



Agenda
City Council Regular Meeting
Tuesday, December 20, 2022
Richland City Hall Council Chambers
625 Swift Boulevard

City Council Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

- I. Proclamation of Appreciation with Plaque for Mayor Michael Alvarez
 - Mayor Pro Tem Christensen

Public Hearing: Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for Council consideration must be given to the City Clerk for distribution.

2. Declaring Surplus and Authorizing Relinquishment of Certain Portions of a Utility Easement lying within 1728 Horn Avenue, Resolution No. 2022-160
 - Pete Rogalsky, Public Works Director

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for Council consideration must be given to the City Clerk by 4:00 p.m. the day of the meeting for distribution.

Consent Calendar: Items on the Consent Calendar have been distributed to the City Council in advance for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no discussion. Councilmembers may transfer individual items to Items of Business for deliberation before voting.

Minutes:

3. Approval of the December 6, 2022 City Council Regular Meeting Minutes
 - Jennifer Rogers, City Clerk

Ordinances - First Reading:

4. Ordinance No. 2022-41, Amending Chapter 3.04 of the Richland Municipal Code related to Purchasing to add a New Section entitled Compost Procurement
 - Heather Kintzley, City Attorney
5. Ordinance No. 2022-42, Approving the 2026 Council Compensation Plan
 - Lacey Paulsen, Human Resources Director

6. Ordinance No. 2022-43, Amending Chapter 3.24 of the Richland Municipal Code related to Funds
 - Brandon Allen, Finance Director

Ordinances - Second Reading & Passage:

Resolutions - Adoption:

7. Resolution No. 2022-149, Approving an Administrative Jurisdiction Operating Agreement with Benton County Emergency Services for Calendar Years 2023-2027
 - Drew Florence, Assistant City Manager
8. Resolution No. 2022-150, Authorizing Award of Bid to Iron Horse, LLC for the B-Basin Trenchless Sewer Rehabilitation Project
 - Pete Rogalsky, Public Works Director
9. Resolution No. 2022-151, Authorizing the Richland Police Department Recruitment and Retention Program
 - Brigit Clary, Chief of Police
10. Resolution No. 2022-152, Authorizing a Washington State Criminal Justice Training Commission Grant for Officer Wellness
 - Brigit Clary, Chief of Police
11. Resolution No. 2022-156, Authorizing a Farm Lease with Frank Tiegs, LLC in Horn Rapids
 - Kerwin Jensen, Development Services Director
12. Resolution No. 2022-157, Approving the Final Plat of Goose Ridge Estates 2 - Phase I
 - Kerwin Jensen, Development Services Director
13. Resolution No. 2022-158, Declaring Intent to Designate a Targeted Urban Area in the Horn Rapids Triangle and Setting a Public Hearing Date
 - Kerwin Jensen, Development Services Director

Items - Approval:

14. Appointments to the Parks & Recreation Commission: Heather Cunningham and Gage Heaton
 - Jennifer Rogers, City Clerk
15. Authorizing an Increase to the City Manager's Annual Salary for Calendar Year 2023
 - Lacey Paulsen, Human Resources Director

Expenditures - Approval:

16. Expenditures from November 1, 2022 to November 30, 2022 for \$31,862,416.40 including Travel Check Nos. 20227-20243, Accounts Payable Check Nos. 306202-307064, Accounts Payable Wire Nos. 9283-9325, Payroll Wires & ACH Nos. 13050-13097 Payroll Direct Deposit & Check Nos. 200664-201798 and Pension Check Nos. 6316-6340
 - Brandon Allen, Finance Director

Items of Business:

17. Resolution No. 2022-153, Authorizing an Interlocal Agreement with Benton County to provide Local Homeless Housing and Assistance Plans and Programs using HHAA/2163 Funds

- Kerwin Jensen, Development Services Director
- 18. Resolution No. 2022-154, Authorizing an Interlocal Agreement with Benton County for Collection and Distribution of 2060 Funds
 - Kerwin Jensen, Development Services Director
- 19. Resolution No. 2022-155, Authorizing an Interlocal Agreement with Benton County for Collection, Administration and Allocation of Affordable and Supportive Housing Sales and Use Tax
 - Kerwin Jensen, Development Services Director
- 20. Resolution No. 2022-159, Authorizing an Interlocal Agreement with Benton County for District Court Services
 - Jon Amundson, City Manager
- 21. Resolution 2022-160, Declaring Surplus and Authorizing Relinquishment of Certain Portions of a Utility Easement lying within 1728 Horn Avenue
 - Pete Rogalsky, Public Works Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

This meeting will be broadcast live on [CityView Channel 192](#) on the City's website and on the [City's YouTube Channel](#).

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



Proclamation

WHEREAS, Mr. Michael Alvarez began serving on the Richland City Council in January 2018 after winning election to the position during the 2017 General Election, and was subsequently re-elected by Richland citizens in 2021 to serve another four (4) year term; and

WHEREAS, Mr. Alvarez was elected by his councilmember peers to serve as Mayor of Richland for calendar years 2022-2023; and

WHEREAS, during his tenure as mayor and councilmember, Mr. Alvarez diligently served the City through several council appointments and mayoral appearances, including serving as Council liaison to the following: Arts Commission, Code Enforcement Board, Economic Development Committee, Lodging Tax Advisory Committee, Planning Commission, Emergency Operations Board, Capital Facilities/Improvement Plan Annual Review Committee, and the Council Assignments Committee. Mr. Alvarez also represented the City by serving as a member or liaison to several external boards and commissions, including but not limited to the Energy Communities Alliance, Hanford Communities Governing Board, Richland Seniors Association, Benton-Franklin Community Action Committee, Tri-City Regional Chamber of Commerce, and Port of Kennewick; and

WHEREAS, while serving as Mayor, Mr. Alvarez provided leadership as Board Chair to the LEOFF I Police Pension Board and the LEOFF I Firefighters' Pension Board; and

WHEREAS, immediately prior to his election to the Richland City Council, Mr. Alvarez served as a duly appointed member of the Richland Parks & Recreation Commission, where he offered guidance and insight into the development and management of the City's extensive parks system; and

WHEREAS, in his capacity as a member of the Richland Parks & Recreation Commission and while serving on the Richland City Council, Mr. Alvarez faithfully dedicated his time, knowledge, and talents for the benefit of the citizens of Richland.

NOW, THEREFORE, I, Terry Christensen, by virtue of the authority vested in me as Mayor Pro Tem of the City of Richland, do hereby express publicly and formally to Mr. Michael Alvarez the City's appreciation for contributions rendered during his tenure on the Richland City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 20th day of December, 2022.

/s/

Terry Christensen, Mayor Pro Tem



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Public Hearing

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Declaring Surplus and Authorizing Relinquishment of Certain Portions of a Utility Easement lying within 1728 Horn Avenue, Resolution No. 2022-160

Department/Office
Public Works

Ordinance/Resolution Number:

Document Type:
Public Hearing Item

Recommended Motion:

Approve Resolution No. 2022-160 Declaring Surplus and Authorizing Relinquishment of Certain Portions of a Utility Easement Lying Within 1728 Horn Avenue.

Summary:

The property owners at 1728 Horn Avenue, James T and Margaret Wade, have requested that existing utility easements be relinquished for the purpose of accommodating existing structures and existing structure expansion. The requested easement, as depicted by hatching in **Exhibit A**, is no longer needed for municipal purposes because the utilities previously occupying the easement have been abandoned and replaced in a different location. RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes. On December 18, 2022, notice was published that a public hearing would be held on December 20, 2022 to take public testimony regarding this surplus action. The existing easement, originally acquired for utility purposes and described as follows, is surplus to the City's needs: A portion of a utility easement dedicated to the City of Richland and lying within Lot 3, Block 818, Plat of Richland, as depicted by hatching in **Exhibit A**. The consideration in support of this relinquishment, which covers the City's administrative processing fees, shall be paid by the applicant.

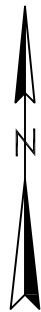
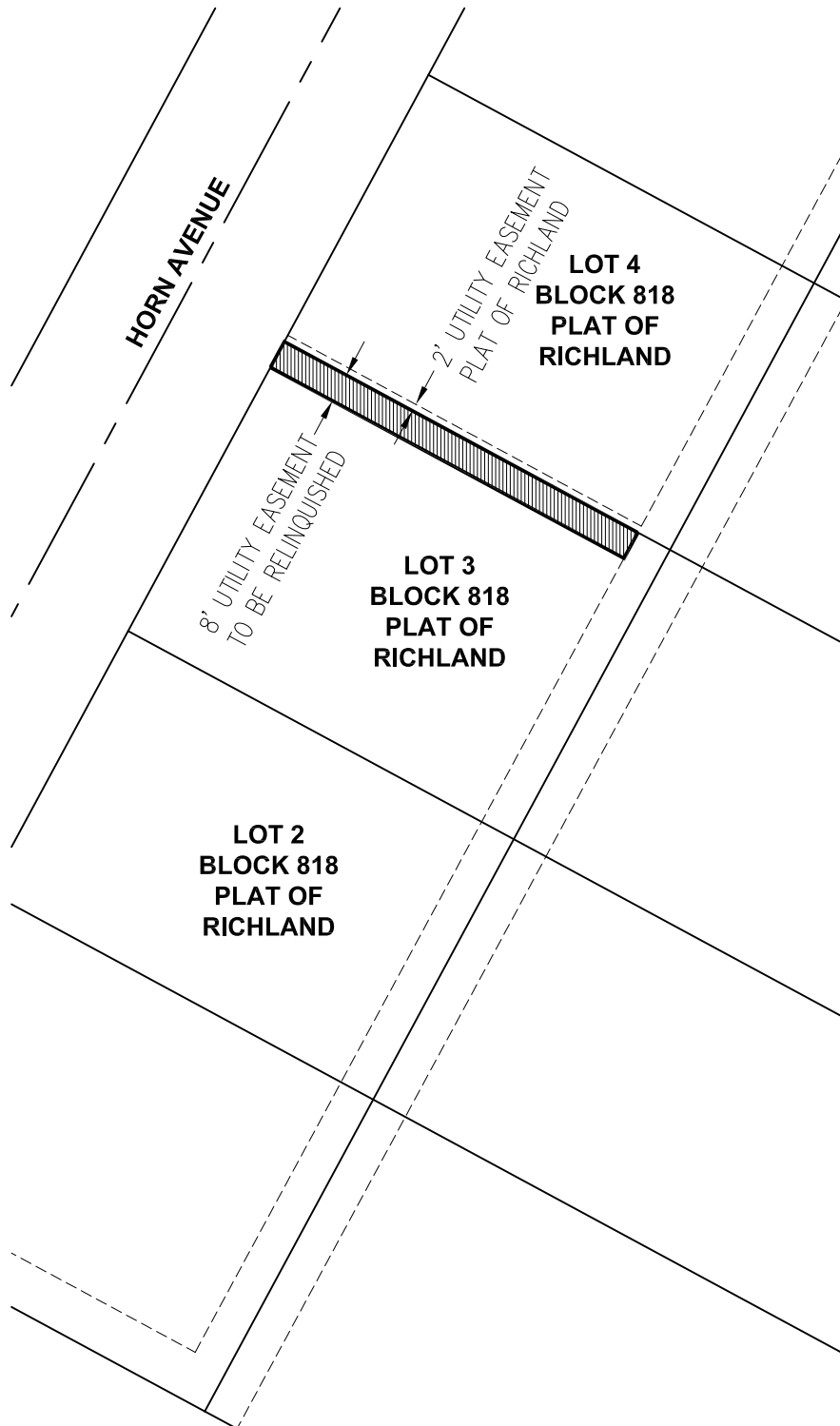
Fiscal Impact:

No fiscal impact is anticipated in connection with this action.

Attachments:

- I. Exhibit A - Easement Relinquishment

EXHIBIT A



NTS

10/12/2020



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Minutes

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Approval of the December 6, 2022 City Council Regular Meeting Minutes

Department/Office
City Clerk

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the meeting minutes from the City Council regular meeting held on December 6, 2022.

Summary:

Draft minutes from the December 6, 2022 City Council regular meeting are presented for Council's consideration and approval.

Fiscal Impact:

None.

Attachments:

- I. Draft December 6, 2022 City Council Meeting Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, December 6, 2022

Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Regular Meeting - 6:00 p.m.

Mayor Pro Tem Christensen called the Council meeting to order at 6:00 p.m.

Welcome and Roll Call

Mayor Pro Tem Christensen welcomed those in the audience and expressed appreciation for their attendance.

Attendance: Mayor Pro Tem Christensen and Councilmembers Lukson, Richardson and VanDyke (remotely via Zoom) were present.

Mayor Alvarez and Councilmembers Jones and Kent were absent.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER RICHARDSON SECONDED THE MOTION TO EXCUSE MAYOR ALVAREZ AND COUNCILMEMBERS JONES AND KENT. MOTION CARRIED 4-0.

Also present were City Manager Amundson, Deputy City Manager Schiessl, Assistant City Manager Florence, City Attorney Kintzley, Chief of Police Clary, Fire Chief Huntington, Development Services Director Jensen, Public Works Director Rogalsky, Energy Services Director Whitney, Finance Director Allen, Human Resources Director Paulsen, and City Clerk Rogers.

Pledge of Allegiance

Mayor Pro Tem Christensen led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER RICHARDSON SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 4-0.

Presentations

1. 2021 Outstanding Wastewater Treatment Plant Award Presentation

Public Works Director Rogalsky introduced Coleman Miller, P.E., with the Washington State Department of Ecology, who presented the Wastewater Treatment staff with an Outstanding Performance Award for achieving full compliance with water quality permits

during the 2021 calendar year.

Wastewater staff recognized for their contributions included Toby Billings, Steve Brewer, Hector Moreno, John Armour, Lee Brown, Casey Bruton, Kerri Higgins, Adam Reickert, Bryan Solomon, Robert Stewart, and James Wilkinson. Coleman Miller congratulated the staff for their outstanding work.

Public Works Director Rogalsky added that the City has been the recipient of the Outstanding Performance Award for two (2) consecutive years, the first being awarded during the COVID-19 pandemic.

Council congratulated staff for receiving the prestigious award and thanked them for their diligent work.

2 New Hires & Retirements

A video featuring November's new hires was played for the audience. There were no retirements in November to recognize.

Public Hearing

City Clerk Rogers read the Public Hearing and Public Comments procedures.

3. Public Hearing on Rules Related to City Employment: Amendment to Exhibit A of the Compensation Plan for Unaffiliated Employees - 2015 and Continuing, (Resolution No. 2022-138) and Amendment to Appendix A of the 2021-2023 IBEW Collective Bargaining Agreement (Resolution No. 2022-148)

Mayor Pro Tem Christensen opened and closed the public hearing at 6:13 p.m. No testimony was offered.

Public Comments

The following individuals provided public comments:

- Jet Richardson – 2021 Fairway Court, Richland, WA: Mr. Richardson, Vice-Chair of the Richland Arts Commission, announced that the Arts Commission is accepting nominations for the Supporting The Arts in Richland (STAR) award which recognizes outstanding local contributions in support of the arts. The STAR award will be presented to one individual and one organization/business during an upcoming Richland City Council meeting. The deadline to submit nominations is Thursday, January 12, 2023.
- Pierce Borup – 2402 Olympia Street, Richland, WA: Mr. Borup voiced concerns over the increase in crime allegedly resulting from the influx of population over the last several years. Mr. Borup requested Council consider implementing a five-year

moratorium on building permits for the construction of apartment complexes in Richland to help curb criminal activity. Next, Mr. Borup requested that City Council consider amending zoning regulations to allow businesses in residential areas for the purpose of creating employment opportunities for residents in the vicinity.

- Paul Huckleberry – 324 Wellhouse Loop, Richland, WA: Mr. Huckleberry announced he wanted to bring awareness to the fact of a transient population in the commercial district near his residence. Mr. Huckleberry reported that the transient population park vehicles and trailers for an extended period of time, and that there is a correlation between the transient population and criminal activity. Mr. Huckleberry then thanked the Richland Police Department for all they do for the community. Lastly, Mr. Huckleberry voiced support for Councilmember Richardson and expressed his belief that she acted appropriately and was not improperly involved in the Thayer Drive property surplus action.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER RICHARDSON MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THOSE IN FAVOR: MAYOR PRO TEM CHRISTENSEN AND COUNCILMEMBERS LUKSON, RICHARDSON AND VANDYKE. MOTION CARRIED 4-0.

Minutes

4. Approval of the November 15, 2022 City Council Regular Meeting Minutes

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

5. Ordinance No. 2022-40, Approving Amendments to the 2022 Budget

Resolutions - Adoption

6. Resolution No. 2022-144, Authorizing a Consultant Agreement with Hyas Group, LLC for Investment Consulting Services for 401(a) Plan No. 107162, 457 Plan No. 300042 and Retirement Health Savings Plan No. 800205
7. Resolution No. 2022-145, Approving 2023 Hotel/Motel Lodging Tax Funding Awards
8. Resolution No. 2022-146, Awarding 2023 Business License Reserve Fund Grants

9. Resolution No. 2022-147, Authorizing Additional Project-Specific Scope for the Consultant Agreement with Commonstreet Consulting, LLC

Items - Approval

None.

Items of Business

10. 2023 Richland Police Department Recruitment and Retention Program

Chief of Police Clary described the proposed RPD Recruitment and Retention Program to Richland City Council, then provided a high-level overview of each component and how it is designed to promote recruitment and retention. Detailed information is available in the PowerPoint presentation in the agenda packet. At the conclusion of the presentation, Chief Clary engaged in a question-and-answer session with Council.

Council provided Chief Clary with positive feedback and expressed an interest in evaluating the program's effectiveness in six (6) months.

11. Resolution No. 2022-148, Amending Appendix A of the 2021-2023 Collective Bargaining Agreement with the International Brotherhood of Electrical Workers Local Union No. 77

Human Resources Director Paulsen presented on the proposed amendment to Appendix A of the 2021-2023 CBA with the IBEW, Local Union No. 77. The amendment addresses wages only and allows the City to remain competitive with other local electric utilities. The proposed economic package will provide an additional increase of 0.08% for the remainder of 2022 and a 4.50% increase in 2023.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO ADOPT RESOLUTION NO. 2022-148, AMENDING APPENDIX A OF THE 2021-2023 COLLECTIVE BARGAINING AGREEMENT WITH THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL UNION NO. 77. THOSE IN FAVOR: MAYOR PRO TEM CHRISTENSEN AND COUNCILMEMBERS LUKSON, RICHARDSON AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 4-0.

- 12 Resolution No. 2022-138, Amending Exhibit A of the Compensation Plan for Unaffiliated Employees - 2015 and Continuing

Human Resources Director Paulsen stated that Exhibit A of the Compensation Plan for Unaffiliated employees is reviewed on an annual basis to keep employee pay aligned with the market. The updated Exhibit A to the Compensation Plan for Unaffiliated Employees includes a market adjustment of 5.0% which aligns with the City's analysis of internal and external comparators and other economic factors.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER RICHARDSON SECONDED THE MOTION TO ADOPT RESOLUTION NO. 2022-138, AMENDING EXHIBIT A OF THE COMPENSATION PLAN FOR UNAFFILIATED EMPLOYEES – 2015 AND CONTINUING. THOSE IN FAVOR: MAYOR PRO TEM CHRISTENSEN AND COUNCILMEMBERS LUKSON, RICHARDSON AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 4-0.

Reports and Comments

City Manager

City Manager Amundson announced that the ribbon-cutting for the grand opening of the Washington National Guard Center will be held at 2655 1st Street in the Horn Rapids area on December 7, 2022 at 11:00 a.m. Members of the public have an opportunity to tour the facility.

City Manager Amundson thanked everyone who participated in the opening weekend of the Winter Wonderland Festival of Lights event held at John Dam Plaza. Four thousand (4,000) people are estimated to have attended the event during December 2-5, 2022. The Winter Wonderland Festival of Lights event will continue daily from 5:00-9:00 p.m. through January 2, 2023. City Manager Amundson thanked BMW of Tri-Cities and other community volunteers for their sponsorship.

Lastly, City Amundson announced that the deadline to drop off a Letter to Santa at John Dam Plaza is December 20, 2022.

