

Agenda**City Council**

*Mayor Erik Halvorson
Mayor Pro Tem Keith Young
Council Member Chris Bryant
Council Member Mike Claxton
Council Member Ruth Kendall
Council Member Kalei LaFave
Council Member Wayne Nichols*

Thursday, September 10, 2026**6:00 PM****2nd Floor, City Hall**

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 at least 48 hours in advance if you require special accommodations to attend the meeting.

If you are participating virtually, you may submit written comments to the City Clerk's Office with the subject line "Public Comment for Disbursement to City Council."

Virtual attendees may comment verbally during public hearings only and is only permitted for registered attendees. To participate, please contact the Clerk's Office in advance. Use the "raise hand" feature during the hearing, and the Clerk will unmute participants in the order received. If calling in by phone, dial star - 9 to raise your hand.

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

Telephone options (dial any of the following numbers):

1-253-215-8782 or 1-346-248-7799 or 1-408-638-0968 or 1-669-900-6833

Webinar ID: 823 9413 2374

1. **CALL TO ORDER**
2. **INVOCATION*/FLAG SALUTE**
26-00772 JOSH WENZKE, NORTHLAKE CHURCH
3. **ROLL CALL**
4. **CHANGES /REVISIONS TO THE AGENDA**
5. **AWARDS**
6. **CONSTITUENTS' COMMENTS - NON-AGENDA ITEMS (Thirty Minutes)**
7. **PRESENTATIONS**
8. **PUBLIC HEARINGS**
9. **CONSTITUENTS' COMMENTS - AGENDA ITEMS (Thirty Minutes)**

10. BOARD & COMMISSION RECOMMENDATIONS**11. ORDINANCES & RESOLUTIONS****12. CONSENT CALENDAR**

- 26-00695 APPROVAL OF AUGUST 25, 2026 REGULAR MEETING MINUTES AND SEPTEMBER 3, 2026 SPECIAL MEETING/WORKSHOP MINUTES
- 26-00696 APPROVAL OF CLAIMS
- 26-00803 SET PUBLIC HEARING FOR TRANSPORTATION BENEFIT DISTRICT FUNDING OPTION

RECOMMENDED ACTION:

SET PUBLIC HEARING ON OCTOBER 8, 2026 TO CONSIDER TRANSPORTATION BENEFIT DISTRICT FUNDING OPTION

13. MAYOR'S REPORT**14. COUNCILMEMBERS' REPORTS****15. CITY MANAGER'S REPORT**

- 26-00728 QUOTE REVIEW – MINT VALLEY ROOF EVALUATION BY WEATHERHOLT AND ASSOCIATES, INC.

RECOMMENDED ACTION:

AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH WEATHERHOLT AND ASSOCIATES, INC FOR ROOF EVALUATION AND DESIGN SERVICES

- 26-00804 LEGISLATIVE PRIORITIES AND FUNDING REQUESTS

RECOMMENDED ACTION:

SEEKING DIRECTION ON PROJECT AND POLICY PRIORITIES

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

*** Any invocation that may be offered at the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.**

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, SEPTEMBER 24, 2026 – 6:00 P.M.

THURSDAY, OCTOBER 8, 2026 – 6:00 P.M.

NEXT SPECIAL COUNCIL WORKSHOP:

THURSDAY, SEPTEMBER 17, 2026 – 6:00 P.M. – BUDGET, TRAINING ROOM

Agenda Summary

APPROVAL OF AUGUST 25, 2026 REGULAR MEETING MINUTES AND SEPTEMBER 3, 2026 SPECIAL MEETING/WORKSHOP MINUTES

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

SECOND HALF AUGUST 2026 ACCOUNTS PAYABLE: \$

SECOND HALF AUGUST 2026 PAYROLL:

\$, checks
\$, direct deposits
\$, wire transfers
\$ Total

STAFF CONTACT:

Lindy Kennedy, Accountant
Sara Rios, Payroll Specialist

Attachments:

1. August 25, 2026 Regular Meeting Minutes
2. September 3, 2026 Special Meeting Minutes

Minutes**City Council**

*Mayor Erik Halvorson
Mayor Pro Tem Keith Young
Council Member Chris Bryant
Council Member Mike Claxton
Council Member Ruth Kendall
Council Member Kalei LaFave
Council Member Wayne Nichols*

Tuesday, August 25, 2026**6:00 PM****2nd Floor, City Hall**

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Webinar ID: 823 9413 2374

1. **CALL TO ORDER**

Mayor Halvorson called the meeting to order at 6:00 p.m.

2. **INVOCATION*/FLAG SALUTE**

26-00466 LARRY RUSSELL, KELSO LONGVIEW MINISTERIAL ASSOCIATION

After the invocation provided by Larry Russell of Kelso Longview Ministerial Association, the flag salute was recited.

3. **ROLL CALL**

Present: Mayor Halvorson, Mayor Pro Tem Young, Councilmember Bryant, Councilmember Claxton, Councilmember Kendall, Councilmember LaFave, Councilmember Nichols

Staff Present: City Manager Jennifer Wills, Interim City Attorney Charlotte Archer (on-line), Public Works Director/Assistant City Manager Chris Collins, Community & Economic Development Director Nick Little, Parks & Recreation Director Justin Brown, Police Chief Robert Huhta, Fire Chief Brad Hannig, Public

Information Officer Angela Abel, Finance Director Aaron Hill, Senior Assistant City Attorney James Goodman, City Clerk Tiffany Ostreim

4. **CHANGES /REVISIONS TO THE AGENDA**

Mayor Halvorson requested to strike the presentation by the Cowlitz County Public Facilities District. Council concurred.

