is limited to holding animals at the request of the City, for the time period specified.

iv. Wildlife is exempt from minimum holding requirements. Cats deemed to act in a feral manner after a reasonable observation period may be destroyed or returned to its original location as part of Society's Community Cat Program (*i.e.*, the trapping/neutering/returning of unowned cats), prior to the expiration of the required holding period.

v. All impound periods shall continue to run during those hours when the shelter is not open for business.

i. Underage kittens, puppies and other young animals may be placed in a foster setting.

j. All animals shall have an impound record, indicating the identification tag number, if any, species, breed, and description of animal by coloring, time and date of impound, name of agent taking in the animal and area where the animal was found.

k. Should an animal be suffering from serious injury or disease that would endanger other sheltered animals or cause the animal to endure unnecessary pain and suffering if left untreated, as determined by the Society, under the guidance of a licensed veterinarian, the animal may be euthanized prior to the expiration of the required hold period and documented on the animal control record.

l. Any animal impounded may be redeemed within the stray holding period, upon evidence of rightful ownership or custody and payment of redemption fees consistent with LMC 6.06.

m. Animals may be denied redemption if placed on investigative hold by the Designated Animal Control Agent or the Health Department. Redemption may be denied to an owner who has cruelly treated an animal. In these cases, the Society shall act as directed by the Designated Animal Control Agent.

n. The Society will provide disposal (cremation) services for animals deceased upon arrival or during the time of sheltering.

4. DISPOSITION OF UNCLAIMED ANIMALS

a. Society shall make all reasonable attempts to reunite animals with owners before disposition.

b. No live animals shall be used, sold or donated for experimental purposes.

c. After minimum hold times have expired, the Society shall assume full rights and responsibility for the final disposition of the animal. This may include adoption, transfer to an approved adoption or rescue agency or humane euthanasia.

5. EUTHANASIA

a. Society must arrange and/or provide for the humane euthanasia and disposal of animals that cannot be placed.

b. Society will maintain a clear protocol for the use of euthanasia.

c. Euthanasia, using the most modern and humane method available, is to be carried out by certified euthanasia technicians under the provisions established by Washington State law.

d. Society must maintain a current Washington Board of Pharmacy license to purchase and dispense appropriate drugs and must comply with all Federal and State regulations concerning the handling of controlled substances for the purpose of animal euthanasia.

6. ADOPTION, PLACEMENT OR TRANSFER OF ANIMALS

a. Every reasonable effort shall be made to return the animal to its owner prior to release of the animal through adoption or transfer to another animal welfare agency.

b. Cats, dogs, rabbits are to be spayed or neutered and microchipped as a condition of adoption, subject to the animal shelter's discretion.

c. Dogs and cats adopted to residents of the City are to be licensed prior to release.

7. ADMINISTRATION

a. The Society agrees to issue animal license and registration tags and administer the City's animal license program pursuant to Longview Municipal Code Chapter 6.06. The

City will provide 30 days' notice to the Society of any changes to the adopted redemption fee rates or animal licensing fee rates.

b. Upon redemption of any stray animal, the Society shall collect any and all fees that are required under LMC Chapter 6.06, as currently enacted or hereafter amended. Collection of fees shall be duly noted on the animal custody report.

c. Redemption fees shall be posted at the shelter and on the Society's website. The Society shall be responsible for collecting all redemption and licensing fees due upon redemption of a stray animal, in accordance with City regulations, and shall issue a receipt for each payment.

d. The Society shall transmit the total amount of collected redemption fees to the City, along with an aggregated report of fees collected.

e. The Society will cooperate with City officials, the Designated Animal Control Agent, and/or Cowlitz County Public Health on actions pertaining to animals and quarantine; assist the City in obtaining and presenting evidence in the civil or criminal prosecution of all violations of any ordinance, code, regulation or law pertaining to animal control, including licensing and registration. If Society representatives need to testify in court, the Society may request an additional fee for this service, to be determined in advance.