Mayor Pro Tem Christensen thanked the staff involved for another successful fireworks display at the Winter Wonderland Festival of Lights event, and added that the firepits were missed.

City Council

Councilmember Lukson commended staff for another successful Winter Wonderland event. Councilmember Lukson then encouraged interested citizens to apply for the vacant councilmember position. City Manager Amundson added that applications will be accepted through December 14, 2022.

Councilmember Richardson shared that the Winter Wonderland event was enjoyed by her family. Councilmember Richardson shared her positive experience representing the City of Richland as councilmember, and stated that she enjoys participating in discussions regarding the expansion of employment opportunities, a growth in manufacturing industries, and improving the spectrum of workforce housing.

Councilmember VanDyke thanked staff for their efforts regarding the Winter Wonderland event.

Mayor Pro Tem Christensen wished everyone an early Merry Christmas.

Mayor

Mayor Alvarez was absent.

Executive Session

13. Executive Session Per RCW 42.30.110(1)(g): Review Performance of a Public Employee (30 minutes)

At 6:59 p.m., Richland City Council convened in executive session for thirty (30) minutes to review the performance of a public employee.

Individuals present for the executive session included Mayor Pro Tem Christensen and Councilmembers Lukson, Richardson and VanDyke.

COUNCIL EXITED EXECUTIVE SESSION AT 7:17 P.M.

Adjournment

Mayor Pro Tem Christensen adjourned the meeting at 7:17 p.m.

APPROVED:

ATTEST:

Michael Alvarez, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 2022-41, Amending Chapter 3.04 of the Richland Municipal Code related to Purchasing to add a New Section entitled Compost Procurement

Department/Office
City Attorney

Ordinance/Resolution Number:
2022-41

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 2022-41, amending Chapter 3.04 of the Richland Municipal Code related to Purchasing to add a new section regarding compost procurement as required by state law.

Summary:

In March 2022, the Washington State Legislature passed Engrossed Second Substitute House Bill (ESSHB) 1799. Now codified at RCW 43.19A.150, ESSHB 1799 requires each city or county with a population greater than 25,000 residents and each city or county in which organic material collection services are provided under chapter 70A.205 RCW to adopt a compost procurement ordinance to implement RCW 43.19A.120. Richland meets both of these requirements.

RCW 43.19A.120 states that "When planning government-funded projects or soliciting and reviewing bids for such projects, all state agencies and local governments shall consider whether compost products can be utilized in the project." The purpose of proposed Ordinance No. 2022-41 is to comply with new state law that requires Richland to adopt a compost procurement ordinance on or before January 1, 2023.

Ordinance No. 2022-41 provides, to the extent required by RCW 43.19A.150(3), that the City shall plan for the use of compost in the following categories:

- (a) Landscaping projects;
- (b) Construction and post-construction soil amendments;
- (c) Applications to prevent erosion, filter stormwater runoff, promote vegetation growth, or improve the stability and longevity of roadways; and
- (d) Low-impact development and green infrastructure to filter pollutants or keep water on-site, or both.

Ordinance No. 2022-41 also captures state-mandated reporting requirements, and identifies circumstances under which the City is not required to use compost, which include if compost products are not available within a reasonable period of time; or do not comply with existing purchasing standards; or do not comply with federal, state or local health, quality and safety standards; or involve purchase prices that are not reasonable or competitive.

Staff recommends approval of Ordinance No. 2022-41 for first reading, by title only.

Fiscal Impact: None.

Attachments:

- I. Ordinance No. 2022-41

ORDINANCE NO. 2022-41

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING CHAPTER 3.04 OF THE RICHLAND MUNICIPAL CODE TO ADD A NEW SECTION ENTITLED COMPOST PROCUREMENT IN COMPLIANCE WITH RCW 43.19A.150.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to come into compliance with state law; and

WHEREAS, the Washington State Legislature recently enacted Engrossed Second Substitute House Bill (ESSHB) 1799, which requires cities and counties with populations greater than 25,000, and those with existing organics collection services, to adopt a compost procurement ordinance to implement RCW 43.19A.120; and

WHEREAS, the ordinance required by ESSHB 1799 must be adopted on or before January 1, 2023.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Chapter 3.04 of the Richland Municipal Code, entitled Purchasing, as first enacted by Ordinance No. 45-15, and last amended by Ordinance No. 2022-29, is hereby amended as follows:

Chapter 3.04 PURCHASING

Sections:

3.04.010 Purpose.

3.04.020 Policy statement.

3.04.030 Definitions.

3.04.040 General provisions.

3.04.050 Purchase of goods.

3.04.060 Services.

3.04.070 Public works.

3.04.075 Compost Procurement.

3.04.080 Amendments and change orders.

3.04.090 Intergovernmental agreements.

3.04.100 Cooperative purchasing.

3.04.110 Purchases from/through the United States government.

3.04.120 Emergencies.

3.04.130 Exceptions to competitive solicitation requirements.

3.04.010 Purpose.

This chapter is intended to direct the contracting for goods, services and public works at a reasonable cost using an open, fair, documented and competitive process whenever reasonable and

possible. The integrity, efficiency, and effectiveness of the city's procurement functions are critical elements of sound government.

3.04.020 Policy statement.

A. The city desires a fair and open process for procurement of goods and services that is free from the potential for bias and conflict of interest. In addition, the city desires consistent and appropriate practices for solicitations and contracting. All procurements of goods and services shall provide the city with the best quality and best value.

B. All purchases are to be made within budgetary limitations and for the purpose of the goals and objectives approved in the city's budget. Any purchase made that is not within budgetary limits shall be preapproved through a budget amendment process. All purchases made by the city shall ultimately be approved by the city council through the expenditure approval process.

C. The purchasing procedures of this chapter govern the purchase of goods, nonprofessional and professional services, public works contracts, and the small works roster process. The purchasing procedures for the lease of equipment or other personal property shall be based on the aggregate value of the lease payments used in lieu of a purchase price, following the procedure for the purchase of goods. The purchasing officer shall be responsible for administration of this chapter.

3.04.030 Definitions.

"Architectural and engineering services" means professional services rendered by any person, other than a city employee, to perform activities within the scope of the professional practice of architecture (Chapter 18.08 RCW), professional practice of engineering and land surveying (Chapter 18.43 RCW), and/or professional practice of landscape architecture (Chapter 18.96 RCW).

"Compost products" means mulch, soil amendments, ground cover, or other landscaping material derived from the biological or mechanical conversion of biosolids or cellulose-containing waste materials. The term "biosolid" is defined as provided in RCW 43.19A.010.

"Contract term option" is the right by which, for a specified time, the city may elect to extend the term of the contract.

"Craft or trade" means a recognized construction trade or occupation for which prevailing wage categories are established by the Department of Labor and Industries of the state of Washington.

"Emergency" means unforeseen circumstances beyond the control of the city that either present a real, immediate threat to the proper performance of essential functions or will likely result in material loss or damage to property, bodily injury or loss of life if immediate action is not taken.

"Formal solicitation process" is the competitive process of advertising and receiving submissions of bids or proposals from prospective vendors. The submissions are submitted in such a manner as to prevent their content from being revealed before the established due date and time for receipt.

"Goods" means all materials, supplies, equipment or other tangibles.

"Informal solicitation process" is obtaining competitive submissions from vendors that are obtained using a variety of mediums such as electronic submittal, phone, fax, e-mail, or writing.

“Interlocal agreements” are the exercise of governmental powers in a joint or cooperative undertaking with another public agency. Purchase of goods or services from another public agency which is not an exercise of the city’s governmental powers is not an interlocal agreement and shall be approved under RMC 3.04.050 and 3.04.060.

“Life cycle cost” means the total cost of an item to the city over its estimated useful life, including costs of selection, acquisition, operation, maintenance, and where applicable, disposal, as far as these costs can reasonably be determined, minus the salvage value at the end of its estimated useful life.

“Nonprofessional services” are services purchased by the city in which the contractor receives specific instructions and guidance from the city and does not meet the definition of professional services, or architectural and engineering services. Examples of nonprofessional services include machine repair, debt collection services, temporary service agencies, credit card services, equipment service agreements, auctioning services, software licenses, software maintenance, delivery services, inspections, advertising, etc. Prevailing wages may apply to nonprofessional service contracts.

“On-call contract” means a contract that is awarded with general provisions for the services to be rendered. As services are to be rendered, specific task orders are initiated that are to be completed by the contracting firm. Prevailing wages may apply to on-call contracts.

“Ordinary maintenance” is work not performed by contract and that is performed on a regularly-scheduled basis (e.g., daily, weekly, seasonally, semi-annually, but less frequently than once per year), to service, inspect, or replace items that are not broken; or work not performed by contract that is not regularly scheduled but is required to maintain the asset so that repair does not become necessary.

“Professional services” are customized services of specialized intellectual or creative expertise based on personal skill or ideas of an individual(s), generally one-time expertise to solve a problem or render professional opinions, judgments or recommendations. The labor and skill involved to perform these types of services are predominately mental or intellectual, rather than physical or manual. Examples include artistic design, marketing, analysis, financial expertise, accounting, attorneys, bond brokers, computer consultants, insurance brokers, economists, planners, real estate services, etc. This term does not include architectural and engineering services.

“Public work” as defined in RCW 39.04.010 means a complete project, and includes all work, construction, alteration, repair or improvement other than ordinary maintenance, executed at the cost of the city or which is by law a lien or charge on any city property. Public work projects include the related materials, supplies and equipment to complete the project.

“Purchasing officer” means the purchasing manager of the purchasing division of the administrative services department.

“Request for proposals (RFP)” means a process that requests interested firms to submit a proposal for completing a project. Proposals are evaluated based on criteria identified in the RFP, including, but not limited to, the quality of the proposal, experience, cost, and references.

“Request for qualifications (RFQ)” means a process that requests interested consultants to submit a statement of their qualifications. Submittals are evaluated based on criteria identified in the RFP, including, but not limited to, experience, expertise, and references. Cost cannot be a consideration until after a consultant has been selected at which point the price may be negotiated.

“Small works roster” is a roster of qualified contractors maintained for use in a modified formal bid process. When a public works project has an estimated value threshold as provided under RCW 39.04.155, as now enacted or hereafter amended, a city may follow the small works roster process for construction of a public work or improvement as an alternative to competitive formal solicitation requirements.

“Solicitation” means quotes, bids, requests for proposals and requests for qualifications.

3.04.040 General provisions.

A. The city manager shall be responsible for all city purchasing and may appoint a purchasing officer who shall be employed in the purchasing division of the administrative services department. The purchasing officer shall be charged with developing administrative procedures to implement this chapter. Procedures should ensure the fiscal responsibility of the city in expending resources for goods and services for city operations. The procurement procedures of the city shall be consistent with the Revised Code of Washington (RCW), guidance from the State Auditor’s Office and best business practices.

B. Federal or State Funds. When a procurement involves the expenditure of state or federal funds or grants, purchasing shall be conducted in accordance with any applicable federal or state laws or regulations.

C. Breaking Down or Splitting Purchases. The breaking down or splitting of any purchase or contract into units or accomplishing any purchase by phases for the purpose of avoiding the maximum dollar amount prescribed in this chapter is contrary to public policy and is prohibited.

D. Unauthorized Purchases. Only authorized individuals may financially obligate the city in the acquisition of goods, services and public works. Any financial obligation made by an individual lacking authority to procure on behalf of the city shall not be deemed ratified or approved by any city official, and the city shall not be bound thereby, except as may be required by law. Individuals procuring on behalf of the city without proper authorization may be held personally liable for unauthorized debts incurred.

E. Conflict of Interest.

1. To ensure objectivity and eliminate unfair competitive advantage, suppliers (vendors) and consultants who participate in the development or drafting of specifications, requirements, requests for quotes or proposals shall be excluded from competing for such purposes.
2. To avoid potential conflicts of interest, no employee, councilmember or contracted personnel should participate in the selection, award, or administration of purchases or contracts in which, to his or her knowledge, the individual, immediate family, or partner has a financial interest in the supplier’s organization.

F. Procurement Methods. Allowable procurement methods include the use of purchase orders, direct purchases (no purchase order), procurement cards (P-Cards), personal reimbursement, petty cash, credit cards, quotes, invitations to bid (ITB), requests for proposals (RFP), requests for qualifications (RFQ), small works roster (SWR), and contracts as the procurement methods are used in compliance with the city's purchasing policies. With appropriate security and internal controls, these procurement methods may be used electronically.

G. Signature Authority. The city manager may delegate the signature authority provided in this chapter to the purchasing officer or to other city employee(s) as deemed appropriate.

H. Standards for Determining Lowest Responsible Bidder.

1. Public Works – State Mandated Criteria. In determining lowest responsible bidder for a public works project, in addition to price, the criteria for bidder responsibility set forth in RCW 39.04.350(1), as now enacted or hereafter amended, shall apply.

2. Public Works – Supplemental Criteria. Supplemental criteria for bidder responsibility for public works projects set forth in RCW 39.04.350(2), as now enacted or hereafter amended, may be considered and may be set forth in the applicable bid documents.

3. Responsible Bidder Criteria. The following may also be considered by the city in determining bidder responsibility for all city procurements:

- a. The ability, capacity and skill of the bidder to perform the contract;
- b. Whether the bidder can perform the contract promptly, or within the time specified, without delay or interference;
- c. The reputation, experience and efficiency of the bidder;
- d. The quality of performance of previous contracts by the bidder in the city and in other jurisdictions;
- e. The previous and existing compliance by the bidder with laws, ordinances, and city policies relating to contracts or services;
- f. The sufficiency of the financial resources and ability of the bidder to perform the contract;
- g. The quality, availability and adaptability of the materials, supplies or equipment to the particular use required;
- h. The ability of the bidder to provide future maintenance and service for the use of the subject of the contract.

3.04.050 Purchase of goods.

A. Purchasing Limitations. Purchase limitations apply to the cost of an individual item; the aggregate sum of the same items; the aggregate sum of items used together in conjunction or closely related items to fulfill a specific business need, which are not part of a public works project

as defined by RCW 39.04.010, as now enacted or hereafter amended, and these policies. Total cost includes sales tax, delivery charges and any other miscellaneous charges.

B. The city manager may authorize, or delegate the authorization of, the acquisition of materials, supplies or equipment with a cost of \$500,000 or less.

1. Purchases Equal to or Less Than \$5,000. Purchases of goods where the cost is \$5,000 or less do not require any informal or formal competitive process or purchase order. Departments are allowed to make these purchases administratively in accordance with procedures developed by the purchasing officer.

2. Purchases Greater Than \$5,000 and Equal to or Less Than \$15,000. Purchases of goods where the cost is greater than \$5,000, but equal to or less than \$15,000, require the city to make every effort to obtain a minimum of three informal solicitations in accordance with procedures developed by the purchasing officer.

3. Purchases Greater Than \$15,000 and Equal to or Less Than \$50,000. Purchases of goods where the cost is greater than \$15,000, but equal to or less than \$50,000, require the city to obtain a minimum of three written informal solicitations (excluding telephone quotes) in accordance with procedures developed by the purchasing officer.

4. Purchases Greater Than \$50,000 but Less Than or Equal to \$500,000. Purchases of goods where the cost is greater than \$50,000, but less than or equal to \$500,000, require the city to follow a formal solicitation process in accordance with procedures developed by the purchasing officer.

5. Purchases Greater Than \$500,000. Purchases of goods where the cost is greater than \$500,000 require the city to follow formal competitive bidding process in accordance with procedures developed by the purchasing officer. The city council shall authorize these purchases based on the results of the formal solicitation process and purchasing officer recommendations.

6. Other than one-time purchases, any award for goods shall limit the total life of the contract term to the first period, and option time periods to less than or equal to five years, unless otherwise approved by the city manager. Prices for the first period and option time periods shall be firm and fixed wherever possible, and shall be established in the initial procurement. If it is not possible to establish firm, fixed prices, changes in any of the option period price shall be tied to a well-known, published pricing index, such as the appropriate Consumer Price Index (CPI) or documentation of cost increases that are passed on beyond the control of the supplier and passed onto the city.

C. Life Cycle Costing. In considering the purchase of goods, whenever there is a reason to believe that applying the life cycle costing method of a purchase evaluation would result in the lowest total cost to the city, first consideration shall be given to purchases with the lowest life cycle cost which complies with the specifications.

3.04.060 Services.

A. Purchasing Limitations. Purchase limitations apply to the cost related to the acquisition of services to fill a specific business need. Cost is inclusive of any required sales tax and related expenses.

1. Contracts, or task orders under an on-call agreement, to purchase services equal to or less than \$50,000 may be executed, or delegated, by the city manager.
2. Contracts to purchase services greater than \$50,000 shall be authorized by city council.
3. The initial contract procurement process should apply a realistic and complete scope of services and length of time necessary to complete a project unless intermediate stages have documented independent utility, or there is a need for immediate action on a project using a limited scope and council authorization on the full project is processed without delay.
4. The contract shall limit the total life of the contract term to the first period and option time periods to less than or equal to five years, unless otherwise approved by the city manager or council. Prices for the first period and option time periods shall be firm and fixed wherever possible and shall be established in the initial contract negotiation and execution. If it is not possible to establish firm, fixed prices, changes in any of the option period prices shall be tied to a well-known, published pricing index, such as the appropriate Consumer Price Index (CPI) or documentation of cost increases that are passed on beyond the control of the service provider and passed onto the city.

B. Contract Required. The purchase of services requires that the city enter into a contract for the service, with the exception of temporary employment agency services, auto repair, title reports, messenger/process service, as established by the purchasing officer. Standard services with a service provider where the total cost is equal to or less than \$5,000 in a calendar year do not require a contract. Departments are allowed to acquire these services administratively in accordance with procedures developed by the purchasing officer.

C. On-Call Service Contracts. On-call service contracts will be procured with the process identified in subsection (D) or (E) of this section. Individual task orders of on-call service contracts shall not exceed \$50,000.

D. Architectural, Landscape Architectural, and Engineering Services (A&E).

1. Procurements for architectural and engineering services shall be conducted as provided for in Chapter 39.80 RCW. The purchasing officer shall prescribe policies and procedures for use of the A&E roster(s) programs in accordance with state law.
2. Contracts that have an estimated cost of equal to or less than \$50,000 can be procured using an informal solicitation process in accordance with procedures developed by the purchasing officer.
3. Contracts that have an estimated cost in excess of \$50,000 must use a formal solicitation process in accordance with procedures developed by the purchasing officer; provided, however, that the city manager may in the following circumstance waive the solicitation

process for contracts greater than \$50,000, and allow the acquisition of services from the city's A&E roster(s):

- a. Quantifiable costs of delay in using an RFQ process are likely to outweigh higher quality performance expected from the formal solicitation process.

E. Professional and Nonprofessional Services (Excluding Architectural, Landscape Architectural, and Engineering Services).

1. Contracts that have an estimated cost of equal to or less than \$50,000 can be procured using an informal solicitation process in accordance with procedures developed by the purchasing officer.

2. Contracts that have an estimated cost in excess of \$50,000 must use a formal solicitation process in accordance with procedures developed by the purchasing officer; provided, however, that the city manager may in the following circumstances waive the solicitation process for contracts greater than \$50,000:

- a. Quantifiable costs of delay in using a formal solicitation process are likely to outweigh higher quality performance expected from the formal solicitation.

F. Procurement Record. The procurement record, proposal evaluation worksheet and each proposal, to the extent allowed by law, shall be open to public inspection following contract award.

3.04.070 Public works.

A. Purchase Order or Contract Required. All purchases for public works require a purchase order or executed contract.

B. Purchasing Procedures.

1. Total estimated cost for a public works project includes all amounts paid for materials, supplies, equipment, and labor on the construction of that project which is inclusive of sales tax, unless exempted by law, on one continuous or interrelated project where work is to be performed simultaneously or in close sequence.

2. Public works contracts shall follow bid requirements applicable to first class cities as set forth in RCW 35.22.620, as now enacted or hereafter amended, and procedures developed by the purchasing officer.

3. The city shall award all contracts under this section to the lowest responsible bidder as defined in RMC 3.04.040(H), as now enacted or hereafter amended; provided, however, that the city reserves its right under applicable law to reject any and all bids, and also to waive "minor irregularities if in the public interest."