5. **AWARDS**

6. **CONSTITUENTS' COMMENTS - NON-AGENDA ITEMS (Thirty Minutes)**

Tom Samuels provided public comment.
Shannon McLain provided public comment and a handout.
Dawn Johnson Beal provided public comment.
Adam Newton provided public comment.
Darryl Cole provided public comment.
Bob Clark provided public comment.
Alex Kirby provided public comment.
Melissa Manslan provided public comment.
Stephanie Lavin provided public comment.
Matt Swanson provided public comment.
Derek Fine provided public comment and provided a handout.
Tom DeSpain provided public comment.

7. **PRESENTATIONS**

26-00720 POLICE DEPARTMENT 2025 ANNUAL REPORT

Police Chief Robert Huhta presented.
Council asked clarifying questions.

26-00729 COWLITZ COUNTY PUBLIC FACILITIES DISTRICT - PULLED FROM THE AGENDA

8. **PUBLIC HEARINGS**

26-00733 PUBLIC HEARING – RESOLUTION NO. 2639 - AMENDMENT TO THE 2027 - 2032 SIX YEAR RIVERCITIES TRANSIT PROGRAM OF PROJECTS (POP)

RECOMMENDED ACTION:

CONDUCT THE PUBLIC HEARING AND ADOPT RESOLUTION NO. 2639

Mayor Halvorson opened the public hearing at 7:02 p.m.
Public Works Director/Assistant City Manager Collins presented.
Mayor Halvorson opened and closed the public testimony portion of the hearing as no one spoke for or against the subject and closed the public hearing at 7:04 p.m.
A motion was made by Councilmember Young, seconded by Councilmember LaFave, to adopt Resolution No. 2639. The motion carried unanimously.

26-00731 CONTINUED PUBLIC HEARING - ORDINANCE NO. 3582 – AN ORDINANCE OF THE CITY OF LONGVIEW AMENDING LONGVIEW MUNICIPAL CODE CHAPTER 19.40, COUNTY EVENT CENTER ZONING DISTRICT, TO ALLOW FOR ANIMAL SHELTERING AS AN ALLOWED USE AND REDUCING ACCESS RESTRICTIONS TO PEARDALE LANE

RECOMMENDED ACTION:

CONDUCT THE PUBLIC HEARING AND ADOPT ORDINANCE NO. 3582

Mayor Halvorson opened the continued public hearing at 7:05 p.m.
Community Development Director Little presented.
Council asked clarifying questions.

Mayor Halvorson opened the public comment portion of the hearing.
Cowlitz County Commissioner Steve Ferrell stated the county still wants the ordinance to pass. It's one of three sites the county is looking at for an animal shelter.
Matt Swanson provided public comment.
Bob Gregory spoke in support of reducing access restrictions to Peardale Lane to allow for access to the Event Center RV Park during controlled events.
Council asked clarifying questions.
Public Works Director/Assistant City Manager Collins explained Peardale is a fully developed public street. It functions efficiently now and there are no concerns with capacity as far as construction of the road itself. Any proposed use that would generate any volume of traffic would go through a review mitigation process — through the SEPA process and a traffic study. Any impacts identified during that process would have to be mitigated before any construction could take place.
Mayor Halvorson closed the public comment portion of the hearing and the hearing at 7:29 p.m.
Council discussed.

A motion was made by Councilmember Kendall, seconded by Councilmember LaFave, to approve Ordinance No. 3582 version 2 to allow for animal sheltering as an allowed use only. The motion carried by the following vote:

Ayes: Councilmember Kendall, Councilmember LaFave, Councilmember Young, Councilmember Claxton, Mayor Halvorson

Nays: Councilmember Nichols, Councilmember Bryant

A motion was made by Councilmember Kendall, seconded by Councilmember Young, to remand the request to reduce access restrictions to Peardale Lane back to the Planning Commission. The motion carried unanimously.

9. CONSTITUENTS' COMMENTS - AGENDA ITEMS (Thirty Minutes)

Diane Cooper provided public comment on the severe weather shelter.
Meredith Long provided public comment on Ordinance No. 3579.
Jason Still provided public comment on Ordinance No. 3579.
Angela, last name not stated, provided public comment on the severe weather shelter.
Anne Bennett provided public comment on Ordinance No. 3579 and the severe weather shelter.
Cowlitz County Commissioner Steve Ferrell provided public comment on the RV Park at the Event Center.

The council recessed at 8:00 p.m. for a period of 5 minutes, and reconvened at 8:08 p.m. with all members present.

10. BOARD & COMMISSION RECOMMENDATIONS

11. ORDINANCES & RESOLUTIONS

26-00730 RESOLUTION NO. 2633 - MONTHLY UTILITY BILLING FOR ALL CITY UTILITY CUSTOMERS, ELIMINATING THE EXISTING BI-MONTHLY BILLING CYCLES

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2633

Assistant City Manager/Public Works Director Collins presented.
Council asked clarifying questions.

A motion was made by Councilmember Kendall, seconded by Mayor Halvorson, to adopt Resolution No. 2633. The motion carried unanimously.

26-00663 ORDINANCE NO. 3579 - PERTAINING TO CONTROLLED SUBSTANCE ABUSE; ADOPTING SECTION 9.26.110 TO THE LONGVIEW MUNICIPAL CODE, ESTABLISHING

THE OFFENSE OF RECKLESS EXPOSURE OF A CHILD TO CONTROLLED SUBSTANCES; PROVIDING LEGISLATIVE FINDINGS; CLASSIFYING THE OFFENSE; REFERENCING APPLICABLE GENERAL PENALTY AND CULPABILITY PROVISIONS; AND ESTABLISHING AN EFFECTIVE DATE

RECOMMENDED ACTION:

ADOPT ORDINANCE NO. 3579

Senior Assistant City Attorney Goodman presented.