E. INSURANCE

1. The Society shall maintain in full force and effect during the term of this Contract, and until final acceptance of the work, public liability and property damage insurance with companies or through sources approved by the state insurance commissioner pursuant to RCW Title 48, as now or hereafter amended. The City, its appointed and elected officials, agents and employees, shall be specifically named as additional insureds in a policy or with a separate carrier approved pursuant to RCW Title 48, as now or hereafter amended, and the following coverages shall be provided:

■ COMPREHENSIVE GENERAL LIABILITY:		
Bodily injury, including death.	\$1,000,000	Per occurrence
Property Damage	\$1,000,000	Per occurrence
	\$2,000,000	Aggregate
■ ERRORS AND OMISSIONS or PROFESSIONAL LIABILITY with an Extended Reporting Period Endorsement (two-year tail).		
	\$1,000,000	Per occurrence
	\$2,000,000	Aggregate
■ WORKERS COMPENSATION		Statutory amount
		Waiver of Title 51 Rights
■ AUTOMOBILE: coverage on owned, non-owned, rented and hired vehicles		
Bodily injury, liability, including death and property damage liability	\$1,000,000	Combined Single Limit

All Society's and Society's subcontractors' insurance policies and additional named insured endorsements shall provide insurance coverage and be non-contributory. Any insurance, self-insured retention, deductible, risk retention or insurance pooling maintained or participated in by the City shall be excess and not contributory to such insurance policies. All Society's and Society's subcontractors' liability insurance policies must be endorsed to show this primary coverage.

Upon request, the Society shall provide a full and complete and certified copy of all requested insurance policies to the City. The City reserves the right, but not the obligation, to revise any insurance requirement, not limited to limits, coverages, and endorsements, or to reject any insurance policies which fail to meet the requirements of this Contract. Additionally, the City reserves the right, but not the obligation, to review and reject any proposed insurer providing coverage based upon the insurer's financial condition or licensing status in Washington. Any deductibles and/or self-insured retentions exceeding \$10,000 or any stop-loss provisions, the City shall have the right to request and review the Society's most recent annual financial reports and audited financial statements as a condition of approval.

Society hereby agrees to waive subrogation with respect to each insurance policy maintained under this Contract. When required by an insurer, or if a policy condition does not permit Society to enter into a pre-loss agreement to waive subrogation without an endorsement, then Society agrees to notify the insurer and obtain such endorsement. This requirement shall not apply to any policy which includes a condition expressly prohibiting waiver of subrogation by the insured or which voids coverage should the Society enter into such a waiver of subrogation on a pre-loss basis.

The City, its departments, elected and appointed officials, employees, agents, and volunteers shall be named as additional insureds on Society's and Society's subcontractor's insurance policies by way of endorsement of the full available limits of insurance maintained by the Society and subcontractor, and all coverage shall be primary and non-contributory. A state or notion of additional insured status on a Certificate of Insurance shall not satisfy these requirements.

The Society for each required insurance policy, provide a Certificate of Insurance, with endorsements attached, evidencing all required coverages, limits, deductibles, self-insured retentions, and endorsements and which is conditioned upon the City receiving thirty (30) days prior written notice of reduction in coverages, cancellation or non-renewal. Each Certificate of Insurance and all insurance notices shall be provided to the [[City/County]] Contract Manager identified herein. This Contract shall be *void ab initio* if the proof of coverage is not timely supplied.

The insurance maintained under the Contract shall not in any manner limit or qualify the liabilities or obligations of the Society under this Contract. All insurance policy deductibles and self-insurance retentions for policies maintained under this Contract shall be paid by the Society.

Compensation and/or payments due to the Society under this Contract are expressly conditioned upon the Society's strict compliance with all insurance requirements. Payment to the Society shall be suspended in the event of non-compliance. Upon receipt of evidence of

Society's compliance, payments not otherwise subject to withholding or set-off will be released to the Society. This Contract shall be *void ab initio* if the proof of coverage is not timely supplied.

If the Errors and Omissions or Professional Liability insurance obtained is an occurrence policy as opposed to a claims-made policy, the Extended Reporting Period of Endorsement is not required.

F. HOLD HARMLESS/INDEMNIFICATION

The Society does release, indemnify and promise to defend and save harmless the City its elected officials, officers, employees and agents from and against any all liability, loss, damages, expense, action, and claims, including costs and reasonable attorney's fees incurred by the City, its elected officials, officers, employees and agents in defense thereof, asserting or arising directly or indirectly on account of or out of the performance of service pursuant to this Contract. In making such assurances, the Society specifically agrees to indemnify and hold harmless the City from any and all bodily injury claims brought by employees of the Society, and expressly waives its immunity under the Industrial Insurance Act as to those claims which are brought against the City. Provided, however, this paragraph does not purport to indemnify the City against the liability for damages arising out of bodily injuries to person or damages caused by or resulting from the sole negligence of the City its elected officials, officers, employees and agents.

G. ACCOUNTABILITY

1. By the 10th of each month following services, the Society shall submit to the Designated Animal Control Agent aggregate reports reflecting the number of animals handled for the City, and their dispositions. The Designated Animal Control Agent shall provide the format for these reports or the forms themselves.