C. Purchasing Limitations. The award of public works projects equal to or less than the dollar threshold for small works projects as provided under RCW 39.04.155, as now enacted or hereafter amended, may be executed, or delegated, by the city manager.

D. Competitive Bids.

1. At the discretion of the city manager, projects for a single craft or multiple crafts with a reasonably anticipated price equal to or less than the dollar thresholds as provided under RCW 35.22.620(3), as now enacted or hereby amended, may not require the use of competitive quotes or bids. Departments may make these purchases administratively in accordance with procedures developed by the purchasing officer and approved by the city manager.
2. Projects for a single craft or multiple crafts with a reasonably anticipated price higher than the dollar thresholds as provided under RCW 35.22.620(3), as now enacted or hereafter amended, up to the maximum dollar threshold as provided in RCW 39.04.155, as now enacted or hereafter amended, shall either use the small works roster or a formal solicitation process developed by the purchasing officer.
3. Projects with a cost in excess of the maximum dollar threshold as provided in RCW 39.04.155, as now enacted or hereafter amended, require a formal solicitation process developed by the purchasing officer. The city council shall authorize these purchases and provide authority for the city manager to execute the related contract.

E. Small Works Roster.

1. For public works in which the estimated cost is equal to or less than the value threshold as provided under RCW 39.04.155, as now enacted or hereafter amended, the city may use a small works roster or rosters or limited public works as an alternative to bidding, provided, that in such case, the purchasing officer shall develop policies and procedures for use of small works roster and limited public works programs in accordance with law.
2. The purchasing officer shall make available a list of the contracts that have been awarded under the small works roster. The list shall contain the name of the awarded bidder, the amount of the contract, a brief description of the type of work performed, and the date it was awarded. The list may be posted on the city's website or made available from the purchasing officer.

3.04.075 Compost Procurement

A. When planning city-funded projects or soliciting and reviewing bids for such projects, city departments shall identify whether compost can be utilized in a city project. In the event that compost can be utilized, city departments shall require purchase of compost for use in city projects.

B. City departments shall plan for the use of compost in any of the following categories that are applicable to their operations and project types:

1. Landscaping projects;
2. Construction and post-construction soil amendments;
3. Applications to prevent erosion, filter stormwater runoff, promote vegetative growth, or improve the stability and longevity of roadways; and
4. Low-impact development and green infrastructure to filter pollutants or to keep water onsite or both.

C. Before the transportation or application of compost products under this section, the City must ensure compliance with Department of Agriculture pest control regulations provided in Ch. 16-470 WAC.

D. Notwithstanding subsections A and B of this section, city departments are not required to use compost products if:

1. Compost products are not available within a reasonable period of time;
2. Compost products that are available do not comply with existing purchasing standards;
3. Compost products that are available do not comply with federal, state or local health, quality and safety standards; or
4. Compost purchase prices are not reasonable or competitive.

E. City departments shall give priority to purchasing compost products from companies that:

1. Produce compost products locally;
2. Are certified by nationally recognized organization like the U.S. Composting Council; and
3. Produce compost products that are derived from municipal solid waste compost programs and meet quality standards comparable to standards adopted by the Department of Transportation or adopted by rule by the Department of Ecology.

F. City departments that use compost shall report the following information to the Public Works Department by each December 15:

1. The volume and cost of compost purchased by the city department in that year; and
2. The source or sources of the compost purchased by the city department in that year.

G. The Public Works Department is responsible for:

1. Providing technical assistance and education regarding the use of food and yard waste compost to city departments and staff;
2. Conducting educational outreach to inform residents and businesses about the value of food and yard waste compost and how the City uses compost in its operations each year; and
3. Reporting the total estimated tons of organic material diverted from the City's waste stream because of compost use under this section.

H. By December 31, 2024, and each December 31st of even-numbered years thereafter, the City shall submit a report covering the previous year's compost procurement activities to the Department of Ecology that contains the following information:

1. The total tons of organic material diverted throughout the year;
2. The volume and cost of compost purchased throughout the year; and

3. The source or sources of the compost.

3.04.080 Amendments and change orders.

A. Amendments and Change Orders.

1. Amendments or change orders to contracts, including interlocal agreements, which result in the final contract amount exceeding the purchase limits identified in this chapter may be administratively approved, or delegated, by the city manager if the changes are:

- a. Within the scope of the project or purchase;
- b. Executed in writing; and
- c. The amount is equal to or less than the city manager's purchase limit of \$50,000.

2. Contract amendments or change orders that are strictly a change to the contract expiration date may be administratively approved by the purchasing officer.

3. The value of all amendments or change orders will be aggregated, and when any single amendment or combination of change orders on the same project or purchase exceeds the limit under subsection (A)(1)(c) of this section the change must be approved by the city council, except:

- a. For service contracts to accomplish an ongoing city program rather than a discrete project, the aggregation of administrative change orders shall be recalculated after each contract year;
- b. Where the size of the contract makes it probable that administrative change order authority will be quickly exhausted, upon recommendation of the city manager, the city council may extend the aggregate limits of subsection (A)(1)(c) of this section upon award of a particular contract; and
- c. A contract amendment, when approved by the city council under subsection (A)(3) of this section, shall allow new administrative amendments or change orders to the amended contract to be approved under the requirements of subsection (A)(1) of this section.

3.04.090 Intergovernmental agreements.

Intergovernmental agreements, also known as interlocal agreements, that are the exercise of governmental powers in a joint or cooperative undertaking with another public agency shall be approved by council. Purchase of goods or services from another public agency (cooperative purchasing) are not included in this section. Intergovernmental agreements shall be approved by the city council.

3.04.100 Cooperative purchasing.

The purchasing officer shall have authority to enter into cooperative purchasing arrangements with other public agencies, including nonprofit corporations, as allowed under RCW 39.34.030, as now enacted or hereafter amended, when the best interests of the city would be served.

Purchases made under an established cooperative purchasing agreement shall be approved under RMC 3.04.060 and 3.04.070. The purchasing officer shall prescribe policies and procedures for

using cooperative purchasing contracts in accordance with RCW 39.34.030, as now enacted or hereafter amended.

3.04.110 Purchases from/through the United States government.

A. In accordance with RCW 39.32.090, as now enacted or hereafter amended, this chapter allows for the purchase of supplies, materials, electronic data processing and telecommunication equipment, software, services, and/or equipment from or through the United States government without calling for competitive solicitations.

B. The purchasing officer is responsible for reviewing the proposed purchase to determine if the purchase is in the best interests of the city.

C. Purchases under this section shall be approved under RMC 3.04.060 and 3.04.070.

3.04.120 Emergencies.

A. Notwithstanding any other provisions of this section, the city manager or designee may make or authorize others to make emergency procurements of materials, supplies, equipment, or services, without complying with the requirements of this section when there exists a threat to public health, welfare, or safety, or where the city may suffer a substantial monetary loss by reason of the time required to follow regular purchasing procedures; provided, that such emergency procurements shall be made with such competition as is practicable under the circumstances.

B. A written determination of the basis for the emergency and for the selection of the particular contractor shall be included in the contract file.

C. As soon as practicable, a record of each emergency procurement shall be made and shall set forth the contractor's name, the amount and type of the contract, and listing of the item(s) procured under the contract, which shall be reported to the city council at the next subsequent meeting.

3.04.130 Exceptions to competitive solicitation requirements.

A. Open Market Purchases Allowed. The city manager or designee is authorized to allow open market purchases without obtaining competitive quotes, bids or solicitations under the following conditions:

1. Surplus or Distress Sale. When it is possible to procure obvious bargains through the procurement of surplus or distress material, supplies or equipment.
2. Auctions. RCW 39.30.045, as now enacted or hereafter amended, authorizes the city to acquire supplies, materials, and equipment through an auction conducted by the United States or any agency thereof, an agency of the state of Washington, a municipality or other government agency, or any private party, without quotations or bids, if the items to be purchased can be obtained at a competitive price.
3. Interlocal Joint Purchasing Agreements. Goods and services may be purchased under Chapter 39.34 RCW, as now enacted or hereafter amended, using joint purchasing agreements with organizations allowed under RCW 39.34.030 as now enacted or hereafter amended.
4. Procurements of goods, services or public works in the event of an emergency.

B. Waiver of Competitive Solicitation Requirements. The competitive solicitation requirements set forth in this chapter for goods and services may be waived by the city manager or designee; provided, however, that whenever the cost of the procurement exceeds \$50,000, the city manager or designee shall provide city council with a list of solicitations that have been waived. Competitive solicitation requirements may be waived for:

1. Single Source/Sole Source Procurement. Competitive solicitation requirements may be waived under circumstances where there is only one feasible supplier, including circumstances where the procurement is required to improve or maintain a proprietary system or where the procurement is intended to promote the standardization of a system by purchasing from a single source. The purchasing officer shall prescribe policies and procedures for use of sole or single source procurements.

2. Not Practicable Procurements. Competitive solicitation requirements may be waived when the obtaining of competitive solicitations will cause a delay resulting in an appreciable loss to the city. The purchasing officer shall prescribe policies and procedures for use of not practicable procurements.

3. Other Exemptions. The city manager may establish a policy exempting certain procurements or classes of procurements from the formal competitive process as recommended by the purchasing officer.

Section 2. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2023.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 2022-42, Approving the 2026 Council Compensation Plan

Department/Office
Human Resources

Ordinance/Resolution Number:
2022-42

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 2022-42, amending Section 2.32.040 of the Richland Municipal Code related to the 2026 Council Compensation Plan.

Summary:

Article II of the Richland City Charter allows the City Council to set its own compensation by ordinance. However, per RCW 35.27.130, the Council may not set its own salaries during its current members' terms of office. Read together, these two laws grant the City Council the authority to set compensation to be realized by future councilmembers in subsequent years. Since 2002, Council has based the annual adjustment on the increase in the Compensation Plan for Unaffiliated Staff (also referred to as the unaffiliated wage schedule).

On December 6, 2022, Resolution No. 2022-138 was adopted to update the unaffiliated wage schedule. The update included a 5.0% market adjustment that will also be applied to the Council's compensation. Beginning in 2026, City Council's compensation will be \$1,396 per month. In addition to the monthly Council stipend, the Mayor receives another \$250 per month. A breakdown of the historical annual increases from 2003 to present is attached.

Staff recommends approval of Ordinance No. 2022-42 for first reading, by title only.

Fiscal Impact:

Approval of Ordinance No. 2022-42 will result in a 5.0% increase for Council compensation in 2026.

Attachments:

1. Ordinance No. 2022-42
2. History of Council Compensation

ORDINANCE NO. 2022-42

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE SECTION 2.32.040 RELATED TO THE 2026 COUNCIL COMPENSATION PLAN.

BE IT ORDAINED by the City of Richland as follows:

Section 1. Section 2.32.040 of the Richland Municipal Code, as enacted by Ordinance No. 8, and last amended by Ordinance No. 46-21, is hereby amended to read as follows:

2.32.040 Councilmembers

The monthly compensation of each member of the council, whether a new or incumbent member, is as follows: ~~2021, \$1,195;~~ 2022, \$1,231; 2023, \$1,253; 2024, \$1,269; ~~and~~ 2025, \$1,329; and 2026, \$1,396; provided, however, that nothing herein shall cause an increase or decrease to the compensation of any member of the council after his or her election or during the term of office or any unexpired term of office, to which such member of the council is appointed or elected. City council shall establish council salary based on the annual increase, if any, in the Compensation Plan for Unaffiliated Employees wage table, maintaining a four-year schedule.

All members of the council who participate in the Washington Public Employees' Retirement System shall provide a written certification to human resources, detailing a monthly calculation of the number of hours of service they provide to the city of Richland each year. This record shall be maintained in the human resources division for auditing purposes as generally required in Chapter 41.40 RCW.

Section 2. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

This space intentionally left blank.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the _____ day of _____, 2023.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____



HUMAN RESOURCES DEPARTMENT

MEMORANDUM

TO: City Council

FROM: Lacey Paulsen, Human Resources Director

THROUGH: Jon Amundson, City Manager

DATE: December 20, 2022

SUBJECT: 2026 City Council Compensation and History

Year	Mayor	Council Member	% Increase by year
2003	\$1,075	\$825	0.00%
2004	\$1,125	\$875	6.00%
2005	\$1,150	\$900	3.00%
2006	\$1,177	\$927	3.00%
2007	\$1,214	\$964	4.00%
2008	\$1,253	\$1,003	4.00%
2009	\$1,263	\$1,013	1.00%
2010	\$1,278	\$1,028	1.50%
2011	\$1,288	\$1,038	1.00%
2012	\$1,319	\$1,069	3.00%
2013	\$1,340	\$1,090	2.00%
2014	\$1,340	\$1,090	0.00%
2015	\$1,362	\$1,112	2.00%
2016	\$1,373	\$1,123	1.00%
2017	\$1,373	\$1,123	0.00%
2018	\$1,393	\$1,143	1.75%
2019	\$1,410	\$1,160	1.50%
2020	\$1,427	\$1,177	1.50%
2021	\$1,445	\$1,195	1.50%
2022	\$1,481	\$1,231	3.00%
2023	\$1,503	\$1,253	1.80%
2024	\$1,519	\$1,269	1.30%
2025	\$1,579	\$1329	4.75%
2026	\$1,646	\$1396	5.00%



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 2022-43, Amending Chapter 3.24 of the Richland Municipal Code related to Funds

Department/Office
Finance

Ordinance/Resolution Number:
2022-43

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 2022-43, amending Chapter 3.24 of the Richland Municipal Code related to miscellaneous accounting funds.

Summary:

Chapter 3.24 of the Richland Municipal Code is reviewed annually to ensure all active city funds are included in the municipal code. The review provides an opportunity to eliminate closed funds, confirm fund titles with correct descriptions, and ensure new funds are added.

The City follows the Budgeting Accounting Reporting System (BARS) Manual which states that "A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities and balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions and limitations."

Ordinance No. 2022-43 will establish the VHF Fund and the Fire Station Construction Fund. Furthermore, the following obsolete funds will be deleted: Public Safety Facility 75 Construction Fund, Public Safety Facility 73 Replacement Fund and Hanford Reach Interpretive Center Fund. Various additional changes will be made to existing funds to clarify the purpose and function of the fund, as needed.

Staff recommends approval of Ordinance No. 2022-43 for first reading, by title only.

Fiscal Impact: None.

Attachments:

I. Ordinance No. 2022-43

ORDINANCE NO. 2022-43

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING CHAPTER 3.24 OF THE RICHLAND MUNICIPAL CODE SECTION RELATED TO FUNDS.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate or clarify ambiguity; and

WHEREAS, new funds shall be established for the VHF Fund and the Fire Station Construction Fund; and

WHEREAS, obsolete funds shall be deleted, including the Public Safety Facility 75 Construction Fund, the Public Safety Facility 73 Replacement Fund, and the Hanford Reach Interpretive Center Fund; and

WHEREAS, descriptive changes shall be made to various funds to clarify the purpose and function of the fund.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Chapter 3.24 of the Richland Municipal Code, entitled Funds, as first enacted by Ordinance No. 6, and last amended by Ordinance No. 61-19, is hereby amended as follows:

Chapter 3.24 FUNDS

Sections:

- 3.24.010 General fund – Created.**
- 3.24.020 General fund – Use.**
- 3.24.030 Central stores fund – Created.**
- 3.24.040 Central stores fund – Administration.**
- 3.24.050 Central stores fund – Supplies and materials.**
- 3.24.060 Central stores fund – Financial control.**
- 3.24.070 Central stores fund – Purchases.**
- 3.24.080 Central stores fund – Expenditures.**
- 3.24.090 Central stores fund – Working capital.**
- 3.24.100 Central stores fund – Deposits.**
- 3.24.110 – 3.24.140 *Repealed.***
- 3.24.150 Park reserve fund – Created.**
- 3.24.160 Park reserve fund – Use.**
- 3.24.170 Park reserve fund accounts.**
- 3.24.180 *Repealed.***
- 3.24.190 Utility bill clearing fund – Created.**
- 3.24.200 Utility bill clearing fund – Transfers.**
- 3.24.210 Utility bill clearing fund – Administration.**

3.24.220 Utility bill clearing fund – Transition.
3.24.230 Utility bill clearing fund – Working capital.
3.24.240 Electric utility fund – Created.
3.24.250 Equipment maintenance fund – Created.
3.24.260 Equipment replacement fund – Created.
3.24.270 Equipment funds – Administration.
3.24.280 Equipment replacement fund – Equipment included.
3.24.290 Equipment replacement fund – Equipment use charges.
3.24.300 Equipment funds – Financial control.
3.24.310 Equipment funds – Purchases.
3.24.320 Equipment funds – Expenditures.
3.24.330 Equipment funds – Deposits.
3.24.340 Health care benefits plan fund.
3.24.350 Post-employment health care plan fund.
3.24.360 Police relief and pension fund – Created.
3.24.370 ~~Firemen's~~ Firefighters' pension fund – Created.
3.24.380 Unemployment fund.
3.24.390 Workers compensation fund.
3.24.400 Salary clearing fund – Created.
3.24.410 Salary clearing fund – Transfers.
3.24.420 Salary clearing fund – Payments.
3.24.430 Salary clearing fund – Issuance of warrants.
3.24.440 City streets fund – Created.
3.24.450 City streets fund – Use.
3.24.460 Water utility fund – Created.
3.24.470 Wastewater utility fund – Created.
3.24.480 Solid waste utility fund – Created.
3.24.490 Stormwater utility fund.
3.24.500 Industrial development fund – Created.
3.24.510 Industrial development fund – Use.
3.24.520 *Repealed.*
3.24.530 Public works administration and engineering fund.
3.24.540 Community development block grant program fund – Created – Use.
3.24.550 Downtown business improvement district fund – Created.
3.24.560 Downtown business improvement district fund – Distributions.
3.24.570 Downtown business improvement district fund – Administration.
3.24.580 Capital improvement fund – Created.
3.24.590 Capital improvement fund – Use.
3.24.600 Criminal justice fund.
3.24.610 Southeast communications center fund.
3.24.620 Hotel/motel fund.
3.24.630 Special lodging assessment fund.
3.24.640 HOME fund.
3.24.650 Golf course fund.
3.24.660 Medical service fund.
3.24.670 Emergency management fund.

- 3.24.680 *Repealed.*
- 3.24.690 LTGO bonds debt service fund.
- 3.24.700 Library debt service fund.
- 3.24.710 *Repealed.*
- 3.24.720 *Repealed.*
- 3.24.730 LRF debt service fund.
- 3.24.740 LID guaranty debt service fund.
- 3.24.750 Special assessment LID debt service fund.
- 3.24.760 PFD facility contingency fund – Created.
- 3.24.770 Richland public facilities district fund.
- 3.24.780 Park project construction fund.
- 3.24.790 Columbia Point master association fund.
- 3.24.800 800 MHz project fund.
- 3.24.801 VHF fund – Created.
- 3.24.810 General government construction fund.
- 3.24.820 Streets capital construction fund – Created.
- 3.24.830 *Repealed.*
- 3.24.831 ~~Public safety facility 75 construction fund – Created.~~ *Repealed.*
- 3.24.832 ~~Public safety facility 73 replacement fund – Created.~~ *Repealed.*
- 3.24.833 Fire Station construction fund – Created.
- 3.24.840 ~~Hanford Reach Interpretive Center fund.~~ *Repealed.*
- 3.24.890 Broadband fund – Created.
- 3.24.900 Public safety sales tax fund – Created.
- 3.24.910 Special assessment construction fund.
- 3.24.920 Uptown business improvement district fund – Created.
- 3.24.930 Uptown business improvement district fund – Distributions.
- 3.24.940 Uptown business improvement district fund – Administration.
- 3.24.950 *Repealed.*
- 3.24.960 Fire Station ~~74~~ debt service fund – Created.
- 3.24.970 BCES operations fund – Created.
- 3.24.980 Utility deposit fund – Created.
- 3.24.990 Microwave fund – Created.
- 3.24.991 Transportation benefit district fund – Created.

3.24.010 General fund – Created.

There is created the general fund into which shall be placed all monies received by the city unless otherwise provided for.

3.24.020 General fund – Use.

The general fund shall be used to pay all warrants drawn for payment of claims and demands against the city unless otherwise provided for.