Council asked clarifying questions.

Interim City Attorney Archer described the review process.

Police Chief Huhta explained their response to service.

A motion was made by Councilmember Kendall, seconded by Councilmember Nichols, to adopt Ordinance No. 3579 with a change to eliminate Class 2 and insert just "Fentanyl". Council discussed.

An amendment to the motion was made by Mayor Halvorson, seconded by Councilmember LaFave, to strike the change to eliminate Class 2 and insert just "Fentanyl", and adopt the original ordinance as presented.

Council discussed.

The amendment carried by the following vote:

Ayes: Councilmember Young, Councilmember LaFave, Councilmember Claxton, Councilmember Bryant, Mayor Halvorson

Nays: Councilmember Nichols, Councilmember Kendall

An amendment was made by Councilmember Kendall, seconded by Councilmember Nichols, to expand Section D - Exceptions, to include anyone in the household with a valid prescription. Council discussed.

The amendment failed by the following vote:

Ayes: Councilmember Kendall, Councilmember Nichols

Nays: Councilmember Young, Councilmember LaFave, Councilmember Claxton, Councilmember Bryant, Mayor Halvorson

The main motion as amended to adopt Ordinance 3579 as originally presented passed by the following vote:

Ayes: Councilmember Young, Councilmember LaFave, Councilmember Kendall, Councilmember Claxton, Councilmember Bryant, Mayor Halvorson

Nays: Councilmember Nichols

12. CONSENT CALENDAR

A motion was made by Councilmember Bryant, seconded by Councilmember Nichols, to approve the Consent Calendar as presented. The motion carried unanimously.

26-00464 APPROVAL OF AUGUST 11, 2026 REGULAR MEETING MINUTES AND AUGUST 17, 2026 SPECIAL MEETING/WORKSHOP MINUTES

26-00465 APPROVAL OF CLAIMS

13. MAYOR'S REPORT

Mayor Halvorson provided a verbal report.

14. COUNCILMEMBERS' REPORTS

Councilmember Young provided a verbal report.

Councilmember Nichols provided a verbal report.

Councilmember LaFave provided a verbal report. Will be absent September 10.

Councilmember Kendall provided a verbal report.

15. CITY MANAGER'S REPORT**26-00756 SEVERE WEATHER SHELTER DISCUSSION AND DIRECTION**

City Manager Wills presented. Option 1: Continue city-hosted shelter at McClelland Arts Center. Option 2: Financially support a partner-hosted shelter at another location. Option 3: Support partner-hosted shelter through city-owned supplies only.

Council discussed.

A motion was made by Councilmember Young, seconded by Councilmember Bryant, to go with Option 2.

An amendment was made by Councilmember Nichols, seconded by Councilmember Kendall, to go with option 1 for 2026-2027 and Option 2 for 2027-2028.

An amendment to the amendment was made by Councilmember LaFave, seconded by Mayor Halvorson, to go with Option 2 and give the funds back to KLMA. The motion failed by the following vote:

Ayes: Councilmember LaFave, Mayor Halvorson, Councilmember Bryant

Nays: Councilmember Nichols, Councilmember Claxton, Councilmember Kendall, Councilmember Young

The amendment to go with Option 1 for 2026-2027 and Option 2 for 2027-2028 passed by the following vote:

Ayes: Councilmember Nichols, Councilmember Bryant, Councilmember Claxton, Councilmember Kendall

Nays: Councilmember LaFave, Councilmember Young, Mayor Halvorson

The main motion as amended to go with Option 1 for 2026-2027 and Option 2 for 2027-2028 passed by the following vote:

Ayes: Councilmember Nichols, Councilmember Claxton, Councilmember Bryant, Councilmember Kendall, Councilmember LaFave

Nays: Mayor Halvorson and Councilmember Young

The council discussed drafting a new RFP or using the same operator as last year.

The council gave direction for the City Manager to work with the existing operator to see if they are interested in continuing operation of the severe weather shelter for one more year. If not, council gave direction for staff to issue a new RFP.

26-00770 RESOLUTION NO. 2640 – RESOLUTION RATIFYING EMERGENCY DECLARATION AND WAIVING COMPETITIVE BIDDING REQUIREMENTS FOR REPAIRS TO THE 20TH AVENUE BRIDGE**RECOMMENDED ACTION:****MOTION TO ADOPT RESOLUTION NO. 2640.**

Public Works Director/Assistant City Manager Collins explained the accident that rendered the 20th Ave bridge inoperable.

A motion was made by Councilmember Kendall, seconded by Councilmember Nichols, to adopt Resolution No. 2640. The motion carried unanimously.

City Manager Wills thanked everyone for attending the Employee Appreciation and Recognition Event.

16. MISCELLANEOUS**17. EXECUTIVE SESSION**

18. ADJOURNMENT

The meeting was adjourned at 9:49 p.m.

*Tiffany Ostreim
City Clerk*

*Approved: _____
Mayor*

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NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, SEPTEMBER 10, 2026 – 6:00 P.M.

THURSDAY, SEPTEMBER 24, 2026 – 6:00 P.M.

NEXT SPECIAL COUNCIL WORKSHOPS:

THURSDAY, SEPTEMBER 3, 2026 – 6:00 P.M. – BUDGET, TRAINING ROOM

THURSDAY, SEPTEMBER 17, 2026 - 6:00 P.M. - BUDGET, TRAINING ROOM

Minutes**City Council**

*Mayor Erik Halvorson
Mayor Pro Tem Keith Young
Council Member Chris Bryant
Council Member Mike Claxton
Council Member Ruth Kendall
Council Member Kalei LaFave
Council Member Wayne Nichols*

Thursday, September 3, 2026**6:00 PM****2nd Floor, City Hall**

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council of the City of Longview, Washington, will conduct a special meeting in the Longview City Hall Council Chamber, 1525 Broadway, Longview, on Thursday, September 3, 2026 at 6:00 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 at least 48 hours in advance if you require special accommodations to attend the meeting.