2. This Contract is subject to review by any federal or state auditor. The City shall have the right to review and monitor the financial and service components of this Contract by whatever means are deemed expedient by the City Contract Manager. Such review may occur with a minimum 24 hour notice, and may include, but is not limited to, on-site inspection by City agents or employees, inspection of all records or other materials which the City deems pertinent to the Contract and its performance, and any and all communications with or evaluations by service recipients under this Contract. The Society shall preserve and maintain all financial records and records relating to the performance of work under this Contract for six (6) years after Contract termination, and shall make them available for such review, within Cowlitz County, State of Washington, upon request, during reasonable business hours.

3. All writings, programs, data, art work, music, maps, charts, tables, illustrations, records or other written, graphic, analog or digital materials prepared by the Society and/or its consultants or subcontractors, in connection with the performance of this Contract shall be the sole and absolute property of the City and constitute "work made for hire" as that phrase is used in federal and/or state intellectual property laws and Society and/or its agents shall have no ownership or use rights in the work. Except as to data or information in the public domain or previously known to Society or required to be disclosed by law, subpoena or other process, the following shall apply:

- (a) Correspondence, emails, reports, and other electronic or written work product will be generated between Society and City during the course of this Contract. This Contract and such work product in the possession of Society may be deemed public records subject to disclosure under the Washington State Public Records Act, Chapter 42.56 RCW (Public Records Act). Thus, the City shall be required, upon request, to disclose this Contract and all documents related to it unless an exemption under the Public Records Act or other laws applies. Society shall fully cooperate with and assist the City with respect to any request for public records received by the City related to the services performed under this Contract.
- (b) Should the City receive a request for disclosure, the City agrees to provide Society ten (10) days written notice of impending release, and to cooperate with any legal action which may be initiated by Society to enjoin or otherwise prevent such release. Provided that all expense of any such litigation shall be borne by Society, including any damages, attorney's fees or costs awarded by reason of having opposed disclosure, and further provided that City shall not be liable for any release where notice was provided and Society took no action to oppose the release of information. Notice of any proposed release of information pursuant to Chapter 42.56 RCW shall be provided to Society according to the "Notice" provision herein. If Society has not obtained an injunction and served the City with that injunction by the close of business on the tenth business day after the City sent notice, the City will then disclose the record unless it makes an independent determination that the record is exempt from disclosure. Notwithstanding the above, Society must not take any action that would affect (a) the City's ability to use goods and services provided under this Contract or (b) Society's obligations under this Contract. Society will fully cooperate with the City in identifying and assembling records in case of any public disclosure request.
- (c) Society's failure to timely provide such records upon demand shall be deemed a material breach of this Contract. To the extent that the City incurs any monetary penalties, attorneys' fees, and/or any other expenses as a result of such breach, Society shall fully indemnify and hold harmless City as set forth in **Section F** above. For purposes of this section, the terms "public records" and "agency" shall have the same meaning as defined by Chapter 42.56 RCW, as said chapter has been construed by Washington courts. The provisions of this section shall survive the expiration or termination of this Contract.

4. The Society shall maintain its ability to be properly licensed to operate as a business during the life of this Contract and provide to the City a copy of its bylaws, articles of incorporation, applicable business licenses and nonprofit tax-exempt designation. The Society shall inform the City within thirty (30) days of any changes in any of the above.

H. CONSIDERATION

1. For the services provided to the City per this Contract, the City agrees to pay the Society an impound fee in the following amounts for animals taken into custody from the Designated Animal Control Agent:

a) \$300 per animal; and

b) A rate of \$85 per animal for feral/community cats, altered and released as part of Society's Community Cat Program in lieu of impound; and

c) \$100 per litter for puppies or kittens; and

c) \$85 per animal for small animals (Rabbits, Birds, etc.); and

d) \$45 per wild animal (wild birds, raccoons, opossum, squirrels, etc.) which are accepted for euthanasia purposes only; and

e) \$35 for any dead stray animal brought to the Society for disposal.

2. The Society agrees and warrants that during the Term of this Agreement or any extensions thereto, the impound fees set forth in Paragraph H.1. for the services provided herein are at least as favorable as impound fees that the Society provides to any of its other customers. If the Society provides more favorable impound fees than are contained in this this Contract to another institutional or government customer for substantially the same services, the Society shall notify the City in writing and automatically adjust the rates and charges to match the lower impound fee rates.

3. The Society shall prepare and deliver an invoice for services provided to the City in the prior month by the tenth (10th) of each month. The City shall pay the invoices within 45 days of receipt. If payment is not received within 45 days, unpaid balances will be assessed a late fee of 1.5% per month. Shelter care rates and animal disposal fees will be reviewed and may be revised with each contract extension upon written agreement of both Parties.