3.24.030 Central stores fund – Created.

There is hereby created the central stores fund to be used as a revolving fund to be expended for the purchase of supplies and materials of kinds which are commonly used by more than one department of the city and for supplies, equipment and salaries required for the administration of the fund.

3.24.040 Central stores fund – Administration.

The central stores fund shall be administered by the department of administrative services.

3.24.050 Central stores fund – Supplies and materials.

Each department shall pay into the central stores fund monthly an amount equal to the cost of supplies and materials requisitioned by it from the central stores fund, including a proportionate share of the cost of administering the fund.

3.24.060 Central stores fund – Financial control.

The finance director shall keep such books, accounts and records as are necessary to control and report the financial operations of the central stores fund.

3.24.070 Central stores fund – Purchases.

All purchases made from said fund shall be governed by the Charter and ordinances of the city relating to purchasing.

3.24.080 Central stores fund – Expenditures.

Any withdrawals or expenditures from said fund shall be made only upon approved payrolls and vouchers in the city.

3.24.090 Central stores fund – Working capital.

The city council may from time to time appropriate money from the general fund to central stores fund to provide adequate capital to enable it to discharge its function.

3.24.100 Central stores fund – Deposits.

All monies deposited in said central stores fund and not expended as provided herein shall remain in said fund from year to year and shall not be transferred to any other fund or expended for any purpose whatsoever, except as is herein provided; provided, however, any monies in the fund not needed therein may from time to time be transferred by appropriate action of the council of the city of Richland to the general fund of the city of Richland.

3.24.110 Claims clearing fund – Created.

Repealed by Ord. 65-16.

3.24.120 Claims clearing fund – Transfers.

Repealed by Ord. 65-16.

3.24.130 Claims clearing fund – Payments.

Repealed by Ord. 65-16.

3.24.140 Claims clearing fund – Issuance of warrants.

Repealed by Ord. 65-16.

3.24.150 Park reserve fund – Created.

There is created the park reserve fund for city parks and for public open spaces devoted to public parks, playgrounds, trails and recreational facilities, into which shall be placed all funds received by the mitigation fees levied on new development, the income from leases on or of park property, and any sale of park property. Items included in the city's annual budget for the park reserve fund may include any gifts and bequests given or bequeathed to the city for the acquisition or

development of public open spaces devoted to public parks, playgrounds, and trails, and other recreational purposes. The council may by resolution otherwise designate such funds as may from time to time be received from the sale of nonindustrial lands to the park reserve fund.

3.24.160 Park reserve fund – Use.

The park reserve fund for public open spaces shall be used to acquire (by purchase or condemnation) and develop public open spaces devoted to public parks, playgrounds, trails, and recreation facilities. The monies in the fund shall be allowed to accumulate from year to year until the city council shall determine to expend all or a part of the monies in the fund for the specified purpose.

3.24.170 Park reserve fund accounts.

The park reserve fund shall contain three park zone accounts and an undesignated park account. The three park zone accounts are described as follows:

A. North Richland zone (1) bounded by the existing or future Richland urban growth boundary on the north and northwest, the Yakima River on the west and south and the Columbia River on the east.

B. South Richland zone (2) bounded by the Yakima River on the north, the existing or future Richland urban growth boundary on the west and south and the Richland city limits line on the east with the exception of the development commonly known as Badger Mountain South Planned Community zone.

C. Badger Mountain South Planned Community zone (3) shall be a separate park zone.

D. Proceeds from any leases of or on park property or sale of park property shall be placed in the undesignated park account. Monies received from fees upon new development shall be credited to the park zone account in which the plat or subdivision from which the fees are received is located.

3.24.180 Library fund.

Repealed by Ord. 34-14.

3.24.190 Utility bill clearing fund – Created.

There is hereby created a fund, known and designated as the utility bill clearing fund, into which shall be paid all sums received from the sale of water, electricity, wastewater, solid waste, stormwater and medical services and for any other public utility service furnished by the city.

3.24.200 Utility bill clearing fund – Transfers.

On the first regular business day of each month, the finance director is authorized, empowered and directed to transfer from the utility bill clearing fund to each of the utility departments the total amount billed during the preceding month for services rendered for water, electricity, wastewater, solid waste disposal and collection, stormwater and medical services for each such department. Appropriate adjustments shall be made to reflect bills uncollected.

3.24.210 Utility bill clearing fund – Administration.

The finance director shall keep a full and careful record of receipts and transfers with respect to each utility department. No warrants shall be issued against the utility bill clearing fund. The fund shall be used only to facilitate the billing and collection of utility accounts.

3.24.220 Utility bill clearing fund – Transition.

Utility bills assigned to the city for collection for water or electricity sold or services rendered by the General Electric Company prior to the transfer to the city of such functions shall be paid into the utility bill clearing fund and the amounts collected shall be transferred to the general fund, notwithstanding any other provisions of this chapter.

3.24.230 Utility bill clearing fund – Working capital.

The city council may appropriate from the general fund for the utility bill clearing fund from time to time such amounts as are reasonably necessary to enable the fund to function as a revolving fund. Any amount so appropriated as is excess to the needs of the utility clearing fund shall be returned to the general fund.

3.24.240 Electric utility fund – Created.

All revenues collected by the city from sale of electric energy or for services rendered by the department under the provisions of this code shall be deposited in the treasury of the city in a separate account to be known as the electric fund. All warrants for purchase of electric energy, for salaries, materials, supplies, equipment, and repairs relating to sale of electric energy by the city shall be paid out of such fund.

3.24.250 Equipment maintenance fund – Created.

There is hereby created the equipment maintenance fund to be used as a revolving fund to be expended for salaries, wages and operations required for the repair, maintenance and operation of equipment and the purchase of equipment, materials and supplies to be used in the administration and operation of the fund.

3.24.260 Equipment replacement fund – Created.

There is hereby created the equipment replacement fund to be used as a revolving fund to be expended for the purchase of new equipment and for replacement of existing equipment.

3.24.270 Equipment funds – Administration.

The equipment maintenance fund and the equipment replacement fund shall be administered by the administrative services department.

3.24.280 Equipment replacement fund – Equipment included.

All trucks, passenger cars and equipment belonging to the city may be in an equipment replacement fund operated by the administrative services department within said funds.

3.24.290 Equipment replacement fund – Equipment use charges.

Each department shall pay into the equipment replacement fund monthly a charge for replacement based on the estimated useful life of the equipment and for the purchase of new equipment subject to budgetary availability.

3.24.300 Equipment funds – Financial control.

The finance director shall keep such books, accounts and records as are necessary to control and report the financial operations of the equipment maintenance fund and the equipment replacement fund.

3.24.310 Equipment funds – Purchases.

All purchases made from said funds shall be governed by the Charter and ordinances of the city relating to purchasing.

3.24.320 Equipment funds – Expenditures.

Any withdrawals or expenditures from said equipment maintenance fund shall be made only upon approved payrolls and vouchers of the city. Any expenditure from the equipment replacement fund shall be made only upon approved vouchers of the city.

3.24.330 Equipment funds – Deposits.

All monies deposited in the equipment maintenance fund and in the equipment replacement fund, including amounts included therefor in the annual budget of the city, and not expended as in this code provided, shall remain in the respective funds from year to year and shall not be transferred to any other fund or expended for any purpose whatsoever, except as in this code provided; provided, however, that any money in the equipment replacement fund not needed therein may from time to time be transferred by appropriate action of the city council to the appropriate funds of the city.

3.24.340 Health care benefits plan fund.

There is created a health care benefits plan fund into which shall be placed health, vision, disability and dental insurance premiums and reserves, and such other funds as may be available therefor, and from which shall be paid all health, dental and vision insurance claims, administrative costs, wellness program costs and expenses deemed appropriate by the city council.

3.24.350 Post-employment health care plan fund.

There is hereby created a post-employment health care plan fund into which shall be placed health insurance premiums paid by retirees and payments by the city on behalf of current and future retirees for the purpose of paying health care insurance premiums for eligible retirees.

3.24.360 Police relief and pension fund – Created.

There is hereby created and established a police relief and pension fund into which shall be placed such monies as required or authorized by Chapter 41.20 RCW, and which shall be used as required or authorized by that chapter.

3.24.370 ~~Firemen's~~ Firefighters' pension fund – Created.

There is hereby created and established a firemen's pension fund into which shall be placed such monies as required or authorized by Chapters 41.16 and 41.18 RCW, and which shall be used as required or authorized by those chapters.

3.24.380 Unemployment fund.

There is created an unemployment fund into which shall be placed funds appropriated in the city budget for such purpose and such other funds as may be available therefor, and from which shall be paid all unemployment compensation claims and administrative costs.

3.24.390 Workers compensation fund.

There is created a workers compensation fund into which shall be placed such monies as shall from time to time be appropriated or budgeted in amounts sufficient in the determination of the finance director to pay estimated uninsured losses resulting from claims against the city and from which shall be paid such amounts as shall be required for the payment of such uninsured losses.

Monies shall also be used to pay for assessments from the state, excess loss premiums and preventive education programs and expenses deemed appropriate by the city council, provided reserves are adequately funded.

3.24.400 Salary clearing fund – Created.

There is hereby created a fund, known and designated as the salary clearing fund, into which shall be paid and transferred from the various departments and offices an amount of money equal to the various salaries, wages and other compensations due city employees.

3.24.410 Salary clearing fund – Transfers.

On the last day of each and every month, the finance director is hereby authorized, empowered and directed to transfer from the funds of the various departments and offices to the salary clearing fund sufficient funds to pay the salaries, wages and other compensations of the employees of the various departments and offices of the city for that month.

3.24.420 Salary clearing fund – Payments.

The salary clearing fund shall be used and payments therefrom shall be made only for the purpose of paying and compensating employees of the city for services rendered, and paying employee deductions to those persons, agencies, organizations and funds entitled to such payments.

3.24.430 Salary clearing fund – Issuance of warrants.

The finance director is hereby authorized, empowered and directed to issue warrants on and against said fund for payments authorized by RMC 3.24.410. Said warrants shall be issued only after there has been filed with the finance director properly certified payrolls, due bills, or time certificates stating the nature of the services rendered, the amount due or owing and the persons entitled thereto. All warrants issued on or against said fund shall be solely and only for the purpose herein set forth and shall be payable only out of and from said fund. Each warrant issued under the provisions of this section shall have printed upon its face the words “Salary Clearing Fund.”

3.24.440 City streets fund – Created.

There is hereby created a city streets fund into which shall be placed motor vehicle license fees, gas tax and all other state and city revenue and monies intended to be used for highway or street purposes.

3.24.450 City streets fund – Use.

The city streets fund shall be used to pay all warrants drawn for the payment of salaries and wages, materials, supplies, equipment, purchase or condemnation of right-of-way, engineering or any other purpose in connection with construction, alteration, repair, improvement, or maintenance of any city street or bridge, or viaduct or underpass along, upon or across such streets. Such expenditures may be made either independently or in conjunction with any federal, state or county funds.

3.24.460 Water utility fund – Created.

There is created in the treasury of the city a special fund to be known as the water utility fund. Any and all revenues received from charges for services rendered by the department shall be credited to said fund, and all warrants for salaries, materials, supplies and equipment and repair of the water system shall be paid out of such fund. Approved construction projects for the water utility will be paid from this fund.

3.24.470 Wastewater utility fund – Created.

There is created in the treasury of the city a special fund to be known as the wastewater utility fund. Any and all revenues received from the sale of byproducts of the wastewater treatment plant or from any other source for rental, use or services rendered by the municipal wastewater system shall be credited to the fund; and all warrants for salaries, materials, supplies and equipment and repair of the municipal wastewater system shall be paid out of such fund. Approved construction projects for the wastewater utility will be paid from this fund.

3.24.480 Solid waste utility fund – Created.

There is created in the treasury of the city a special fund to be known as the solid waste utility fund. Any and all revenues from contracts for scavenging and garbage rights, from sale of any refuse, and from charges for services rendered by the city under the provisions of this section and RMC Title 15 shall be credited to the fund; and all warrants for salaries, materials, supplies, equipment and repairs relating to refuse disposal shall be paid out of such fund. Approved construction projects for the solid waste utility fund will be paid from this fund.

3.24.490 Stormwater utility fund.

There is hereby created a fund, known and designated as the stormwater utility fund, into which shall be deposited various monies received by the city of Richland for stormwater utility charges as set forth in RMC Title 16. This revenue and such other revenues as may be available to the stormwater utility fund will be used to pay the expenses of the stormwater utility program as set forth in RMC Title 16. Approved construction projects for the stormwater utility will be paid from this fund.

3.24.500 Industrial development fund – Created.

There is created an industrial development fund into which shall be placed the proceeds from the sale of city real property.

3.24.510 Industrial development fund – Use.

The industrial development fund shall be used for purposes of industrial development. The proceeds from the sale of city real property shall accumulate for the purchase and construction of major capital improvements, including financial support for industrial development activities. Use of this fund shall be approved by the city council prior to its expenditure. The net receipts from the sale of city-owned property shall be deposited into this fund; however, if the sold property had been park land, such receipts shall be deposited in the park reserve fund. The receipts deposited shall then reimburse the various utility and all other pertinent accounts for contributed infrastructure, land acquisition costs and promotional expenses as the ratio of various funds' investment bear to the total investment in the parcel as a whole. Such reimbursement shall be limited to the respective funds' total investment in the subject parcel. Such reimbursement procedure shall be further described in the administrative policies.

3.24.520 I-Net fund.

Repealed by Ord. 34-14.

3.24.530 Public works administration and engineering fund.

There is hereby created a fund, known and designated as the public works administration and engineering fund, into which shall be deposited various monies received by the city for the engineering projects, administrative and engineering services charges from other funds and such

other funds as may be available therefor, for the expenses related to the public works administration and engineering fund and from which shall be paid the expenses for the public works administration and engineering fund.

3.24.540 Community development block grant program fund – Created – Use.

There is hereby created a fund, known and designated as the community development block grant program fund, into which shall be paid various federal or state monies received by the city of Richland for community development programs such as the 1974 Housing and Urban Development Title 1 program. Appropriations from the fund may be made by the city council of Richland for projects as approved by them. Warrants may be drawn upon the fund for purposes as provided in this section and to the extent that funds are available.

3.24.550 Downtown business improvement district fund – Created.

There is hereby created a fund, known and designated as the downtown business improvement district fund (DBID), into which shall be paid all DBID revenues from special assessments levied under the authority of Chapter 35.87A RCW, gifts and donations for the DBID fund, monies for expenditures made and reimbursements due to the DBID fund, and interest and all other income from the investment of deposits according to established city procedures and policies.

3.24.560 Downtown business improvement district fund – Distributions.

On the first regular business day of each month, the finance director is authorized, empowered and directed to distribute from the DBID fund the total amount of special assessments collected for the district under RCW 35.87A.130 and Richland Ordinance No. 29-03 during the preceding month.

3.24.570 Downtown business improvement district fund – Administration.

The finance director shall keep a full and careful record of receipts and distributions with respect to each district within the downtown business improvement district fund.

3.24.580 Capital improvement fund – Created.

There is created a special accounting fund to be known as the “capital improvement fund” into which fund there shall be placed all proceeds received from the county treasurer from the city of Richland one-half of one percent real estate excise tax (REET).

3.24.590 Capital improvement fund – Use.

This capital improvement fund which includes the one-half of one percent real estate tax shall be used only for local improvements, including those listed in RCW 35.43.040, and for capital projects defined by RCW 82.46.010(6).

3.24.600 Criminal justice fund.

There is hereby created a special accounting fund to be known as the criminal justice fund into which there shall be placed all monies received from the state of Washington for criminal justice. Monies are intended to be used for funding activities relating to the enforcement and administration of the criminal law.

3.24.610 Southeast communications center fund.

There is hereby created a special accounting fund to be known as the Southeast communications center fund into which there shall be placed all proceeds received for emergency dispatch services and various monies received by the city of Richland for emergency dispatch services and such

other funds as may be available therefor for expenses related to emergency dispatch services and from which shall be paid the expenses of emergency dispatch services.

3.24.620 Hotel/motel fund.

There is hereby created a special accounting fund to be known as the hotel/motel fund into which there shall be placed all monies received from the state of Washington for excise tax on lodging. Monies are intended to be used for activities, operations and expenditures designed to increase tourism and for acquisition and/or operation of tourism-related facilities.

3.24.630 Special lodging assessment fund.

There is hereby created a special accounting fund to be known as the special lodging assessment fund into which there shall be placed all monies received from the state of Washington for the levy of a special assessment tax on lodging. Monies are distributed to a third party facilitator for the tourism promotion area, to be used for projects that promote tourism and convention business in the city.

3.24.640 HOME fund.

There is hereby created a fund, known and designated as the HOME fund, into which shall be deposited various monies received by the city of Richland for the HOME program and such other funds as may be available therefor for the expenses related to the HOME program and from which shall be paid the expenses of the HOME program.

3.24.650 Golf course fund.

There is hereby created a fund, known and designated as the golf course fund, into which shall be deposited various monies received from charges for golf course services rendered by the city of Richland and such other funds as may be available therefor for the expenses related to the golf course fund and from which shall be paid the expenses of golf course services.

3.24.660 Medical service fund.

There is hereby created a fund, known and designated as the medical service fund, into which shall be deposited various monies received from ambulance household charges and ambulance services rendered by the city of Richland and such other funds as may be available therefor for the expenses related to the medical service fund and from which shall be paid the expenses of medical services.

3.24.670 Emergency management fund.

There is hereby created a fund, known and designated as the emergency management fund, into which shall be deposited various monies received by the city of Richland for emergency management services and such other funds as may be available therefor for expenses related to the emergency management services and from which shall be paid the expenses of emergency management services.

3.24.680 Fire and swim refunding debt service fund.

Repealed by Ord. 36-12.

3.24.690 LTGO bonds debt service fund.

There is hereby created a fund, known and designated as the LTGO bonds debt service fund, into which shall be deposited various monies received by the city of Richland for payments of debt service on certain limited tax general obligation bonds.

3.24.700 Library debt service fund.

There is hereby created a fund, known and designated as the library debt service fund, into which shall be deposited monies received by the city of Richland from property taxes for the debt service payments on the 2007 unlimited tax general obligation bonds, issued to pay for the construction of improvements and expansion of the Richland library.

3.24.710 Police station debt service fund.

Repealed by Ord. 61-19.

3.24.720 Richland Community Center debt service fund.

Repealed by Ord. 61-19.

3.24.730 LRF debt service fund.

There is hereby created a fund, known and designated as the LRF (local revitalization financing) debt service fund, into which shall be deposited monies received by the city of Richland and other participants for tax increment financing from both property tax and sales tax in the city-designated revitalization area for industry, science and education (RAISE). Funds will be used to pay the debt service on general obligation bonds issued to pay for infrastructure improvements in the RAISE area.

3.24.740 LID guaranty debt service fund.

There is hereby created a fund, known and designated as the LID guaranty debt service fund. The purpose of the LID guaranty fund is to guarantee payment of local improvement bonds and obligations issued to pay for local improvements ordered in the city. Pursuant to RCW 35.54.095, the fund maintains a reserve of 10 percent of the outstanding obligations of the special assessment LID debt service fund. Monies received from the sale of LID foreclosure property and special guaranty fund assessments are accounted for in this fund.

3.24.750 Special assessment LID debt service fund.

There is hereby created a special accounting fund to be known as the special assessment LID debt service fund. The purpose of the special assessment LID debt service fund is to account for monies received for annual LID assessments and the payment of LID bonds and loans issued to fund the construction of local improvement districts.

3.24.760 PFD facility contingency fund – Created.

There is hereby created a special accounting fund to be known as the PFD facility contingency fund. The purpose of the PFD facility contingency fund is to account for monies received from the public facility district per the facility contingency agreement. Monies will be collected and distributed per the agreement.

3.24.770 Richland public facilities district fund.

There is hereby created a fund known and designated as the Richland public facilities district fund into which shall be deposited a local sales tax of up to 0.0333 percent which would be a credit against the state sales tax and various monies received by the city of Richland for the Richland public facilities district fund, and such other funds as may be available therefor, for the expenses related to the Richland public facilities district and from which shall be paid the expenses for the Richland public facilities district.