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1-253-215-8782 or 1-346-248-7799 or 1-408-638-0968 or 1-669-900-6833

Webinar ID: 823 9413 2374

1. **CALL TO ORDER**

Mayor Halvorson called the meeting to order at 6:00 p.m.

2. **INVOCATION*/FLAG SALUTE**

The flag salute was recited.

3. **ROLL CALL**

Present: Mayor Halvorson, Mayor Pro Tem Young, Councilmember Bryant, Councilmember Claxton, Councilmember Kendall, Councilmember LaFave (on-line), Councilmember Nichols

Staff Present: City Manager Jennifer Wills, Public Works Director/Assistant City Manager Chris Collins, Community & Economic Development Director Nick Little, Police Chief Robert Huhta, Human Resources

Director Sabrina Fraidenburg, Information Technology Director Mike Sullivan (on-line), Finance Director Aaron Hill (on-line), City Clerk Tiffany Ostreim

4. **WORKSHOP**

26-00737 BASELINE BUDGET

Finance Director Hill presented on-line.

Council reviewed and discussed the General Fund FY26 projection, base budgets, fund balance, and 5-year projection.

Public Works Director/Assistant City Manager Collins gave a primer on Ad Valorem.

Council gave direction to factor in Ad Valorem and new construction, but be agile based on the November general election.

Future discussion will include utility rates and a public hearing for a tax cut in the Transportation Benefit District.

The September 17 workshop will cover Capital Improvement Projects as well as Enterprise and Internal Funds.

5. **ADJOURNMENT**

The meeting was adjourned at 6:53 p.m.

*Tiffany Ostreim
City Clerk*

*Approved: _____
Mayor*

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NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, SEPTEMBER 10, 2026 – 6:00 P.M.

THURSDAY, SEPTEMBER 24, 2026 – 6:00 P.M.

NEXT SPECIAL COUNCIL WORKSHOP:

THURSDAY, SEPTEMBER 17, 2026 – 6:00 P.M. – CIP BUDGET, TRAINING ROOM

Agenda Summary

APPROVAL OF CLAIMS

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

SECOND HALF AUGUST 2026 ACCOUNTS PAYABLE: \$2,199,169.08

SECOND HALF AUGUST 2026 PAYROLL:

\$479,035.30, checks
\$1,175,765.99, direct deposits
\$1,001,060.03, wire transfers
\$2,655,861.32 Total

STAFF CONTACT:

Lindy Kennedy, Accountant
Sara Rios, Payroll Specialist

Attachments: None

Agenda Summary

SET PUBLIC HEARING FOR TRANSPORTATION BENEFIT DISTRICT FUNDING OPTION

RECOMMENDED ACTION:

SET PUBLIC HEARING ON OCTOBER 8, 2026 TO CONSIDER TRANSPORTATION BENEFIT DISTRICT FUNDING OPTION

DATE: SEPTEMBER 19, 2026

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Ensuring Fiscal Responsibility and Long Term Financial Stability
Investing In Infrastructure

SUMMARY STATEMENT:

Consider changes to the current Transportation Benefit District funding to support future street and road capital projects and maintenance activities.

Washington law allows Transportation Benefit Districts to generate transportation revenue through several mechanisms, including:

- Councilmanic vehicle license fees up to \$50
- Voter-approved vehicle license fees up to \$100
- Councilmanic 0.1% sales tax (when statutory conditions are met)
- Voter-approved sales tax up to 0.3%
- Bonds and other transportation funding tools

STAFF CONTACT:

Chris Collins, Asst City Manager/Public Works Director

Attachments: None

Agenda Summary

QUOTE REVIEW – MINT VALLEY ROOF EVALUATION BY WEATHERHOLT AND ASSOCIATES, INC.

RECOMMENDED ACTION:

AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH WEATHERHOLT AND ASSOCIATES, INC FOR ROOF EVALUATION AND DESIGN SERVICES

DATE: SEPTEMBER 10, 2026

COUNCIL INITIATIVE ADDRESSED:

Strengthening Community Safety
Ensuring Fiscal Responsibility and Long-Term Financial Stability
Investing In Infrastructure

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The Parks and Recreation Director presented to the Public Works Subcommittee on August 19th summarizing the condensation issues at the Mint Valley Tennis Center Building. Recommendation by the subcommittee voted to advance the agenda to council to hire a Building Science consultant to evaluate the building-envelope and design a repair for the seasonal condensation issues.

BACKGROUND:

In 2024, City Council approved a contract with United States Tennis Association (USTA) to operate the Mint Valley Tennis Center and is responsible for daily programming, operations, and care of the Facility. About 8 months ago, USTA notified the City of condensation occurring above the tennis courts and expressed concern that continued moisture could damage the facility and create safety and liability concerns. The City Attorney reviewed the contract between the City and USTA and concluded that responsibility for addressing the condensation conditions is with the City.

The Public Works Subcommittee recommends a contract with a qualified building scientist to evaluate the facility to determine the root cause of condensation and provide recommendation for a proper fix. Public Works have obtained a current quote from Weatherholt and Associates Inc. for services for estimated costs of \$21,000. This will include main tasks: phase I Roof Evaluation and phase 2 Design.

FINANCIAL SUMMARY:

\$21,000 Contract to be paid by Kuntz Funds.