4. The per-animal impound fee specified in Paragraph H(1) covers intake processing and sheltering services for the mandated stray hold period (3-5 days), with a grace period up to a total of ten days. If the Society holds an animal beyond ten days at the request of the City or the Designated Animal Control Agent (due to litigation or other legal reason to hold the animal without redemption or adoption), the City shall be responsible for the costs of holding such animal and agrees to pay the Society additional compensation of \$65 per animal per diem sheltering fee for each day beyond the initial 10-day period. If additional medical care is required while an animal is on hold for an extended period, the City will reimburse the Society for reasonable and customary costs incurred; provided, however, that in the event that such medical care expenses are expected to exceed \$1000, the Society shall notify the Designated Animal Control Agent to confirm prior to proceeding to give the City the opportunity to take action to avoid those costs if possible. Once a hold has been lifted by the City or the Designated Animal Control Agent, the Society shall assume all costs related to the care and disposition of the animal.

5. If, at the request of the City or designee, the Society shelters an unforeseen type (such as wildlife, livestock, or exotic) of animal(s) pursuant to section C.3(a-d) of this Contract, additional

compensation may be negotiated based on the actual incurred costs. The City shall be responsible for paying any additional compensation as agreed to in writing by the parties.

I. TERMINATION

1. The following provisions apply regarding termination.

- a. Termination Due to Insufficient Funds. If insufficient funds for payment under this Contract are not appropriated or allocated or are withdrawn, reduced, or otherwise limited, the City may terminate this contract upon thirty (30) days written notice to the Society. No penalty or expense shall accrue to the City in the event this provision applies.
- b. Termination for Convenience. Either party may terminate this contract for convenience upon giving the other party at least six (6) months advance written notice. In that event, the Society will be entitled to payment only for those expenses and costs reasonably incurred prior to the effective date of termination.
- c. Termination for Default. If either party defaults in its performance under this Contract, the nondefaulting party may give the defaulting party written notice that it has 30 days in which to cure the default. If the default is not cured within 30 days of notice, the nondefaulting party may terminate this Contract. In the event of such a termination, the nondefaulting party shall have all rights and remedies available to it under the law.

However, if a notice of termination for default has been issued and it is later determined for any reason that the Society was not in default, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to the Termination for Public Convenience paragraph hereof.

J. TERMINATION PROCEDURE

1. The following provisions apply in the event that this Contract is terminated:

- a. Society shall cease to perform hereunder as the effective date of termination and shall comply with all reasonable instructions contained in the notice of termination, if any.
- b. Society shall provide the City with an accounting of authorized services provided through the effective date of termination.

K. GENERAL PROVISIONS

1. INDEPENDENT CAPACITY

The Parties intend that an independent contractor relationship between the Society and the City will be created by this Contract. No agent, employee, or representative of the Society shall be

deemed to be an employee, agent, or representative of the City for any purpose, and the employees of the Society are not entitled to any of the benefits the City provides for City employees. The Society will be solely responsible for its acts and for the acts of its agents, employees, servants, subcontractors, or otherwise during the performance of this Contract. The Society is responsible for all taxes applicable to this Contract.

2. GOVERNING LAWS AND DISPUTES

This Contract shall be governed by the laws of the State of Washington. Before instituting any legal action hereunder, the Parties, through the Contract Managers shall meet with each other in an attempt in good faith to resolve the disagreement. Venue for any action hereunder shall be in the Superior Court of Cowlitz County, Washington.

3. NO THIRD-PARTY BENEFICIARY

No third-party beneficiary is intended to be created under the terms of this Contract.

4. AMENDMENT

Any Amendment to this Contract shall be in writing and approved by the City or designee on the part of the City and by the Humane Society of Cowlitz County's Executive Director or designee on the part of the Society.

5. WAIVER

The failure by one party to require performance of any provision shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Contract constitute a waiver of any subsequent breach or default or waiver of the provision itself.

6. NOTICES

Any notice or communication permitted or required by this Contract shall be deemed effective when personally delivered or deposited, postage prepaid, by first-class regular mail, addressed to the following Contract Managers:

For the City:

City Manager
P.O. Box 128
Longview, WA 98632

For the Society:

Executive Director Darren Ullmann
P.O. Box 172
Longview, WA 98632

7. SEVERABILITY

If any provision of this Contract is held by a court of competent jurisdiction to be invalid, such invalidity shall not affect the validity of the remaining provisions that can be given effect without the invalid provision, provided that the underlying intent of the Parties can still be given effect.