3.24.780 Park project construction fund.

There is hereby created a fund, known and designated as the park project construction fund, into which shall be deposited various monies received from grants and other financing sources related to the park project construction fund, and such other funds as may be available therefor, for the expenses related to the park project construction fund and from which shall be paid the expenses for park project construction.

3.24.790 Columbia Point master association fund.

There is hereby created a fund, known and designated as the Columbia Point master association fund, into which shall be deposited various monies received from the owner of each tract of Columbia Point including the city of Richland for such purpose, and other such funds as may be available therefor, and from which shall be paid expenses for the Columbia Point master association and other related costs.

3.24.800 800 MHz project fund.

There is hereby created a fund, known and designated as the 800 MHz project fund, into which shall be deposited various monies received by the city of Richland for the 800 MHz project fund, and such other funds as may be available therefor, for the expenses related to the 800 MHz project and from which shall be paid the expenses for the 800 MHz project.

3.24.833 VHF fund – Created.

There is hereby created a fund, known and designated as the VHF fund, into which shall be deposited various monies received by the City of Richland for the VHF fund, and such other funds as may be available therefor, for the expenses related to the VHF fund and from which shall be paid the expenses for the VHF fund.

3.24.810 General government construction fund.

There is hereby created a fund, known and designated as the general government construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to general government construction projects.

3.24.820 Streets capital construction fund – Created.

There is hereby created a fund, known and designated as the streets capital construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to streets capital construction projects.

3.24.830 Fire Station 74 construction fund – Created.

Repealed by Ord. 61-19.

~~3.24.831 Public safety facility 75 construction fund – Created.~~

~~There is hereby created a fund, known and designated as the public safety facility 75 construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to the construction of public safety facility 75.~~

~~3.24.832 Public safety facility 73 replacement fund – Created.~~

~~There is hereby created a fund, known and designated as the public safety facility 73 replacement fund, into which shall be deposited monies from various sources including grants, loans or bonds~~

~~and other funds as may be available therefor for the expenses related to the replacement of public safety facility 73.~~

3.24.833 Fire Station construction fund – Created.

There is hereby created a fund, known and designated as the Fire Station construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefore for the expenses related to the construction of fire stations.

~~3.24.840 Hanford Reach Interpretive Center fund.~~

~~There is hereby created a fund, known and designated as the Hanford Reach Interpretive Center fund, into which shall be deposited various monies received from bonds, grants, donations and other financing sources related to the creation of the Hanford Reach Interpretive Center facility. The Hanford Reach Interpretive Center fund accounts for infrastructure and construction costs associated with the project, which is owned and supported by the Richland public facilities district.~~

3.24.890 Broadband fund – Created.

There is hereby created in the treasury of the city a special fund to be known as the broadband fund. Any and all revenues received from the sale of services of the broadband system, or from any other source for rental, use or services rendered by the municipal broadband system, shall be credited to the fund; and all expenditures for salaries, materials, supplies and equipment and repair of the municipal broadband system shall be paid out of such fund. Approved construction projects for the broadband system will be paid from this fund.

3.24.900 Public safety sales tax fund – Created.

There is hereby created a special accounting fund to be known as the public safety sales tax fund into which there shall be placed all monies received from the state of Washington for a special public safety sales tax of three-tenths of one percent effective January 1, 2015. The tax was approved by Benton County voters in August of 2014 and will sunset after 10 years. Monies are intended to be used for funding activities relating to the enforcement and administration of the criminal law.

3.24.910 Special assessment construction fund.

There is hereby created a fund, known and designated as the special assessment construction fund, into which shall be deposited various monies received by the city of Richland for construction projects financed by special assessments, as authorized through the formation of local improvement districts, and such other funds for the expenses related to construction of the local improvements and other expenses associated with such projects. Distinct managerial subfunds may be maintained within the city's accounting system to separately account for each local improvement district. The combined total of these subfunds shall be presented as one legal fund for budgeting and external financial reporting purposes.

3.24.920 Uptown business improvement district fund – Created.

There is hereby created a fund, known and designated as the uptown business improvement district fund (UBID), into which shall be paid all UBID revenues from special assessments levied under the authority of Chapter 35.87A RCW, gifts and donations for the uptown business improvement district fund, monies for expenditures made and reimbursements due to the fund, and interest and all other income from the investment of deposits according to established city procedures and policies.

3.24.930 Uptown business improvement district fund – Distributions.

On the first regular business day of each month, the finance director is authorized, empowered and directed to distribute from the UBID fund the total amount of special assessments collected for the district under RCW 35.87A.130 and Richland Ordinance No. 29-03 during the preceding month.

3.24.940 Uptown business improvement district fund – Administration.

The finance director shall keep a full and careful record of receipts and distributions with respect to the uptown business improvement district fund.

3.24.950 Wine Science Center PDA fund – Created.

Repealed by Ord. 65-16.

3.24.960 Fire Station ~~74~~ debt service fund – Created.

There is hereby created a fund, known and designated as the Fire Station ~~74~~ debt service fund, into which shall be deposited monies received by the city of Richland for ~~an increase in electric utility tax specifically for~~ the debt service payments on the bonds ~~or other debt instruments related to for~~ Fire Station ~~s. 74. General obligation bonds will be issued to pay for construction costs for Fire Station 74.~~

3.24.970 BCES operations fund – Created.

There is hereby created a fund, known and designated as the BCES operations fund, which shall account for the salaries and benefits costs of city employees who operate the Benton County emergency services (BCES). The city's costs are reimbursed through an operating contract agreement with BCES.

3.24.980 Utility deposit fund – Created.

There is hereby created a fund known and designated as the utility deposit fund into which shall be deposited various monies received by the city of Richland for utility service deposits paid by users of the city's utility services as defined by RMC 3.26.010.

3.24.990 Microwave fund – Created.

There is hereby created a fund, known and designated as the microwave fund, into which there shall be deposited various monies received by the city of Richland for microwave services and such other funds as may be available for expenses related to microwave services.

3.24.991 Transportation benefit district fund – Created.

There is hereby created a fund, known and designated as the transportation benefit district fund, into which there shall be deposited various monies received by the city of Richland for additional vehicle license fees to be used only for the city's pavement preservation program and the Duportail Bridge as allowed by RCW 35.21.225 and Chapter 36.73 RCW.

Section 2. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2023.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Resolutions - Adoption

Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 2022-149, Approving an Administrative Jurisdiction Operating Agreement with Benton County Emergency Services for Calendar Years 2023-2027

Department/Office
Assistant City Manager

Ordinance/Resolution Number:
2022-149

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-149, authorizing an Administrative Services Operating Agreement with Benton County Emergency Services for calendar years 2023-2027.

Summary:

Benton County Emergency Services (BCES) was created in 1996 pursuant to an interlocal agreement by and between Benton County and the cities of Kennewick, Richland, West Richland, Prosser and Benton City. The 1996 Interlocal Agreement was updated on September 1, 2006 to add Benton County Fire Protection District Nos. 1, 2 and 4 as members to BCES. The Interlocal was amended and restated in 2012, and again in 2018 to add the city of Pasco and Franklin County. BCES provides emergency management services and communication and dispatching for public safety and emergencies.

Since 1997, Richland has served as the Administrative Jurisdiction without interruption by being solely and completely responsible for the operations of BCES. Richland desires to continue as the Administrative Jurisdiction for BCES, and the BCES Executive Board finds it to be in BCES's best interest for Richland to continue as BCES's Administrative Jurisdiction. Resolution No. 2022-149 will authorize execution of an Administrative Jurisdiction Operating Agreement with Benton County Emergency Services for calendar years 2023 - 2027.

Staff recommends approval of Resolution No. 2022-149.

Fiscal Impact: Richland currently receives a 7% administrative fee for services provided, which include internal services such as finance, human resources and legal.

Attachments:

1. Resolution No. 2022-149
2. Proposed BCES Operating Agreement 2023-2027

RESOLUTION NO. 2022-149

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN ADMINISTRATIVE JURISDICTION
OPERATING AGREEMENT WITH BENTON COUNTY
EMERGENCY SERVICES FOR CALENDAR YEARS 2023-2027.**

WHEREAS, the Interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to make the most efficient use of their powers by enabling them to cooperate with each other based on mutual advantage, and to collectively exercise the rights and powers they hold individually through the execution of an interlocal cooperative agreement; and

WHEREAS, RCW 38.52.070 authorizes and directs each county, city and town within the State of Washington to establish a local organization for emergency management in accordance with the State Emergency Management Plan and Program, and permits the State Director of Emergency Management to authorize two or more counties, cities and towns to join in the establishment and operation of a local organization for emergency management; and

WHEREAS, Benton County Emergency Services is such a local organization created in 1996 pursuant to interlocal agreement by and between Benton County and the cities of Kennewick, Richland, West Richland, Prosser, and Benton City (“1996 BCES Interlocal Agreement”); and

WHEREAS, in addition to emergency management services, Benton County Emergency Services, through establishment of the Southeast Communications Center, also provides communication and dispatching for public safety and emergencies; and

WHEREAS, the 1996 Interlocal Agreement was updated on September 1, 2006 to add Benton County Fire Protection District Nos. 1, 2 and 4 as members to BCES; and

WHEREAS, on January 23, 2012, the Parties executed an Amended and Restated Interlocal Agreement for Benton County Emergency Services (“2012 BCES Interlocal Agreement”); and

WHEREAS, in June 2018, the Parties executed an Amended and Restated Interlocal Agreement for Benton County Emergency Services to add City of Pasco and Franklin County as member agencies (“2018 Interlocal Agreement”); and

WHEREAS, Section 3(A)(1) of the 2018 BCES Interlocal Agreement provides that an Administrative Jurisdiction shall be designated by the BCES Executive Board and shall serve until or unless removed by the BCES Executive Board or the Administrative Jurisdiction withdrawals from such service with notice; and

WHEREAS, the City of Richland was appointed as BCES’s Administrative Jurisdiction effective January 1, 1997 under the 1996 BCES Interlocal Agreement, and has consistently served BCES as its Administrative Jurisdiction by being solely and completely responsible for operation of BCES since that date; and

WHEREAS, Richland desires to continue as BCES's Administrative Jurisdiction, and the BCES Executive Board finds it to be in BCES's best interest for Richland to continue to serve in this capacity; and

WHEREAS, an Administrative Jurisdiction Operating Agreement is necessary to specify the terms and conditions under which Richland will provide various services and charge fees.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that Mayor Alvarez is authorized to sign an Administrative Jurisdiction Operating Agreement with BCES to continue Richland's service as the Administrative Jurisdiction for calendar years 2023-2027.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

BENTON COUNTY EMERGENCY SERVICES
ADMINISTRATIVE JURISDICTION OPERATING AGREEMENT
With
CITY OF RICHLAND

This Agreement is made and entered into on this ____ day of December, 2022, by and between the **City of Richland**, a Washington municipal corporation (hereinafter “Richland”) and **Benton County Emergency Services**, an interlocal administrative entity formed under Chapter 39.34 RCW (hereinafter “BCES”). City and BCES are referred to collectively as the “Parties.”

I. Recitals

WHEREAS, the Interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to make the most efficient use of their powers by enabling them to cooperate with each other based on mutual advantage, and to collectively exercise the rights and powers they hold individually through the execution of an interlocal cooperative agreement; and

WHEREAS, RCW 38.52.070 authorizes and directs each county, city and town within the State of Washington to establish a local organization for emergency management in accordance with the State Emergency Management Plan and Program, and permits the State Director of Emergency Management to authorize two or more counties, cities and towns to join in the establishment and operation of a local organization for emergency management; and

WHEREAS, Benton County Emergency Services is such a local organization created in 1996 pursuant to interlocal agreement by and between Benton County and the cities of Kennewick, Richland, West Richland, Prosser, and Benton City (“1996 BCES Interlocal Agreement”); and

WHEREAS, in addition to emergency management services, Benton County Emergency Services, through establishment of the Southeast Communications Center, also provides communication and dispatching for public safety and emergencies; and

WHEREAS, the 1996 Interlocal Agreement was updated on September 1, 2006 to add Benton County Fire Protection District Nos. 1, 2 and 4 as members to BCES; and

WHEREAS, on January 23, 2012, the Parties executed an Amended and Restated Interlocal Agreement for Benton County Emergency Services (“2012 BCES Interlocal Agreement”); and

WHEREAS, in June 2018, the Parties executed an Amended and Restated Interlocal Agreement for Benton County Emergency Services to add City of Pasco and Franklin County as member agencies (“2018 Interlocal Agreement”); and

WHEREAS, Section 3(A)(1) of the 2018 BCES Interlocal Agreement provides that an Administrative Jurisdiction shall be designated by the BCES Executive Board and shall serve until or unless removed by the BCES Executive Board or the Administrative Jurisdiction withdrawals from such service with notice; and

WHEREAS, the City of Richland was appointed as BCES's Administrative Jurisdiction effective January 1, 1997 under the 1996 BCES Interlocal Agreement, and has consistently served BCES as its Administrative Jurisdiction by being solely and completely responsible for operation of BCES since that date; and

WHEREAS, Richland desires to continue as BCES's Administrative Jurisdiction, and the BCES Executive Board finds it to be in BCES's best interest for Richland to continue to serve in this capacity; and

WHEREAS, an Administrative Jurisdiction Operating Agreement is necessary to specify the terms and conditions under which Richland will provide various services and charge fees.

NOW, THEREFORE, in accordance with the terms of the 2018 BCES Interlocal, and in consideration of the mutual covenants contained herein, BCES and Richland hereby agree as follows:

II. Agreement

1. Scope of Services. Richland shall provide the following as the Administrative Jurisdiction of BCES:
 - a. Within the constraints of the budget approved by the BCES Executive Board and funded by the member jurisdictions, Richland shall staff, equip, operate, and maintain facilities and accessories necessary to provide services to BCES. The BCES Director, reporting to the Richland City Manager or designee, shall be responsible for directing BCES services.
 - b. Richland will serve as the fiscal agent for BCES.
 - c. Richland will represent BCES in its routine dealings with local, county, and state agencies.
 - d. Services provided to BCES shall be in conformance with a Policy Manual approved by the BCES Executive Board.
2. Hold Harmless. Richland shall at all times be solely responsible and liable for the acts of its personnel that occur or arise in any way in performance of this Agreement, and shall hold harmless member jurisdictions of BCES.

3. Insurance. Richland shall at all times carry liability coverage in the minimum amount of \$2,000,000 covering all activities of its personnel related to the performance of this Agreement. A letter evidencing coverage shall be provided upon request by any member agency.
4. Maintenance of Funds. Richland shall establish and maintain separate funds on behalf of BCES as determined by the 2018 Interlocal Agreement, as amended. Richland shall coordinate with the Benton County Treasurer's office to see that all applicable taxes and/or assessments, such as 9-1-1 telephone excise taxes and other interlocal revenues, are deposited with Richland into the appropriate BCES fund.
5. Billings for Expenses. Richland shall bill the BCES client agencies as specified in the adopted budget, and shall deposit payments into the appropriate accounts. Agency payments will normally be billed monthly in twelve (12) equal installments. In the event of unanticipated expenditures occurring in any month, an amount exceeding 1/12th of the relevant operating budget may be charged. At year-end, a reconciliation analysis shall be performed to ensure that all, but no more, of Richland's actual operating costs were reimbursed.
6. Administrative Fee. Richland shall be paid an administrative fee of seven percent (7%) calculated against the non-capital operating costs of BCES. Richland shall charge 1/12th of the administrative fee each month based on the adopted budget. At year-end, a reconciliation analysis shall be performed to ensure that the administrative fee is calculated against actual expenses.
7. Conflicts. In the event of a conflict between any of the terms of this Agreement and the current BCES interlocal agreement, the current BCES interlocal agreement shall control.
8. Modification. This Agreement may be modified only in writing executed by the duly-authorized representative of each Party.
9. Governing Law. This Agreement shall be governed by, and interpreted under, the laws of the State of Washington.
10. Term of Agreement. The term of this Agreement shall commence on the date first written above and expire at midnight on December 31, 2027; provided, however, that this Agreement shall terminate sooner and simultaneously with the conclusion of services if BCES or Richland decide that Richland is no longer to serve as the Administrative Jurisdiction for BCES as provided in the 2018 BCES Interlocal or any subsequent interlocal agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

**BENTON COUNTY
EMERGENCY SERVICES**

CITY OF RICHLAND

Jon Amundson, ICMA-CM
Chair, BCES Executive Board

Michael Alvarez
Mayor

Approved as to form:

Heather Kintzley
Richland City Attorney
Counsel for BCES



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 2022-150, Authorizing Award of Bid to Iron Horse, LLC for the B-Basin Trenchless Sewer Rehabilitation Project

Department/Office
Public Works

Ordinance/Resolution Number:
2022-150

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-150, authorizing the City Manager to sign and execute a construction contract with Iron Horse, LLC for the B-Basin Trenchless Sewer Rehabilitation project.

Summary:

The 2022-2027 Capital Improvement Plan (CIP) includes the Collection System Renewal and Replacement Program, which includes improvements to the wastewater collection system. The Collection System Renewal and Replacement Program includes inspection, replacement and/or repair of deteriorated sewer lines, manholes, and repair and replacement of obsolete pump stations. Lining of the pipelines in the B-Basin is the highest priority work under this program for 2022.

All project development and design work required to advance the 2022 Trenchless Sewer Rehabilitation project to construction has been completed. The City solicited bids in accordance with the City's purchasing policies, and received and opened four (4) bids on November, 29, 2022. Iron Horse, LLC submitted the lowest responsible bid in the amount of \$860,135.49, inclusive of sales tax. The lowest responsible bid was one percent (1%) higher than the engineer's estimate.

The program budget is adequate to complete the project using the lowest responsible bid.

Staff recommends adoption of Resolution No. 2022-150.

Fiscal Impact:

The cost to complete the B-Basin Trenchless Sewer Rehabilitation is estimated at \$860,135.49 and would be funded out of the Wastewater Collection System Renewal and Replacement Program. The Collection System Renewal and Replacement Program is part of the Sewer Capital Projects fund, which currently has a funding capacity of approximately \$7.7 million dollars, which is sufficient to cover the project cost.