STAFF CONTACT:

Chris Collins, Public Works Director/ Asst. City Manager

Attachments:

1. Mint Valley Tennis Center Proposal 2026
2. PWSC - Summary of Mint Valley Center Condensation Issue



W E T H E R H O L T A N D A S S O C I A T E S , I N C .

August 27, 2026

City of Longview Public Works Department
1525 Broadway
Longview, WA 98632

Phone: 360 261-8983

Attn: Samuel Barham

Email: sam.barham@ci.longview.wa.us

Ref: Roof Evaluation, Design Consulting, and Inspection Services Proposal
Mint Valley Tennis Center
4004 Pennsylvania Street
Longview, WA 98632

Greetings,

As discussed with Samuel Barham, we are pleased to submit our proposal to provide roof evaluation, design consulting, and inspection services for the Mint Valley Tennis Center project.

We understand our scope of work would include the following:

Phase I: Roof Evaluation – *Estimated Budget \$6,250*

- Site visit to review the existing roof conditions.
- Preparation of a report with photographs including recommendations for repair and/or replacement.
- Dew point calculation
- Meeting with Client to discuss findings

Phase II: Design Consulting – *Estimated Budget \$14,750*

- Preparation of a Scope of Work for repairs identified during the roof evaluation
- Preparation of Addenda
- Bid assistance and bid review

Phase III: Consulting and Part-time Roofing Application Inspection – *Estimated Budget \$33,500 (Optional)*

- Attend pre-construction and progress meetings with the Client, manufacturer, and contractor.
- Perform part-time inspection of the roofing and related flashings. Assume 8 inspection site visits.
- Perform Punch and Final Inspections for each roof.
- Preparation of field reports with photographs following each inspection site visit.
- Field report quality assurance review by a Principal or Technical Assistant.

14715 NE 95th Street, Suite 100 • Redmond, WA 98052
Phone: 425-822-8397 • Fax: 425-822-7595
www.wetherholt.com

Final product selection, specification and design detailing are the responsibility of the Owner. Proper execution of the design is the responsibility of the Contractor.

A total budget of \$54,500 should be set aside for these services.

The actual cost for services will depend upon the time spent. Billing will be on an hourly basis and invoices are itemized showing dates, hours, and description of work performed. We have outlined our anticipated scope above. Should it appear the probable cost of consulting or inspection services will be exceeded, authorization would be requested prior to the performance of additional work.

Billing rates are as follows:

- Principals: \$250/hr - Don Davis, RBEC; Mike Caniglia, RRO/RBEC; Pravat Sripranaratanakul, RRO/RRC/RWC, Jose Laurean, RRO/RRC/RWC
- Consultant: \$355/hr - Ray Wetherholt, PE/RBEC/F-IIBEC
- Concrete Repair Consultant: \$300/hr – Pete Barlow
- Field Engineers: \$215/hr
- Inspectors / Technical Services: \$125/hr. for straight time, overtime at \$187.50/hr
- Technical Assistants: \$95/hr
- Expenses are billed at cost plus 10%. Mileage will be billed at \$0.74 per mile. Time is billed portal to portal. Test cuts will be billed at \$25 per cut to cover supplies.

In order to briefly clarify the duties of the inspector: the inspector monitors the material application by verifying that the contractor is following the specifications. The inspector measures lap seams and verifies that the materials specified are the materials used, that the installation methods conform to the manufacturer's recommendations and the Architect's specifications.

Should conflicts arise between the specifications and the installation, the inspector resolves the problem by calling the appropriate party for an answer. We encourage our inspectors to ask questions, remembering the cliché "the only dumb question is the one that was not asked".

As the inspector observes items requiring correction, these are pointed out to the foreman of the construction crew. If the item conflicts with the specification and is not easily resolved, it is noted in a daily report. These reports discuss what occurred on the project during the day of the report and are relatively detailed in comparison to the standard testing laboratory report.

The inspector's authority is limited, in that they cannot change the specifications, direct the work, or perform the work. They are there to observe that the material is installed in accordance with the specifications and good practice. Neither is the inspector the guarantor of the performance of the roof or waterproofing membrane; the manufacturer and the installer provide guarantees because they make and install the material.

Inspections are performed by personnel experienced in material application inspection and who are employees of Wetherholt and Associates, Inc.

We are continually updating our inspectors by exposing them to the differing types of roofing, waterproofing and cladding and meeting with materials representatives to discuss their particular requirements. In addition, we regularly meet with contractors to discuss products and application techniques. Our personnel attend local and national seminars where we learn additional roofing, waterproofing and cladding related information.

Wetherholt and Associates, Inc. does not guarantee the product application or materials, as this is the province of the manufacturer and applicator. We provide experienced eyes and judgment, along with detailed reporting to represent the client in a professional manner.

We have performed similar services for clients including City of Issaquah, City of North Bend, Seattle Sounders FC Center, Northshore School District, and WSDOT. Services included consulting, application inspection, investigation of leakage, and evaluation of roof membrane, wall transitions, sheet metal flashings, below grade waterproofing, and walking decks.

By retaining Wetherholt and Associates, Inc. you will be working with a knowledgeable consultant familiar with the various building envelope systems available. However, due to the nature of building envelope specification, installation, and consulting, we have found it necessary to limit our liability.

You, as our client, agree to limit the aggregate amount of any damages and/or costs (including attorney fees and expert witness fees) that you may recover against Wetherholt and Associates, Inc. (together with its officers, directors, and employees) on any and all claims and/or causes of action arising under or related to this Agreement and/or the Project to the amount of compensation paid by you to Wetherholt and Associates, Inc. for our services pursuant to this Agreement. The types of claims to which this limitation applies include, but are not limited to, claims based on negligence, professional negligence, professional malpractice, professional errors or omissions, indemnity or contribution, breach of contract, breach of expressed or implied warranty and strict liability.