8. ENTIRE AGREEMENT

The Parties acknowledge that this Contract is the complete expression of their agreement regarding the subject matter of this Contract. Any oral or written representations or understandings not incorporated into this Contract are specifically excluded.

DATED this 20th day of December, 2023.

CITY OF LONGVIEW

HUMANE SOCIETY of COWLITZ COUNTY

Kristina Swanson
City Manager, City of Longview

Darren Ullmann
Executive Director

Approved as to form:

Dana Gigler
Longview City Attorney

Attest:

City Clerk



City of Longview

Agenda Summary

RESOLUTION NO. 2473 - ANIMAL CONTROL RATES

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2473

DATE: December 20, 2023

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Enhance public safety & emergency response

Preserve and enhance neighborhoods

Address quality of place issues

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

City of Longview has contracted with the Humane Society of Cowlitz County for many years for animal control services. City of Longview was informed by the Humane Society they will no longer be providing animal control services. Effective January 1, 2024 City of Longview will need an alternative option for animal control services.

November 28, 2023 the Longview City Council adopted Ordinance No. 3504 amending the Longview Municipal Code Chapter 6.06.

Now a resolution should be adopted to create the fees for redemption of dogs and dog licensing in the City of Longview.

RECOMMENDED ACTION:

Motion to adopt Resolution No. 2473

STAFF CONTACT:

Police Chief Robert Huhta

Attachments:

1. Resolution 2473-Animal Redemption Fees and Dog Licensing

RESOLUTION NO. 2473

A Resolution establishing fees to redeem an impounded dog from the Humane Society of Cowlitz County and dog licensing.

BE IT RESOLVED by the City Council of the City of Longview that the following fee is hereby established for any owner or keeper of any dog to redeem the animal from the Humane Society of Cowlitz County in accordance with Longview Municipal Code 6.06.200 and Dog Licensing fees in accordance with LMC 6.06.120:

Section 1. Redemption Fee

The owner or keeper of any dog impounded may redeem the animal within 72 hours by paying to the Humane Society of Cowlitz County a fee of \$100 per day with a maximum amount of \$300.

Section 2. Dog Licensing Fees

The below table provides the dog licensing fee amounts:

Type of License-Annual	Cost
Unaltered dog	\$35.00
Altered dog	\$15.00
Late fee	\$15.00
Lost tag	\$3.00
After July 1 st -Fees reduced 50% With the exception of lost tag. Late fee is N/A.	

Section 3. Effective Date

This Resolution shall become effective January 1, 2024.

Passed by the City Council of the City of Longview, Washington, and
approved by its Mayor this _____ day of _____, 2023.

M A Y O R

ATTEST:

City Clerk



City of Longview

Agenda Summary

SET PUBLIC HEARING FOR CLONEY PARK CARES ACT FUNDING ALLOCATION

RECOMMENDED ACTION:

SET A PUBLIC HEARING ON JANUARY 11TH TO DISCUSS THE ALLOCATION OF CARES ACT FUNDING FOR REMODELING OF CLONEY PARK.

COUNCIL INITIATIVE ADDRESSED:

Preserve and enhance neighborhoods

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Community and Economic Development and Parks and Recreation would like to set a public hearing for January 11th to propose the allocation of \$240,000 of CARES Act funding to the remodel of Cloney Park.

FINANCIAL SUMMARY:

\$240,000 of CARES Act funding

STAFF CONTACT:

Kenny Robinson, Program Coordination Specialist

Attachments:

1. Public Hearing Notice Parks request Cares Act funding for Cloney Park hearing Jan 11

City of Longview
NOTICE OF PUBLIC HEARING
REQUEST FOR CARES ACT FUNDING FOR REMODEL OF CLONEY PARK

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Longview City Council, in the City Hall Council Chambers, 1525 Broadway St, Longview, at its regular meeting starting at 6:00 p.m., January 11, 2024, to hear public comments on Parks and Recreation request for allocation of \$240,000 of CARES Act funding for the remodel of Cloney Park.

This is a hybrid meeting and will be streamed on Zoom. Any taxpayer may appear and be heard for or against the subject.

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

Zoom link: <https://us02web.zoom.us/j/82394132374>

Or Telephone: 1-253-215-8782 or 1-669-900-6833 or 1-346-248-7799 or 1-408-638-0968 or 1-646-876-9923 or 1-301-715-8592 or -1-312-626-6799

Webinar ID: 823 9413 2374

DATED at Longview, Washington, this 20th day of December, 2023.

THE CITY OF LONGVIEW
Tiffany Ostreim, City Clerk

Published: December 28, 2023