Attachments:

1. Resolution No. 2022-150
2. Trenchless Sewer Rehab - B Basin ITB 22-0085

RESOLUTION NO. 2022-150

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AWARD OF BID TO IRON HORSE, LLC FOR THE
2022 TRENCHLESS SEWER REHABILITATION PROJECT (B-
BASIN).**

WHEREAS, the 2022-2027 Capital Improvement Plan (CIP) includes a fully funded program titled Sewer Collection System Renewal and Replacement Program (“the “Program”); and

WHEREAS, the 2022 Trenchless Sewer Rehabilitation Project (B-Basin) (the “Project”) includes inspection, replacement and/or repair of deteriorated sewer lines and manholes and repair and replacement of obsolete pump stations; and

WHEREAS, lining the pipelines in the B-Basin is the highest priority work under this Program for 2022; and

WHEREAS, all project development and design work required to advance the Project to construction is complete; and

WHEREAS, bids were solicited in accordance with the City’s purchasing policies, with four (4) bids received and opened on November 29, 2022; and

WHEREAS, Iron Horse, LLC submitted the lowest responsible bid in the amount of \$860,135.49; and

WHEREAS, the lowest responsible bid was one percent (1%) higher than the engineer’s estimate; and

WHEREAS, the Program budget is sufficient to complete the Project using the lowest responsible bid; and

WHEREAS, the City’s best interests are served by completing the Project in accordance with the Capital Improvement Plan, project design and lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a construction contract with Iron Horse, LLC in the amount of \$860,135.49 for the 2022 Trenchless Sewer Rehabilitation Project (B-Basin), and to execute change orders in an aggregate amount not to exceed \$85,000 as needed to fulfill the Project’s intent.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

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ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

City of Richland

DATE BIDS OPENED:	November 29, 2022	ITB #	22-0085
2022 Trenchless Sewer Rehab - B Basin			

				ENGINEER'S ESTIMATE		IRON HORSE LLC FAIRVIEW, OR		INSITUFORM TECHNOLOGIES CHESTERFIELD, MO	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	BASE BID								
1	Mobilization.	1	LS	\$75,000.00	75,000.00	30,000.00	30,000.00	18,700.00	18,700.00
2	Traffic Control	1	LS	30,000.00	30,000.00	20,000.00	20,000.00	125,500.00	125,500.00
3	Reconnect Sewer Service	143	EA	350.00	50,050.00	100.00	14,300.00	146.00	20,878.00
4	Trenchless Rehabilitation of 6-Inch Sewer	2,056	LF	40.00	82,240.00	55.00	113,080.00	37.00	76,072.00
5	Trenchless Rehabilitation of 8-Inch Sewer	10,140	LF	41.00	415,740.00	48.00	486,720.00	47.00	476,580.00
6	Trenchless Rehabilitation of 10-Inch Sewer	1,530	LF	48.00	73,440.00	52.00	79,560.00	52.00	79,560.00
7	Trenchless Rehabilitation of 12-Inch Sewer	249	LF	40.00	9,960.00	67.00	16,683.00	64.00	15,936.00
8	Post Liner CCTV Inspection	13,975	LF	2.50	34,937.50	2.00	27,950.00	1.00	13,975.00
9	Submittals	1	LS	2,000.00	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00
10	Site Restoration	1	LS	10,000.00	10,000.00	2,000.00	2,000.00	2,000.00	2,000.00
BASE BID SUBTOTAL					\$783,367.50		\$791,293.00		\$830,201.00
8.7% SALES TAX					68,152.97		68,842.49		72,227.49
BASE BID TOTAL					<u>\$851,520.47</u>		<u>\$860,135.49</u>		<u>\$902,428.49</u>

				COLUMBIA PUMPING & CONST PASCO, WA		INSTA-PIPE, INC. TUMWATER, WA			
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	BASE BID								
1	Mobilization.	1	LS	12,500.00	12,500.00	54,600.00	54,600.00		-
2	Traffic Control	1	LS	30,000.00	30,000.00	40,300.00	40,300.00		-
3	Reconnect Sewer Service	143	EA	410.00	58,630.00	364.00	52,052.00		-
4	Trenchless Rehabilitation of 6-Inch Sewer	2,056	LF	64.25	132,098.00	81.00	166,536.00		-
5	Trenchless Rehabilitation of 8-Inch Sewer	10,140	LF	56.10	568,854.00	71.00	719,940.00		-
6	Trenchless Rehabilitation of 10-Inch Sewer	1,530	LF	62.10	95,013.00	102.00	156,060.00		-
7	Trenchless Rehabilitation of 12-Inch Sewer	249	LF	67.55	16,819.95	104.00	25,896.00		-
8	Post Liner CCTV Inspection	13,975	LF	2.50	34,937.50	4.00	55,900.00		-
9	Submittals	1	LS	5,000.00	5,000.00	2,000.00	2,000.00		-
10	Site Restoration	1	LS	20,000.00	20,000.00	50,000.00	50,000.00		-
BASE BID SUBTOTAL					\$973,852.45		\$1,323,284.00		\$0.00
8.7% SALES TAX					84,725.16		115,125.71		-
BASE BID TOTAL					<u>\$1,058,577.61</u>		<u>\$1,438,409.71</u>		<u>\$0.00</u>

Unit/\$ on bid was \$250, which
would be a bid of \$4,818,306.80



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Resolutions - Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 2022-151, Authorizing the Richland Police Department Recruitment and Retention Program

Department/Office
Police

Ordinance/Resolution Number:
2022-151

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-151, authorizing the Richland Police Department Recruitment and Retention Program.

Summary:

Following Washington State's nationally unprecedented law enforcement reform legislation in July of 2021, the State experienced a mass attrition of police officers, many leaving the profession altogether. As a result, Washington State law enforcement agencies simultaneously experienced a hiring and retention crisis. The Richland Police Department (RPD) was not exempt from this widespread issue. Since 2021, 22 RPD officers have separated from employment. These separations represent a mixture of early retirements, officers moving out of state, and officers choosing alternative career paths. The Richland Police Department is currently budgeted for 68 commissioned officers.

To combat the hiring and retention crisis, the Richland Police Department implemented aggressive hiring strategies in January 2022. Some examples of RPD's efforts to date include: establishing a recruiting team; overhauling the entire hiring process for efficiency; creating internal programs designed to provide career opportunities for officers; and focusing on officer wellness through both mental health (peer support team) and physical fitness opportunities provided by the Department. These efforts netted RPD ten (10) new officers (both lateral and entry) in 2022.

The Richland Police Department currently has six (6) officer vacancies and is opening five (5) new officer positions in 2023. In addition, the Richland Police Department is expecting at least three (3) officer retirements in 2023. Even though RPD is currently near full strength, the City must be proactive to keep pace with its growth. The hiring process for a new officer, whether lateral or entry level, averages six (6) months due to the extensive background process. In addition, the majority of RPD new-hired officers are entry-level officers who must complete a five-month Washington State Criminal Justice Training Commission Basic Law Enforcement Academy, followed by a four-month on-the-job Field Training program. Based on the extensive hiring process and training requirements, the combined time from application to independent officer on patrol for an entry level police officer is nearly two (2) years.

Many law enforcement agencies in Washington are offering a hiring incentive bonus. The Richland Police Department is currently the only municipal law enforcement agency in the Tri-Cities area that is not offering a hiring incentive to either lateral or entry level police officer applicants. Additional research revealed that applicants who chose to join a neighboring agency rather than RPD did so, in part, because of the available incentives. Richland Police Department's intent is to establish hiring incentives that also serve as retention incentives. Not only will this motivate officers and other city employees to act as recruiters for RPD, but it will also demonstrate that RPD values existing officers.

Staff recommends adoption of Resolution No. 2022-151.

Fiscal Impact:

Fiscal impact will depend on the number of lateral officers hired in 2023 with reimbursable moving expenses and the number of referral bonus incentives awarded by the City.

Attachments:

I. Resolution No. 2022-151

RESOLUTION NO. 2022-151

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A RECRUITMENT AND RETENTION PROGRAM
FOR THE RICHLAND POLICE DEPARTMENT.**

WHEREAS, the Richland Police Department (RPD) implemented aggressive hiring strategies due to a total of 22 officers separating employment since 2021; and

WHEREAS, RPD currently has six (6) police officer vacancies in addition to five (5) new officer positions in 2023; and

WHEREAS, RPD is the only municipal law enforcement agency in the Tri-Cities area that does not offer any kind of hiring incentive to either lateral or entry-level police candidates; and

WHEREAS, RPD has proudly maintained strict hiring standards throughout a national hiring crisis, seeking to ensure that Richland continues to attract the highest quality applicants; and

WHEREAS, comprehensive recruitment incentives are necessary to remain competitive and retain top talent while remaining fiscally responsible and distinguishing the Richland Police Department from other local law enforcement agencies; and

WHEREAS, this Richland Police Department Recruitment and Retention Program will be implemented as a one-year pilot program beginning January 2023 with the option for annual renewal by the Richland City Manager.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to implement the Richland Police Department Recruitment and Retention Program attached hereto as **Exhibit A** and incorporated herein by this reference, and to make the necessary budget adjustments required for implementation.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Richland Police Department Recruitment/Retention Program

Lateral officer relocation reimbursement:

- Eligibility: Certified Police Officers with 24 months or more of experience.
- Lateral officers eligible for relocation incentive will have a home law enforcement agency that is at least 100 miles away from the RPD station (or residence if not currently employed).
- The lateral officer must relocate within a 30-mile commuting distance of the RPD station prior to employment start date.
- Will be eligible for reimbursement of up to \$5,000 in moving expenses after successful completion of the probationary period.
- Must submit proof of moving expenses by presenting receipts for items such as moving company expenses, moving van rental, and/or flights for self and family members as part of the relocation, etc.

Lateral officer 80-hour vacation bank incentive:

- Eligibility: Certified Police Officers with 24 months or more of experience.
- Lateral officers will receive eighty (80) hours of banked vacation time upon their start date (“incentive leave”).
- Utilization of incentive leave is subject to department policy and the current Collective Bargaining Agreement with the Richland Police Guild.

City of Richland (COR) employee referral incentive:

- Eligibility: All COR employees except for Police command staff (Lieutenant and above) are eligible to receive the incentive upon successful referral of candidates.
- The referral must be in relation to the candidate's first application process with the Richland Police Department.
- To be eligible for an incentive, the name of the referring employee must be noted by the applicant at the time of COR application submission. A section is available on the COR employment application for this information. Only one (1) individual can be listed as the referring employee.
- Only candidates who meet the essential qualifications for the position will be considered.
- All candidates will be evaluated for employment consistent with Richland Police Department policies and procedures.
- All information regarding the hiring decision will remain strictly confidential and is exempt from disclosure under the Washington Public Records Act.
- The RPD Administrative Commander will resolve disputes and/or Program interpretations.
- All referral incentive payments will be paid in two (2) installments.
 - Entry level referral - \$1,000. The first installment of \$500 will be paid when the candidate has been hired. The second installment will be paid once the candidate successfully graduates from the CJTC Basic Law Enforcement Academy.
 - Lateral officer referral - \$2,000. The first installment of \$1,000 will be paid when the candidate has been hired. The second installment will be paid within thirty (30) calendar days after the candidate has successfully completed their one-year probationary period.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 6 - Enhance Neighborhood & Community Safety

Subject:

Resolution No. 2022-152, Authorizing a Washington State Criminal Justice Training Commission Grant for Officer Wellness

Department/Office
Police

Ordinance/Resolution Number:
2022-152

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2023-152, authorizing the City Manager to sign and execute a grant agreement with the Washington State Criminal Justice Training Commission for officer wellness.

Summary:

The Washington State Legislature has recognized the resiliency and mental health of officers as being a necessary component to the effective delivery of law enforcement services to the community. To this end, the Washington State Legislature allocated funding to the Washington Association of Sheriffs and Police Chiefs (WASPC) to establish a behavioral health support and suicide prevention program for law enforcement officers. The program awarded grants to leverage access to mental health professionals, critical stress management and resiliency training. The grant is managed by the Washington State Criminal Justice Training Commission (WSCJTC).

The Richland Police Department recognizes the importance of resilient and healthy officers and sought a grant to design and implement an Officer Wellness and Behavioral Health Support and Suicide Prevention Program. The RPD Officer Resiliency Program is modeled after the program used by the Washington State Internet Crimes Against Children (WA-ICAC). This comprehensive model will provide RPD officers with awareness of the demands and stress of being a police officer, the knowledge of being able to recognize the signs of stress, mitigation strategies to deal with stress, wellness strategies to help officers be more resilient, and direct access to professional mental health support services.

Staff recommends approval of Resolution No. 2022-152.

Fiscal Impact: The WSCJTC will grant \$69,600 to the Richland Police Department. No match is required.

Attachments:

- I. Resolution No. 2022-152

RESOLUTION NO. 2022-152

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A GRANT AGREEMENT WITH THE
WASHINGTON STATE CRIMINAL JUSTICE TRAINING
COMMISSION FOR OFFICER WELLNESS.**

WHEREAS, the Washington State Legislature has recognized the resiliency and mental health of law enforcement officers as being a necessary component to the effective delivery of law enforcement services to the community; and

WHEREAS, funding has been allocated to the Washington Association of Sheriffs and Police Chiefs to establish a behavioral health support and suicide prevention program for law enforcement officers; and

WHEREAS, the grant funding is managed by the Washington State Criminal Justice Training Commission; and

WHEREAS, the Richland Police Department has been awarded \$69,600 for implementation of the Richland Police Department Officer Resiliency Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a grant agreement with the Washington State Criminal Justice Training Commission for officer wellness in substantially the form attached hereto as **Exhibit A**.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Washington State Criminal Justice Training Commission		WSCJTC Contract No. IA23-026	
		Program Index 529	
This Contract is between the State of Washington, Washington State Criminal Justice Training Commission and the Contractor identified below, and is governed by Department of Enterprise Services Procurement Policies: http://des.wa.gov/about/pi/ProcurementReform/Pages/Policies.aspx			
Contractor Name: City of Richland <u>on behalf of the Richland</u> Police Department		Contractor Address 871 George Washington Way Richland, WA 99352	
Federal Tax ID Number (FEIN), required before doing business with State of WA 91-6015119		Unified Business Identifier (UBI) required before doing business with State of WA	
Contractor Telephone Contact: Darryl Judge, 509-528-8180		Contractor E-Mail djudge@ci.richland.wa.us	
Fax			
WSCJTC Contact Information			
Manager of this contract or project. Name and Title. Susan Rogel, Grants and Outreach Manager			
Telephone 206-939-8437	Fax	E-mail Address Susan.rogel@cjtc.wa.gov	
Contract Start Date	Contract End Date June 30, 2023	Contract Maximum Amount \$69,600	
Subcontracting Authorized? Y/N Y	Travel Expenses Authorized? Y/N Y		
FOR THE WSCJTC:		FOR THE CONTRACTOR:	
Program Manager Susan Rogel	Date	Contractor Business Name (if applicable) <u>City of Richland</u>	
Department Manager Edward Wade	Date	Date	
Executive Director Monica Alexander	Date	Contractor signature	
WSCJTC Contract Specialist Holly White	Date	Print Contractor Name & Title Jon Amundson, City Manager jamundson@ci.richland.wa.us	

Statement of Work.

This contract was won competitively, and contract incorporates by reference the Statement of Work WSCJTC published in the Request for Proposal, which the Contractor's proposal specifically agreed to perform.

Contract reporting and Invoice dates:

- 1. Due by March 15, 2023. Outcome Report for the months of November 2022, December 2022, January 2023, and February 2023. A report with updates towards outcomes and data. A19 Invoice and back up documentation needs to accompany this report.**
- 2. Due by July 10, 2023. Outcome report for months March, April, May, and June 2023. A19 Invoice and back up documentation needs to accompany this report. In addition, a final report summary that covers the length of the contract and how the services met or did not meet your needs is required.**

Outcome Expectations:

1. Resiliency Program:

- Onboarding support for new RPD officers – number of officers provided support**
- Dr. Cechet will provide 296 hours of professional services. Provide documentation of all 296 hours of support and the content and number of officers.**
- Quantitative data measurements to be reported:**
 - Unplanned sick leave usage**
 - Use of FMLA – unrelated to care of family members**
 - Complaints for courtesy or rudeness**
 - Use of force complaints**
- Complete anonymous surveys and interviews measuring officers' awareness of wellness and resiliency resources at the end of the contract period, June 30, 2023.**

Exclusive Agreement. This contract, with its attachments and documents incorporated by reference, contains all of the terms and conditions the parties agreed to. No other contract terms or conditions shall be deemed to exist or bind the parties. The parties signing above confirm they have read and understand this entire Contract and have the authority to enter into this Contract. WSCJTC and the Contractor may amend the contract by mutual written agreement.

Fees and limitations. At any time, WSCJTC may direct the Contractor to suspend work on the contract, pay the Contractor for hours expended before the suspension, and no further payments are due until WSCJTC directs the work to resume. If expenses are allowed, they are charged against the Contract Maximum Amount above. Travel expenses, if authorized, shall never include Contractor's regular commute from home to the work site.

Payment. WSCJTC shall pay the Contractor for performance of the Statement of Work, in response to invoices specifying hours worked or work completed but shall not pay in advance. Payments are made by Electronic Funds Transfer using the bank routing information the Contractor provides.

Industrial Insurance Coverage. Any injuries the Contractor suffers in the course of performing this contract are covered by L&I. The Contractor and his/her physician should claim accordingly. If this contract authorizes subcontracting, the Contractor provides L&I coverage for any subcontract workers; WSCJTC and the State assume no liability for them.

Termination. No guarantee of work is made or implied as a result of this Contract: merely signing this contract does not guarantee the Contractor any specific amount of payment. WSCJTC may terminate this Contract by providing written notice to the Contractor. Termination shall be effective on the date specified in the termination notice. WSCJTC shall be liable for only authorized services provided on or before the date of termination.

Assignment. The Contractor may not assign this Contract, or its rights or obligations to a third party.

Confidentiality. This contract and the Contractor's proposal, if any, is subject to the Public Records Act RCW 42.56.

Disputes. If a dispute arises under this contract, it shall be resolved by a Dispute Board. The WSCJTC Executive Director and the Contractor shall each appoint a member to the Board. The Executive Director of the WSCJTC and the Contractor shall jointly appoint a third member to the Dispute Board. The Board shall evaluate the dispute and resolve it. The Board's determination shall be final and binding to all parties to this Contract.

Indemnification. The Public Agency shall be responsible for and shall indemnify and hold WSCJTC harmless for all claims resulting from the acts or omissions of the Public Agency and its subcontractors. WSCJTC shall be responsible for and shall indemnify and hold the Public Agency harmless for all claims resulting from the acts or omissions of WSCJTC and its subcontractors

Governing Law. This Contract shall be governed by the laws of Washington. The jurisdiction for any action hereunder shall be the Superior Court for the State of Washington. The venue of any action hereunder shall be in the Superior Court for King County, State of Washington.

Independent Capacity. The parties mutually confirm that the Contractor is an independent contractor, and not an employee or agent of the WSCJTC or the State of Washington. The Contractor shall not claim to be nor portray itself as an employee or agent of WSCJTC or the State of Washington.

Rights in Data. Material created from this Contract shall be "works for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by WSCJTC, including but not limited to reports, documents, videos, curricular material, exams or recordings. Such materials are subject to RCW 42.56, the Public Records Act; WSCJTC may disclose such documents in accordance with the PRA.

Severability. If any provision of this Contract or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Contract which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Contract, and to this end the provisions of this Contract are declared to be severable.

Waiver. A failure by the WSCJTC to exercise its rights under this contract shall not preclude WSCJTC from subsequent exercise of such rights and shall not constitute a waiver of any rights under this contract unless stated to be such in writing and signed by an authorized representative of WSCJTC and attached to the original contract.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 2022-156, Authorizing a Farm Lease with Frank Tiegs, LLC in Horn Rapids

Department/Office
Development Services

Ordinance/Resolution Number:
2022-156

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-156, authorizing the City Manager to sign and execute a ten-year Farm Lease Agreement with Frank Tiegs, LLC for 1,278 acres of farm land in the Horn Rapids Triangle.

Summary:

The City of Richland owns 901 acres of irrigated crop land in the northwest portion of the city limits on both the north and south sides of State Route (SR) 240. These crop circles have been leased by Frank Tiegs, LLC for the past ten (10) years, and the current lease agreement expires on December 31, 2022. In mid-2022, the City issued a request for proposals (RFP) to determine a successor lessee. A review committee reviewed the RFP responses and recommended retaining Frank Tiegs, LLC as lessee of the farm circles under a new ten-year lease agreement.

The proposed 2022 farm lease includes very few operational changes. The City provides the land, irrigation water and center pivot equipment. Consistent with the existing lease, the City will continue to have flexibility to terminate Frank Tiegs, LLC's leasehold over portions of a leased farm circle to allow for industrial development. Under this new lease, the City will also continue to own the surface irrigation equipment, which includes the pumps at the river station, booster pumps, and the center pivot equipment.

When 377 additional acres of non-irrigated land are added to the 901 acres of irrigated crop circles, the total acreage of City-owned property subject to lease is 1,278 acres. The total annual lease rate is \$720,804 based on a per irrigated acre lease rate of \$800 for the 901 acres of crop circles and based on an overall lease rate of \$564.01 per acre for the 1,278 acres (901 acres of crop circles plus 377 acres of non-irrigated property). The total annual lease rate is calculated by multiplying the \$564.01 per acre lease rate by the number of overall leased acres available to support the farming operation. This new lease realizes an increase of \$69,381 over the 2012 lease agreement. Insurance requirements have also been expanded to more accurately reflect the risk associated with this particular land use.

Staff recommends approval of Resolution No. 2022-156.

Fiscal Impact:

The lease rate of \$564.01 per acre for the 1,278 acres will generate \$720,804 in annual revenues. Revenue will be deposited into the City's Industrial Development Fund.