In summary, we try to represent the client in a fair, professional manner that will result in a weatherproof assembly, which lasts for the long term.

Should our proposal merit your approval, please so indicate your understanding and authorization to proceed by your signature below, or issuance of a purchase order referencing this proposal, and return a signed copy to us.

Thank you for the opportunity to discuss our services. If you have any questions, or if we may be of further assistance, please do not hesitate to call.

Respectfully,



Pravat Sripranaratanakul, RRO, RRC, RWC
Principal
Wetherholt and Associates, Inc.

Signature of Authorization

Date

Mint Valley Tennis Center Condensation Issue

Public Works Subcommittee Discussion and Direction

Facility: Mint Valley Tennis Center
4004 Pennsylvania Avenue, Longview

Purpose of Agenda Item

Provide the Public Works Subcommittee with background on the ongoing condensation issue at the Mint Valley Tennis Center, summarize actions taken to date, review the City's responsibility under the facility operating agreement, and receive direction on the preferred next step before staff develops a formal recommendation for City Council.

This item is being presented to the Subcommittee first to better understand Councilmembers' preferred approach before returning to the full City Council with a recommendation and associated funding request.

Background

In 2024, the Longview City Council approved a Capital Improvement Project to remove and replace ceiling insulation above the tennis courts. The project was funded through the Kuntz Fund and was intended to return the ceiling and insulation system to its as-built condition, address failing insulation, and improve the condition, comfort, and safety of the facility.

The United States Tennis Association (USTA) has operated the Mint Valley Tennis Center for approximately 18 months and is responsible for daily programming, operations, and care of the facility.

Over the past eight months, USTA has notified the City of condensation occurring above the tennis courts and expressed concern that continued moisture could damage the facility and create safety and liability concerns.

Photographs documenting the condensation condition are included as Attachment A.

Nature of the Issue

The exact cause of the condensation has not been determined. Potential contributing factors include:

- Roof or ceiling insulation
- Air sealing or air leakage

- Interior and exterior temperature differentials
- Moisture migration through the building envelope
- Vapor movement
- Thermal bridging
- Other building-envelope or structural conditions

The affected portion of the facility does not have an HVAC system.

Staff has discussed the issue with the contractor that installed the replacement insulation and a facility contractor preferred by USTA. Possible corrective measures have been identified; however, no solution has been proposed that can reliably be expected to resolve the issue.

A primary concern is that making an isolated modification without understanding the building as a complete system could simply move the condensation to another location.

City's Responsibility

The City Attorney has reviewed the operating agreement between the City and USTA and concluded that responsibility for addressing the condensation condition rests with the City.

Section 9(a) requires the City, at its sole cost, to maintain the roof, structural elements, building systems, utility systems, and infrastructure serving the premises.

The City Attorney has advised that the condensation appears related to the building envelope and/or structural components and may involve roof insulation, air sealing, structural elements, or a combination of these components.

The Agreement also assigns the City responsibility for remediation of mold and other environmental hazards. Persistent condensation may contribute to mold growth, moisture damage, deterioration of building materials, slip hazards, or other facility concerns.

Based on this interpretation, determining and correcting the underlying condition is a City responsibility. The remaining question is the appropriate scope and method of investigation and repair.

Building Scientist Evaluation

The next technical step would be to retain a qualified building scientist or building-envelope specialist to evaluate the facility as an interconnected system rather than focusing only on where condensation is currently visible.

The evaluation could include:

- Roof and ceiling construction
- Insulation performance and placement

- Air leakage and air-sealing conditions
- Interior and exterior temperature and humidity
- Vapor movement and dew-point conditions
- Thermal bridging
- Moisture accumulation in concealed areas
- Potential long-term impacts on building materials

The objective would be to identify the root cause and recommend appropriate corrective measures.

The anticipated cost of this investigation is approximately **\$25,000**.

What Is Not Yet Known

Staff does not currently have enough information to provide a reliable estimate for the ultimate repair.

Costs could vary significantly depending on whether the correction involves air sealing, insulation modifications, roof or ceiling work, structural modifications, ventilation improvements, or a combination of measures.

A reliable repair budget cannot be developed until the underlying cause is identified.

Decision Point

The immediate decision is whether the City should invest approximately \$25,000 in a comprehensive building-science evaluation before proceeding with additional corrective work.

The evaluation would provide the technical information necessary to determine:

1. The cause of the condensation.
2. Whether the condition can be reliably corrected.
3. The recommended scope of work.
4. The estimated cost of the ultimate repair.
5. Whether interim measures should be implemented.

Preliminary Staff Approach

Following completion of the assessment, staff would return to City Council with the consultant's findings, repair alternatives, estimated costs, funding options, and a formal staff recommendation.

Direction Requested from Public Works Subcommittee

Staff is requesting direction regarding whether the Subcommittee supports advancing the building-science evaluation as the City's next step.

Attachment A





Agenda Summary

LEGISLATIVE PRIORITIES AND FUNDING REQUESTS

RECOMMENDED ACTION:

SEEKING DIRECTION ON PROJECT AND POLICY PRIORITIES

DATE: September 10, 2026

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Community Safety
Empowered & Connected Community
Vibrant Neighborhoods & Public Spaces
Growth & Economic Opportunity
Future-Ready infrastructure
Community First Service
Responsible & Honest Governance

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

City leadership met with the three-member Council Legislative Committee to review and refine the City's proposed 2027 legislative priorities, including both policy positions and specific project funding requests. The resulting draft is being brought forward for full Council consideration, discussion, and direction before it is finalized for the upcoming legislative session.

The policy document builds upon the City's 2026 legislative priorities, with items shown in red identifying new or updated positions for 2027. The document has also been streamlined this year by consolidating the City's various funding priorities into a single section at the end, rather than including separate funding bullets and descriptions throughout each policy area.

Council will also review the proposed legislative project requests, which identify specific infrastructure, public safety, and community projects for which the City will seek state funding support. Following Council discussion and direction, staff will finalize the legislative priorities and project requests for use in the City's 2027 legislative advocacy efforts.

RECOMMENDED ACTION:

Seeking direction on project and policy priorities.

STAFF CONTACT:

City Manager Jennifer Wills

Attachments:

1. 2027 City of Longview Legislative Policy Document DRAFT
2. 2027 City of Longview Legislative Projects DRAFT

LEGISLATIVE POLICY DOCUMENT

09.10.2027 (Updates/New in Red)

PUBLIC SAFETY & JUSTICE

- **PUBLIC DEFENSE/PROSECUTION BURDEN**
Washington's reduced caseload standards for public defenders (RCW 10.101) create an unfunded mandate on cities. A statewide solution is needed as limits drop and hiring shortages continue to worsen.
- **ALTERNATIVE RESPONSE & BEHAVIORAL HEALTH SERVICES**
Increase support for non-police response programs tied to behavioral health (RCW 71.24), which reduce pressure on jails, emergency rooms, and law enforcement.

FISCAL TOOLS & INFRASTRUCTURE

- **PUBLIC WORKS SELF-PERFORMANCE AUTHORITY**
Raise the cap on project size that city crews can complete without competitive bidding (RCW 35.23.352). Current limits are outdated and inefficient.
- **PRIVATE BUSINESS CONTRIBUTIONS TO PUBLIC PROJECTS**
Revise laws such as prevailing wage (RCW 39.12) and nonprofit exemptions (RCW 82.04.3651) to allow private businesses to invest directly in public projects when no city funds are used, unlocking private support for community facilities and reduce reliance on limited public dollars.
- **IMPROVE CONTRACTING, BIDDING & PROCUREMENT**
Modernize RCW 39.04 to reflect today's costs and simplify processes. Higher thresholds will reduce delays and administrative burden.
- **UNFUNDED MANDATES**
Refrain from imposing new unfunded or underfunded mandates on cities and pair any new requirement with the revenue needed to meet it. Each new mandate absorbs staff capacity that mid-sized cities cannot backfill.
- **STATE TAX CHANGES & CITY FISCAL HEALTH**
Address all impacts on city budgets from sales and use tax exemptions included in the Millionaire's Tax by fully funding the City and County Fiscal Health Account, including covering unfunded areas that significantly impact cities, such as the technology services sales tax, and ensuring that revenues in the account grow over time.
- **LEOFF 1 SURPLUS**
Direct surplus LEOFF 1 dollars, including the possible assumption of over \$1 billion in medical liabilities, toward relieving local government obligations before other general fund purposes.

TRANSPORTATION

- **TRANSPORTATION BENEFIT DISTRICT AUTHORITY**
Raise the maximum vehicle weight on which a transportation benefit district may levy a license fee from 6,000 to 9,000 pounds and increase to 0.2% the transportation benefit district sales tax available through councilmanic authority (RCW 36.73; RCW 82.14.0455).

HOMELESSNESS & TRANSPARENCY

- **TRANSPARENCY & ACCOUNTABILITY FOR HOMELESSNESS FUNDING**

Require providers receiving state funds to notify local governments and share outcome metrics. Standardized reporting (RCW 43.185C; RCW 43.330) would improve transparency and alignment with local strategies.

- **UNHOUSED BILL OF RIGHTS PROPOSALS**

Statewide proposals that establish rights or standards related to homelessness should preserve local authority to maintain the health, safety, and intended public use of streets, parks, and other public property. The City asks that any new standard be paired with the shelter and behavioral health capacity needed to meet it, and that new obligations not be enforced through litigation against cities.

HOUSING & GROWTH

- **HOUSING DEVELOPMENT BARRIERS & ENERGY CODE FLEXIBILITY**

Streamline permitting and reduce regulatory costs under the Building Code (RCW 19.27) and SEPA (RCW 43.21C) that deter housing construction. Allow smaller and low-income homes to use earlier State Energy Code standards (RCW 19.27A), lowering costs by \$30–60k per unit.

- **INDUSTRIAL PERMITTING REFORM**

Streamline state and local permitting for industrial development by reforming SEPA (RCW 43.21C) and clarifying agency authority, timelines, and scope. Large projects have been stalled by state inaction, and smaller projects need a checklist matched to their scope.

- **PRESERVE MANUFACTURED HOME PARKS & INFILL INCENTIVES**

Protect manufactured housing (RCW 59.20) and create incentives for infill housing on underutilized parking lots. Both strategies expand affordable housing options.

- **ANNEXATION FLEXIBILITY – “ISLANDS”**

Current law (RCW 35.13.182) restricts annexations over 185 acres without a major vote, even when areas are fully surrounded by city limits. Raising this threshold would allow cities to efficiently annex islands, improve service delivery, and reduce jurisdictional confusion.

- **STORMWATER REGULATION FLEXIBILITY**

Adjust stormwater engineering requirements (RCW 90.48; Ecology NPDES) to scale with project size, and recognize areas served by leveed, pumped drainage systems. Most of Longview lies within Consolidated Diking Improvement District No. 1, where runoff reaches the Columbia River only through flood control pump stations, and standards written for natural stream channels add cost without a corresponding water quality benefit.