Attachments:

- I. Resolution No. 2022-156

RESOLUTION NO. 2022-156

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A FARM LEASE AGREEMENT BY AND
BETWEEN THE CITY OF RICHLAND AND FRANK TIEGS, LLC.**

WHEREAS, the City owns 901 acres of irrigated crop property in the Horn Rapids Triangle (the “Property”); and

WHEREAS, the Property is currently leased to Frank Tiegs, LLC pursuant to Richland Contract No. 118-12 that expires on December 31, 2022; and

WHEREAS, on July 31, 2022, the City issued a request for proposals seeking a new lessee for the irrigated crop circles. The proposed lease would include the land, the center pivot irrigation equipment, and irrigation water; and

WHEREAS, a committee was empaneled to review the proposals and recommended that the City continue to lease the crop circles to Frank Tiegs, LLC; and

WHEREAS, under the terms of the new lease, Frank Tiegs, LLC will pay a lease rate of \$800 per acre, for total annual lease proceeds of \$720,800; and

WHEREAS, at its September 28, 2022 meeting, the Economic Development Committee favorably recommended that the City lease the 901 acres of irrigated crop circles to Frank Tiegs, LLC under a new ten (10) year lease agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a farm lease agreement with Frank Tiegs, LLC, in substantially the form provided in **Exhibit A** attached hereto, for farm property in the Horn Rapids Triangle as described therein.

BE IT FURTHER RESOLVED that revenues from the lease will be deposited into the Industrial Development Fund for irrigation payments and to be used in support of economic development programs in the City of Richland.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

HORN RAPIDS FARM LEASE AGREEMENT*Re: Horn Rapids Area*

This Agreement for the Lease of Real Property (the “Agreement”) is made and entered into between the **CITY OF RICHLAND**, a Washington municipal corporation (“City”), and **FRANK TIEGS, LLC** a Washington limited liability company (“Lessee”). The Effective Date of this Agreement shall be determined pursuant to the terms of Section 3.1 herein.

WHEREAS, the City owns certain irrigated and non-irrigated lands in north Richland known as the Horn Rapids Triangle, within the City of Richland; and

WHEREAS, the City has the capability and capacity to provide irrigation water to land in the Horn Rapids Triangle; and

WHEREAS, irrigated lands are suitable for irrigated crop farming and non-irrigated lands are suitable for ancillary use in support of irrigated crop farming; and

WHEREAS, the Lessee desires to enter into an agreement leasing a portion of these lands for the purpose of agricultural production;

NOW, THEREFORE, in consideration of the covenants and agreements herein contained and the terms and conditions hereof, the parties agree as follows:

1. TERMS.

1.1. Description of Leased Premises. Permission is herein granted to the Lessee for the exclusive use and occupation of the City-owned irrigated crop circles and City-owned non-irrigated property immediately surrounding and adjacent to the crop circles located in (collectively the “Property”) in that portion of the Horn Rapids Triangle as collectively indicated, illustrated and described generally on the attached **Exhibit A**, and more specifically shown on **Exhibit B and Exhibit D** for the purpose of irrigated agricultural production and other activities. The leased area may be reduced as land is required for City use in accordance with Paragraph 1.4.

1.2. Term. The permission herein granted to the Lessee shall be for a period of ten (10) years from January 1, 2023 and shall cease and terminate on October 31, 2032. The "Lease Year" shall be defined from November 1st of the prior year to October 31st of the current calendar year starting in 2023. For example, the 2024 Lease Year shall run from November 1, 2023 to October 31, 2024.

1.3. Lease Rate. The total annual lease rate shall be \$720,804 based on a per irrigated acre lease rate of \$800 for the 901 acres of crop circles and based on an overall lease rate of \$564.01 per acre for the 1,278 acres (901 acres of crop circles plus 377 acres of non-irrigated property). The total annual lease rate shall be calculated by multiplying the \$564.01 per acre lease rate by the number of overall leased acres available for farming and use as shown in attached **Exhibit B and Exhibit D**.

1.4. Available Acreage. Prior to September 15th of each Lease Year, the City shall provide written notice to the Lessee of available ground for the next Lease Year. If the City fails to provide written notice by September 15, the Lessee will be approved to farm the current acreage for the next Lease Year. After land has been removed from the lease, it shall not be used for agricultural production without written approval by the City.

1.5. Annual Crop Approval. Annually, prior to planting or ground preparation for any crop, Lessee shall provide a written list of crops to be planted and grown for upcoming Lease Year. Until the City provides written approval of these crops, the Lessee shall not assume approval authority. The City will not unreasonably withhold approval of proposed crops. However, consistently problematic crops shall not be approved.

1.6. Normally Accepted Farming Practice. The Lessee shall use normally accepted Benton County, Washington farming practices in all phases of the farm operation. This will include, but is not necessarily limited to minimum till, water conservation, weed and pest control, and cover crops.

1.7. Dust Control. The Lessee shall be responsible for controlling dust.. The Lessee will take all practical operating measures to control dust including, but not limited to, watering when irrigation is available, planting of cover crops or leaving root stubble, minimum tillage, no till planting, and shall plan crop plantings to prevent soil erosion and dust. Three unresolved violations by the Benton Clean Air Authority, to control dust and soil erosion shall be grounds for termination of the lease in advance of the ten-year term. Termination shall be immediate and without the need to follow the procedure required to termination under Paragraph 3.10.

1.8. Nuisances. Lessee is aware that the Premises are adjacent to residential land uses and shall take all practical measures to reduce nuisances such as noise, dust, and chemical drift. This includes noise from animal deterrent measures. Three violations of the RMC 9.16 without adequate response from Lessee shall be a lease default and the City may proceed with termination per Paragraph 3.10. No aerial spraying or planting shall be approved for this lease.

1.9. Use of Non-Irrigated Property. Lessee shall be allowed the exclusive use of the non-irrigated land adjacent to the crop circles for farming uses. The City may request that such uses be terminated when there is a conflict with the City, their operations or future development. These approved areas are shown on attached **Exhibit D**. The City may from time to time reduce this area as the City needs the land for development. The City shall provide in writing any reduction in land area.

1.10. Year-to-Year Lease. The primary purpose of the Horn Rapids Triangle is for industrial, commercial and residential development, and as such portions of the Premises may be removed from this lease for industrial, commercial or residential development or related activities and needs such as the installation of roads and utilities related to said development. If a portion of the Premises is planned to be removed from the lease, the Lessee shall be responsible for leaving the field with suitable cover crop to prevent blowing of dust or wind erosion. If the removal of a portion of the Premises effects only a portion of the circle that is planned to be developed, Lessee

shall have the option to determine that it is no longer cost effective to farm a reduced portion of the circle and can request it be removed from the lease or Lessee can choose to farm a portion of the circle. If for any reason the Lessee is not able to farm any portion of the leased premises due to the fault of the City, all prepaid rent for ground not farmed shall be returned to the Lessee plus any prorated unused rent at an interest rate of prime plus 2% based on the period the rent was not due.

1.11. Suitable Cover Crop. During the term of this Lease, the Lessee shall plant a suitable cover crop, or leave root stubble in place to minimize blowing dust and soil erosion. A suitable cover crop is a crop that can be planted and will grow without irrigation and stabilize the soil. This includes but not limited to alfalfa hay, winter wheat, crested wheat grass, corn stubble, or similar crops. By October 1 of each Lease Year, the Lessee shall establish a cover crop or leave root stubble in place to prevent wind erosion or and blowing dust from the Premises during winter months.

1.12. Permitted Access to Circles. As industrial, commercial and residential land, the City may need to access the Premises for planning and engineering purposes. The Lessee shall not limit the City's access. The City agrees to provide written notice of required access by the City and shall coordinate with Lessee to cause minimal interruption to Lessee's operations. If the City's work requires damages to crop resources, the City agrees to buy out the portion of the acreage that is damaged according to the Early Termination of Lease Area as provided in Section 1.13 and attached **Exhibit E**.

1.13. Early Termination of the Lease Area. During the term of this Lease, the City has the right to take the leased circles out of production by written notice prior to September 15 of the previous Lease Year at the cost schedule identified in **Exhibit E**. If the City terminates the lease on a circle after September 15, then the City shall negotiate with the Lessee a buyout amount based on evidence of Lessee's reasonable expenses to date and anticipated profit from the sale of the commodity evidenced by farm production estimates provided by Benton County Conservation District and the Washington State University Agricultural Extension.

1.14. Inspection. At the beginning of each Lease Year, prior to the start of irrigation, the parties to this lease shall jointly inspect the premises and the equipment provided in this lease. Issues, and resolutions of those issues, if any, will be identified by this inspection and, pursuant to other terms within this lease, will be documented and countersigned by both parties.

2. IRRIGATION

2.1. Ownership/Maintenance. The City has ownership of all pumps, motors, electrical equipment, piping, boosters, center pivot irrigation systems, as well as the land. Lessee or sublessees shall not lien or subordinate the land or equipment as a result of this lease. The City shall be responsible for providing irrigation water to the center pivot of each circle to a manually controlled isolation valve. The City shall be responsible for repairs and maintenance to the manual isolation valve and all infrastructure upstream of that valve. Lessee shall be responsible for general maintenance of the center pivot irrigation system including but not limited to the sprinklers,

sprinkler drops, electrical on center pivot system, tires, and gear boxes and shall maintain the irrigation system in working order.

2.2. Irrigation Start Up. Annually, the City will pressurize the system beginning March 15th and ending October 31st. Irrigation water may be available outside that available time period but only if the Lessee requires the water, the City has resources available to provide the water, and the Lessee pays for any excess electrical costs for providing the water outside the service period.

2.3. System Capability. The City shall provide a minimum of 60 pound per square inch (psi) at each pivot. During start up, end of season, or anytime when less than 2,000 gallons per minute (GPM) are being provided by the irrigation system, the Lessee shall coordinate with the City when starting and stopping water. The irrigation system will respond automatically to system changes when flowing over 2,000 GPM. The City shall be responsible for all irrigation system expenses from the water source and downstream to and including the manual isolation valve at each pivot. This includes electricity costs at the Horn Rapids River Station and the 400 Area Booster Pump Station and maintenance and operation of all underground infrastructure. The Lessee shall be responsible for the electrical costs for the center pivots and shall procure and install electric meters for each pivot and place the account for each meter in Lessee's name.

2.4. Notification of Outages/Repair of System. The irrigation system will be connected to the City's water operations system which has 24-hour staff. In the event of a system outage, within two (2) hours of City notification of the outage or loss of flow or pressure, the City will notify the Lessee's representative. This notification will be by a mutually agreed method including but not limited to phone, e-mail, or text. This notification will be after the City's operations staff has confirmed the problem. Within eight (8) hours of a system outage the City will contact and coordinate with the Lessee the extent of the outage and a plan for repairs. This will include, if necessary, having isolated the system so that the minimal amount of the irrigation system is without water. Within twelve (12) hours of notification of a system outage, the City will mobilize available resources including staff and equipment to make repairs to the system. Specialized equipment or parts that are not readily available will be ordered as soon as possible. If the City cannot or does not comply with this schedule, the Lessee shall have authority to take over control of the necessary repairs and shall have the authority to invoice the City for documented costs for repairs, including reasonable rate for Lessee's employee's labor but excluding overhead, in order to get the system back in service in as short of time as possible to meet crop needs. The City shall be responsible for operation, maintenance and repairs due to failure of the mainline system and pumping stations. This includes erosion within the Lessee's planted areas if caused by the City's infrastructure. The City's liability to pay for damage to any crops, due to failure by the City's mainline system, shall be limited to early takedown costs for any crops/circles as provided in Paragraph 1.13. The Lessee shall be responsible for all operation and repairs to the center pivot sprinkler system up to and including the manual isolation valve.

3. STANDARD CONDITIONS.

3.1. Anti-Discrimination. The Lessee shall not discriminate against any person or persons because of race, religion, color, sex or national origin in the conduct of its operation hereunder.

3.2. Assignment. The permission herein granted shall not be assignable or transferable by operation of law, nor shall the Lessee assign, transfer, mortgage, pledge or encumber the same or any structure or thing erected, constructed or maintained by the Lessee pursuant to the permission herein granted, except with the prior written consent of the City.

3.3. Contracting Officer. The Economic Development Manager of the City of Richland or his/her designated representative shall be the contracting officer who shall act as the agent of the City under this Agreement. The Lessee shall be responsible to notify the City of a current contact person for the Lessee in the event of an emergency.

3.4. Indemnification/Hold Harmless. The Lessee shall defend, indemnify and hold the City, its officers, officials, employees and volunteers from and against all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of breaches of the lease by Lessee, the use of Premises or from any activity, work or thing done, permitted, or suffered by the Lessee in or about the Premises, except only such injury or damage as shall have been occasioned by the sole negligence of the City. This duty to indemnify shall extend to a duty to pay reasonable attorney's fees and costs incurred in defending the claim. It is further specifically and expressly understood that the indemnification provided herein constitutes the Lessee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

3.5. Insurance. The Lessee shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the use of the Premises. Lessee will provide the City with a copy of required insurance, with the City named as an additional insured.

(a) Minimum Scope of Insurance. Lessee shall obtain insurance of the types described below:

- (1) Commercial General Liability insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover premises and contractual liability. The City shall be named as an insured on Lessee's Commercial General Liability insurance policy using ISO Additional Insured-Managers or Lessors of Premises Form CG 20 11 or a substitute endorsement providing equivalent coverage.
- (2) Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as ISO

form CA 00 01.

- (3) Excess or umbrella Liability insurance shall be excess over and at least as broad in coverage as the Lessee's Commercial General Liability and Auto Liability insurance. The City shall be named as an additional insured on the Lessee's Excess or Umbrella Liability insurance policy.
- (4) Contractors Pollution Liability insurance shall be in effect throughout the entire Lease Agreement covering losses caused by pollution conditions that arise from the operations of the Lessee. Contractors Pollution Liability shall cover bodily injury, property damage, cleanup costs and defense, including costs and expenses incurred in the investigation, defense, or settlement of claims.
- (5) Property Insurance shall be written on an all-risk basis.

(b) Minimum Amounts of Insurance. Lessee shall maintain the following insurance limits:

- (1) Commercial General Liability insurance shall be written with limits no less than \$5,000,000 each occurrence; \$5,000,000 general aggregate.
- (2) Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$2,000,000 per accident.
- (3) Property Insurance shall be written covering the full value of the Lessess's property and improvements with no coinsurance provisions. The City shall be a loss payee under the policy.
- (4) Contractors Pollution Liability insurance shall be written in an amount of at least \$5,000,000 per loss, with an annual aggregate of at least \$5,000,000.

(c) Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions for Commercial General Liability Insurance:

- (1) The Lessee's insurance coverage shall be primary insurance as respect the City. Any Insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Lessee's insurance and shall not contribute with it.
- (2) The Lessee shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.

(d) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best Rating of not less than A:VII.

(e) Verification of Coverage. Lessee shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Lessee.

(f) Waiver of Subrogation. Lessee and City hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance on or in connection with the premises. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.

3.6. Laws, Licenses, and Permits. The Lessee shall comply with all Federal, State and City laws and regulations with regard to construction, licenses or permits to do business and all other matters. The Lessee shall further comply with standards and recommendations of the state and local health departments in all matters relating to health and sanitation.

3.7. Indemnification. Lessee shall indemnify and hold harmless the City from all expenses of farming, including but not limited to equipment, labor, planting, harvest, crop losses, etc. associated with the actual farming operations.

3.8. Liens. Lessee agrees to keep the leased parcel free of any liens for labor or materials and to indemnify and save harmless the City from such liens and claims.

3.9. Taxes. All sales taxes, leasehold excise taxes, and other applicable taxes will be coded to the City of Richland.

3.10. Termination. Upon a breach of this Agreement by Lessee, the City may provide a written notice of breach to Lessee at the address provided in Paragraph 3.13. The notice shall identify the nature of the breach and the steps to be taken by Lessee to cure the breach. Lessee shall then have sixty (60) days to cure the breach. If Lessee does not cure the breach within sixty days, the City may terminate this Agreement by providing a written notice of termination to Lessee at the address provided in Paragraph 3.13. Notwithstanding the foregoing paragraph, either party can terminate this Agreement for just cause by giving the other party thirty (30) days written notification. "Just cause" shall include, but not be limited to, repeated violations of minor aspects of this Agreement or a single violation of this Agreement which causes or may cause significant property damage or threatens the health, safety or welfare of citizens of Richland or customers of the Lessee. The parties will schedule a meeting within forty-eight (48) hours of receipt of written notice, one to the other to resolve the problem or concern. Failure to resolve the situation will result in termination of the Agreement. Any waiver or delay by the City in enforcing a breach of this Agreement shall not constitute a waiver, estoppel or laches against the City to enforce the breach of another term of this Agreement or a later breach of the same term of this Agreement. At the termination of this lease, whether at the end of the term or by default, the Lessee shall be responsible for providing adequate soil stabilization such as cover crop to all circles being farmed by Lessee. Additionally, Lessee shall not cause or allow to be caused any action that will prohibit planting of any new crop for the next season such as chemical application. At the termination of

the lease, Lessee shall agree to turn over the ground to new lessee after the crop is harvested the final lease year to allow new lessee to prepare ground for the next season. This shall include the Lessee not applying any chemicals that will have a residual effect on the next year's crop. Lessee shall not withhold access to the harvested fields.

3.11. Dispute Resolution. The City and the Lessee agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law with exception to a breach of Paragraph 1.7 and Paragraph 1.8. All disputes between the City and the Lessee not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Lessee. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action. Arbitration of all claims will be in accordance with the Mandatory Arbitration Rules of Benton & Franklin Counties.

3.12. Subleases. The Lessee may sublease portions of the leased area. All sublease agreements shall meet the requirements of this agreement unless specific circumstances require exceeding the minimum conditions of this agreement. All subleases shall be approved by the City and shall be for the purpose of irrigated agriculture only.

3.13. Notices. Whenever any party hereto shall desire to give or serve upon the other any notice, demand, request, or other communication, each such notice, demand, request or other communication shall be in writing and shall be given or served upon the other party by personal delivery (including delivery by written electronic transmission) or by certified, registered or Express United States Mail, or Federal Express or other commercial courier, postage prepaid, addressed as follows:

If to Seller: City of Richland
Attn: Economic Development Office
625 Swift Blvd., MS-18
Richland, Washington 99352
Phone: (509) 942-7583

If to Purchaser: Frank Tiegs, LLC
P.O. Box 3110
Pasco, Washington 99352
509.545.4545
jmcclelland@westernmort.com

3.14. Total Agreement Applicable to Successors. This lease contains the entire agreement between the parties and cannot be changed or terminated except by written instrument subsequently executed between the parties hereto. This lease and the terms and conditions hereof apply to and are binding on the heirs, legal representatives, successors and assigns of both parties.

4. HAZARDOUS MATERIALS AND ENVIRONMENTAL COMPLIANCE.

4.1. Definition. "Hazardous Materials" as used herein shall mean:

(a) Any toxic substances or waste, sewage, petroleum products, radioactive substances, medical, heavy metals, corrosive, noxious, acidic, bacteriological or disease-producing substances or any dangerous waste or hazardous waste as defined in Washington Hazardous Waste Management Act as now existing or hereafter amended (RCW Ch. 70.105) or as defined in Resource Conservation and Recovery Act as now existing or hereafter amended (42 U.S.C. Sec. 6901 et seq.); or;

(b) "Hazardous Substance" means any substance which now or in the future becomes regulated or defined under any federal, state, or local statute, ordinance, rule, regulation, or other law relating to human health, environmental protection, contamination or cleanup, including, but not limited to, the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("CERCLA") as now existing or hereafter amended (42 U.S.C. Sec. 9601 et seq.) and Washington's Model Toxics Control Act ("MTCA") as now existing or hereafter amended (RCW Ch. 70.105); or

(c) Any pollutants, contaminants, or substances posing a danger or threat to public health, safety or welfare, or the environment, which are regulated or controlled as such by any applicable federal, state or local laws, ordinances or regulations as now existing or hereafter amended.

4.2. Use of Hazardous Substances. Lessee covenants and agrees that Hazardous Substances will not be used, stored, generated, processed, transported, handled, released, or disposed of in, on, or above the Property, except in accordance with all applicable laws.