GOVERNANCE & LIABILITY

- **PUBLIC RECORDS REFORM & BURDEN REDUCTION**

Update the Public Records Act (RCW 42.56) to allow reasonable cost recovery and tools to manage excessive or vexatious requests. Washington agencies face a growing disparity compared to Oregon, with many requests now being used by private entities to generate profit. Publicly funded agencies are footing the bill, diverting resources away from services. Cities need relief while maintaining transparency for Washington residents.

- **PRIVACY & RECORDS RETENTION FOR PUBLIC SAFETY CAMERAS**

Clarify requirements under the PRA (RCW 42.56) and retention rules (RCW 40.14) for police body and fixed cameras. Ambiguity creates liability and rising costs.

- **REDUCE CITY LIABILITY & VEXATIOUS LITIGATION**

Reform RCW 4.96 to limit frivolous lawsuits that divert resources away from community services.

POWER AND ECONOMIC DEVELOPMENT

- **AVAILABLE POWER CAPACITY FOR JOBS & INVESTMENT**

Longview has low-cost power, industrial land, port and rail access, and a skilled workforce, but limited available electric capacity to commit to new large customers. Firm generation is retiring faster than replacement resources are coming online, with E3 projecting a regional gap of roughly 9 GW by 2030, and the City encourages the Legislature to consider extending or otherwise adjusting the CETA compliance timeline.

- **ECONOMIC DEVELOPMENT PLAN**

Ensure that any statewide economic development council includes formal representation from local governments, which are on the front lines of project siting, infrastructure planning, and community-level economic impacts.

- **ADVANCED NUCLEAR DEVELOPMENT (SMRs)**

Support advancement of small modular nuclear reactors, including House Bill 2120 (2024) and bipartisan federal efforts, as a pathway to reliable baseload power.

- **BUSINESS ATTRACTION IN EMERGING ENERGY SECTORS**

Expand programs, funding, and incentives that support business growth in advanced power, clean-energy manufacturing, and innovation-cluster industries.

ADDITIONAL FUNDING PRIORITIES

The City **supports increasing, maintaining, and protecting** state funding for the following:

- Public Safety, Crime Reduction, and Fire Services
- Ground Emergency Medical Transport Funding (RCW 74.09.5223; WAC 182-546)
- Municipal Criminal Justice Assistance Account (RCW 82.14.320) expanded uses.
- Public Works Assistance Account (RCW 43.155).
- State-shared revenues, including liquor, motor vehicle excise, fuel, and criminal justice distributions.
- Local street preservation, maintenance, and operations, with direct distributions.
- Connecting Housing and Infrastructure Program, with expanded eligible costs.

LONGVIEW | W A LEGISLATIVE PROJECTS 2027

Beech Street Culvert Replacement | \$1.5 Million

The City of Longview is seeking \$1.5 million as the final funding needed to replace the aging wooden box culvert beneath the Beech Street corridor. Originally constructed in 1948, the culvert has exceeded its useful life and is the most immediate infrastructure need within a larger planned reimagination of Beech Street. The City has already secured a \$4 million federal earmark toward the project.

This funding will allow the City to complete 100% design and construction of the culvert replacement, while advancing the larger Beech Street corridor project to 30% design. Advancing the full corridor design is critical to ensure the new culvert is constructed at the correct elevations and can be seamlessly integrated into future roadway, stormwater, and corridor improvements. This approach addresses the immediate infrastructure need now while ensuring today's investment supports, rather than limits, the long-term vision for Beech Street.

Glenwood Drive Grind and Overlay | \$1.5 Million

Glenwood Drive is a key connection between Ocean Beach Highway and the Columbia Heights area and is already in poor condition, requiring repeated chip sealing to extend its life. During the upcoming Columbia Heights Road construction, Glenwood is expected to carry increased traffic and additional wear for nearly two years before rehabilitation can occur. This \$2.5 million project is planned for 2028, immediately following the Columbia Heights work. The City will contribute \$1 million from its Transportation Benefit District, with this \$1.5 million request providing the remaining funding needed to rehabilitate this critical roadway.

Longview Police Department Parking Garage Repair | \$340,000

The parking structure serving the Longview Police Department has experienced significant deterioration from age and ongoing water intrusion. Without repair, continued exposure will further compromise the structure and result in increasingly costly repairs and potential structural failure. The upper deck received a waterproof coating in 2018 with an anticipated five-to-eight-year service life and is now due for renewed protection. This project will repair existing structural damage and recoat and seal the upper parking deck, protecting the facility from further water intrusion and extending the useful life of critical infrastructure supporting police operations.

John Null Park Restroom Renovation | \$750,000

John Null Park is one of Longview's busiest community parks, serving as the home of Longview Youth Baseball and the City's only public pickleball courts. Its existing restrooms are outdated, increasingly difficult to maintain, and no longer adequately serve the volume of year-round park users. This project will replace the failing facilities with a modern, multi-user restroom designed for greater capacity, durability, accessibility, and ease of maintenance. The investment will reduce ongoing repair needs while providing a safe, functional, and reliable amenity for the thousands of residents, athletes, families, and visitors who use the park each year.

Fire Station #82 Backup Generator | \$275,000

Fire Station #82 does not currently have a dedicated emergency generator capable of sustaining full station operations during a power outage. As a critical public safety facility, the station must remain operational during severe weather, natural disasters, and other emergencies when electrical service may be disrupted. A backup generator will maintain essential systems including station alerting, communications, apparatus bay doors, lighting, computers, and life-safety equipment, allowing firefighters to continue responding without delay. The project already has \$150,000 earmarked toward its completion, and this request would provide the remaining funding necessary to complete the project and strengthen the resilience of the City's emergency response system.