4.3. Environmental Compliance.

(a) Lessee shall, at Lessee's own expense, comply with all federal, state and local laws, ordinances and regulations now or hereafter affecting the Premises, City's business, or any activity or condition on or about the Premises, including, without limitation, all laws, ordinances and regulations related to Hazardous Materials and all other environmental laws relating to the improvements on the Premises, soil and groundwater, storm water discharges, or the air in and around the Premises, as well as such rules as may be formulated by the City ("the Laws"). Lessee warrants that its business and all activities to be conducted or performed in, on, or about the Premises shall comply with all the Laws. Lessee agrees to change, reduce, or stop any non-complying activity, or install necessary equipment, safety devices, pollution control systems, or other installations may be necessary at any time during the term of this Agreement to comply with the Laws.

(b) Lessee shall not cause or permit to occur any violation of the Laws on, under, or about the Premises, or arising from Lessee's use or occupancy of the Premises, including, but not limited to, soil and ground water conditions.

(c) Lessee shall promptly provide all information regarding any activity of Lessee related to hazardous Materials on or about the Premises that is requested by the City. If Lessee fails to fulfill any duty imposed under this paragraph within a reasonable time, City may do so; and in such case, Lessee shall cooperate with City in order to prepare all documents City deems necessary or appropriate to determine the applicability of the Laws to the Premises and Lessee's use thereof, and for all compliance therewith, and Lessee shall execute all documents promptly upon City's request. No such action by City and no attempt made by City to mitigate damages shall constitute a waiver of any Lessee's obligations under this paragraph.

(d) Lessee shall, at Lessee's own expense, make all submissions to, provide all information required by, and comply with all requirements of all governmental authorities ("the Authorities") under the Laws.

(e) Should any Authority demand that a cleanup plan be prepared and that a cleanup be undertaken because of any deposit, spill, discharge or other release of Hazardous Materials that occurs during the term of this Agreement at or from the Premises and that is not the result of the acts or omissions of the City, or which arises at any time from Lessee's use of occupancy of the Premises, then Lessee shall, at Lessee's own expense, prepare and submit the required plans and all related bonds and other financial assurances; and Lessee shall carry out all such cleanup plans. Any such plans and cleanup are subject to city's prior written approval.

(f) If a release of Hazardous Substances occurs in, on, under, or above the Property, or other property, arising out of any action, inaction, or event described or referred to in this document, Lessee shall at its sole expense, promptly take all actions necessary or advisable to clean up the Hazardous Substance. Cleanup actions shall include, without limitation, removal, containment and remedial actions and shall be performed with all applicable laws, rules, ordinances, and permits. Lessee shall be solely responsible for all cleanup, administrative, and enforcement costs of governmental agencies, including natural resource damage claims, arising out of any action, inaction, or event described or referred to in this document.

4.4. Indemnification.

(a) Lessee shall be fully and completely liable to the City for any and all cleanup costs, and any and all other charges, fees, penalties (civil and criminal) imposed by any Authority with respect to Lessee's use, disposal, transportation, generation, release, handling, spillage, storage, treatment, deposit and/or sale of Hazardous Materials in or about the Premises, common area, or buildings. Lessee shall indemnify, defend, and save the City harmless from any and all of the costs, fees, penalties, and charges assessed against or imposed upon City (as well as City's attorney's fees and costs) by any Authority as a result of Lessee's use, disposal, transportation, generation, release, handling, spillage, storage, treatment, deposit and/or sale of Hazardous Materials, or from Lessee's failure to provide all information, make all submissions, and take all steps required by all Authorities under the Laws.

(b) Lessee shall indemnify and hold City harmless from any and all claims, liabilities, lawsuits, damages, and expenses including reasonable attorney's fees for bodily injury

or death, property damage, loss, or costs caused by or arising from the use, disposal, transportation, generation, release, handling, spillage, storage, treatment, deposit and/or sale of Hazardous Materials by Lessee or any of its agents, representatives or employees in, on, or about the Premises occurring during the term of this agreement.

(c) The City shall indemnify and hold the Lessee harmless from any and all claims, liabilities, lawsuits, damages, and expenses, including reasonable attorney's fees, arising from third party actions brought against Lessee caused by the City's disposal, transportation, generation, release, handling, spillage, storage, treatment, deposit, or sale of Hazardous Materials or Substances placed on the premises by the City or any of its representatives, employees, or agents. The City shall have no duty to indemnify nor hold the Lessee harmless for the City's disposal, transportation, handling, spillage, storage, treatment or sale of Hazardous Materials or Substances that were originally placed on the Premises by the Lessee or any of Lessee's representatives, employees, or agents. To the contrary, the Lessee shall indemnify and hold the City harmless from any third-party claims described in the preceding sentence.

4.5. Reporting Requirements. Lessee shall comply with the Laws requiring the submission, reporting, or filing of information concerning Hazardous Materials with the Authorities, and shall provide to City a full copy of such filing or report as submitted within fifteen (15) days of such submission.

4.6. Right to Check on Lessee's Environmental Compliance. City expressly reserves the right, and Lessee shall fully cooperate in allowing, from time to time, such examinations, tests, inspections, and reviews of the Premises as City, in its sole and absolute discretion, shall determine to be advisable in order to evaluate any potential environmental problems.

4.7. Remedies. Upon Lessee's default under this Section, the City shall be entitled to the following rights and remedies in addition to any other rights and remedies that may be available to the City:

(a) At City's option, to terminate this Agreement immediately, notwithstanding the notice of Section 2.10; and/or

(b) At City's option, to perform such response, remediation and/or cleanup as is required to bring the Premises and any other areas of City property affected by Lessee's default into compliance with the Laws and to recover from Lessee all of the City's costs on connection therewith; and/or

(c) To recover from Lessee any and all damages associated with the default, including but not limited to response, remediation and cleanup costs and charges, civil and criminal penalties and fees, adverse impacts on marketing the Premises or any other adjacent area of City property, loss of business and sales by City and other City lessees, diminution of value of the Premises and/or other adjacent areas owned by City, the loss or restriction of useful space on the Premises and/or other adjacent areas owned by City, any and all damages and claims asserted by third parties, and City's attorney's fees and costs.

4.8. Remediation upon Termination of Agreement. Upon the expiration or earlier termination of this agreement, Lessee shall remove, remediate or cleanup any Hazardous Materials and/or Substances on or emanating from the Premises, provided that the presence of Hazardous Materials and/or Substances arises from Lessee's use or occupancy of the Premises or Lessee's acts or omissions exacerbate the cost of remediation and Lessee shall undertake whatever other action may be necessary to bring the premises into full compliance with the Laws ("Termination Cleanup"). The process for such termination Cleanup is subject to City's prior written approval. If Lessee fails or refuses to commence the Termination Cleanup process, or fails to reasonably proceed toward completion of such process, City may elect to perform such Termination Cleanup after providing Lessee with written notice of the City's intent to commence Termination Cleanup, and after providing Lessee a reasonable opportunity, which shall be not less than ninety (90) days after such notice (unless City is given notice by a government agency with jurisdiction over such matter that Termination Cleanup must commence within a shorter time, in which case the City shall give Lessee notice of such shorter time), to commence or resume the Termination Cleanup process. If City performs such Termination Cleanup after said notice and Lessee's failure to perform same, Lessee shall pay all City costs including a reasonable rate for City employees' labor.

4.9. Survival. Lessee's obligations and liabilities under this section shall survive the expiration of this Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, Lessee has executed this Agreement on the date shown below its signature, and Lessor has accepted on the date shown below its signature.

CITY OF RICHLAND – LESSOR

FRANK TIEGS, LLC – LESSEE

By: Jon Amundson, ICMA-CM
Its: City Manager

By: Frank Tiegs
Its: Managing Member

Date

Date

APPROVED AS TO FORM:

By: Heather Kintzley, City Attorney

ACKNOWLEDGEMENT

On this _____ day of _____, 2022, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Jon Amundson**, to me known to be the **City Manager** of the **City of Richland**, Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned, and on oath stated that he is authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

Signature

Printed Name: _____

Notary Public in and for the State of Washington

Residing at: _____

My appointment expires: _____

On this _____ day of _____, 2022, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Frank Tiegs**, to me known to be the **Managing Member** of the **Frank Tiegs, LLC**, the limited liability company that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposed therein mentioned, and on oath stated that he is authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

Signature

Printed Name: _____

Notary Public in and for the State of Washington

Residing at: _____

My appointment expires: _____

Exhibit A
Legal Description

THOSE PORTIONS OF LAND LYING SOUTH AND WESTERLY OF A PUBLIC HIGHWAY KNOWN AS SR 240 DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF SECTION 12, THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 13, AND THE NORTHEAST QUARTER OF SECTION 14, ALL WITHIN TOWNSHIP 10 NORTH, RANGE 27 EAST, W.M., CITY OF RICHLAND, WASHINGTON.

TOGETHER WITH THE WEST HALF AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, AND THE NORTH HALF AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, BOTH WITHIN TOWNSHIP 10 NORTH. RANGE 28 EAST, W.M., CITY OF RICHLAND, WASHINGTON.

ALSO, TOGETHER WITH THOSE PORTIONS OF LAND LYING NORTH AND EASTERLY OF A PUBLIC HIGHWAY KNOWN AS SR 240 DESCRIBED AS FOLLOWS; THE EAST HALF OF SECTION 17, THE EAST HALF OF SECTION 20, AND THE WEST HALF OF THE WEST HALF OF SECTION 21, ALL WITHIN TOWNSHIP 10 NORTH. RANGE 28 EAST, W.M., CITY OF RICHLAND, WASHINGTON.

Exhibit B
Map of Leased Premises

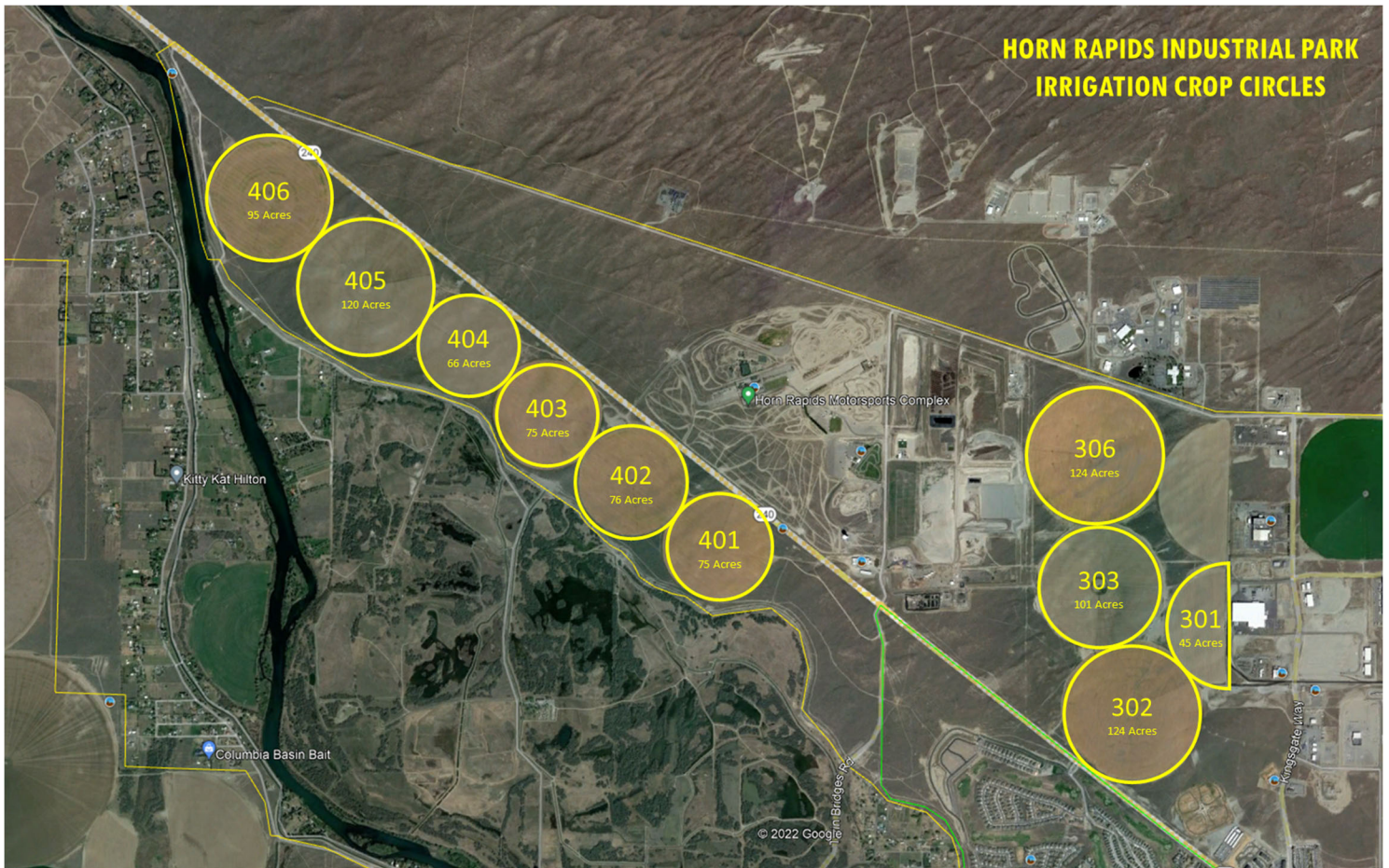


Exhibit C**Irrigated Crop Circle Acreage**

Circle No.	Current Acreage
301	45
302	124
303	101
306	124
401	75
402	76
403	75
404	66
405	120
406	95
TOTAL	901

* Includes total of approximately 377 non-irrigated acres in the rent per acre calculation.

Exhibit D
Non-Irrigated Property

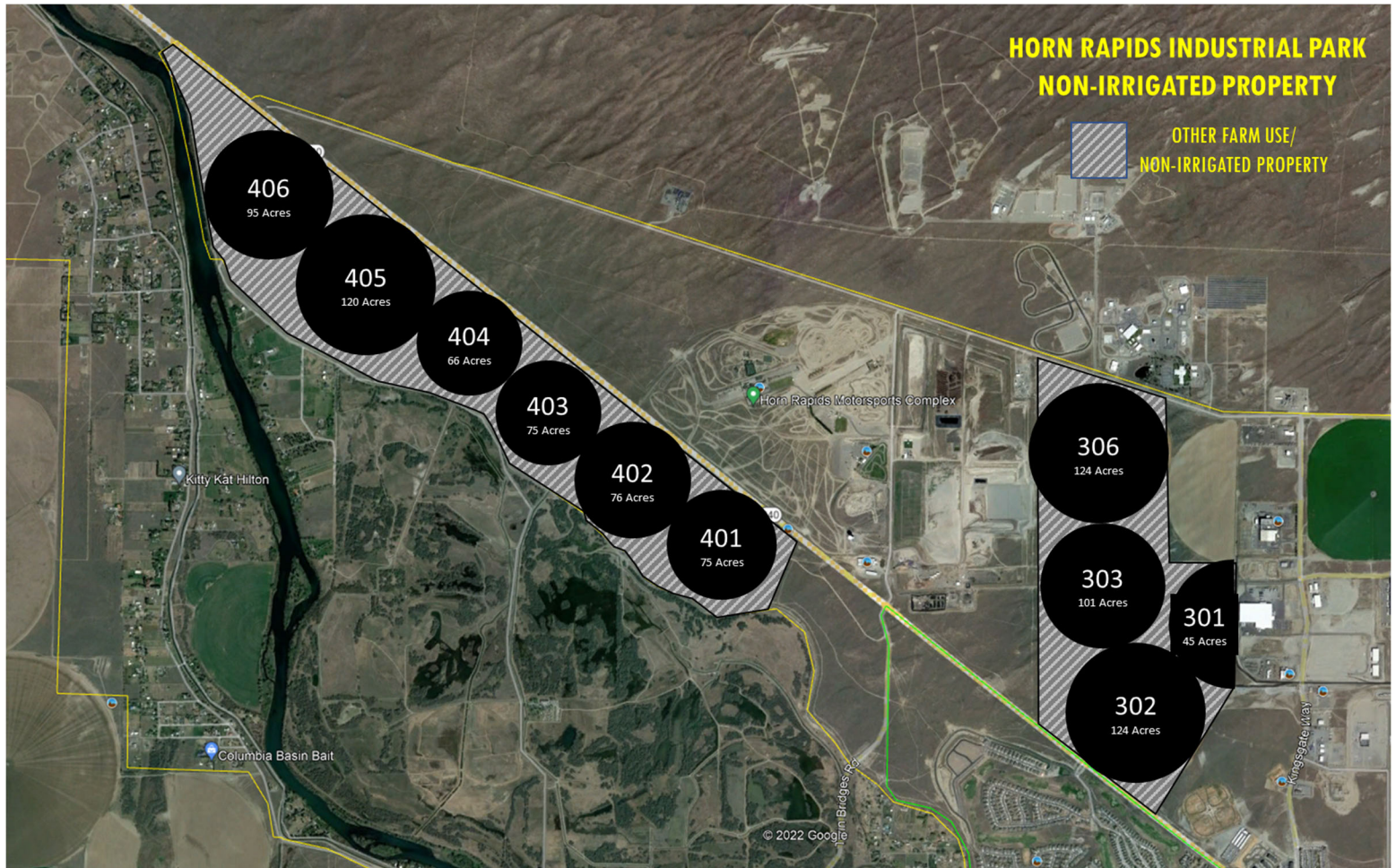


Exhibit E
Early Termination Buyout

Circle	Early Buyout
301	No payment if Notice by September 15 th
302	No payment if Notice by September 15 th
303	No payment if Notice by September 15 th
306	No payment if Notice by September 15 th
401	Prior to September 15 th : \$560/acre each year No payment if Notice by September 15 th
402	Prior to September 15 th : \$560/acre each year No payment if Notice by September 15 th
403	Prior to September 15 th : \$560/acre each year No payment if Notice by September 15 th
404	Prior to September 15 th : \$560/acre each year No payment if Notice by September 15 th
405	Prior to September 15 th : \$560/acre each year No payment if Notice by September 15 th
406	Prior to September 15 th : \$560/acre each year No payment if Notice by September 15 th



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 2022-157, Approving the Final Plat of Goose Ridge Estates 2 - Phase I

Department/Office
Development Services

Ordinance/Resolution Number:
2022-157

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-157, authorizing the City Manager to sign the final plat of Goose Ridge Estates 2 - Phase I.

Summary:

Goose Ridge Development Corporation seeks final plat approval of Goose Ridge Estates 2 - Phase I. Specifically, the application is to divide 18.44 acres into 57 residential lots and two (2) tracts in Badger Mountain South. The preliminary plat of Goose Ridge Estates 2 was approved by the Richland Hearing Examiner on December 14, 2021. This project is the first of three (3) phases. The final plat application is accompanied by an approved Security Improvement Agreement (SIA) that provides financial surety to guarantee any remaining work is completed.

Approving Resolution No. 2022-157 authorizes the City Manager to sign the plat, after which the final plat can be recorded with Benton County and the 57 lots created can be sold for future residential construction. Please note that the SIA allows the developer to complete several outstanding items (installation of road improvements) in the spring once the weather has improved. Until then, although the lots can be sold, building permits will not be issued.

Staff recommends approval of Resolution No. 2022-157.

Fiscal Impact: None.

Attachments:

1. Resolution No. 2022-157
2. Vicinity Map

RESOLUTION NO. 2022-157

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
APPROVING THE FINAL PLAT OF GOOSE RIDGE ESTATES II -
PHASE 1 SUBJECT TO THE CONDITIONS OF APPROVAL IN
RICHLAND HEARING EXAMINER'S REPORT NO. S2021-107.**

WHEREAS, on November 8, 2021, the Richland Hearing Examiner held an open-record public hearing to consider the preliminary plat application of the Goose Ridge Estates II - Phase 1 subdivision as submitted by Goose Ridge Development Corporation: and

WHEREAS, on December 14, 2021, the Richland Hearing Examiner issued Report No. S2021-107 in which he granted conditional approval of the preliminary plat of Goose Ridge Estates II - Phase 1; and

WHEREAS, the public improvements required for the plat of Goose Ridge Estates II – Phase 1, consisting of 57 lots and two (2) tracts on 18.44 acres, have been constructed in accordance with the conditions of approval contained in Richland Hearing Examiner's Report No. S2021-107.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the final plat of Goose Ridge Estates II - Phase 1, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved subject to the conditions of approval contained in Richland Hearing Examiner's Report No. S2021-107, attached hereto and incorporated herein as **Exhibit B**.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

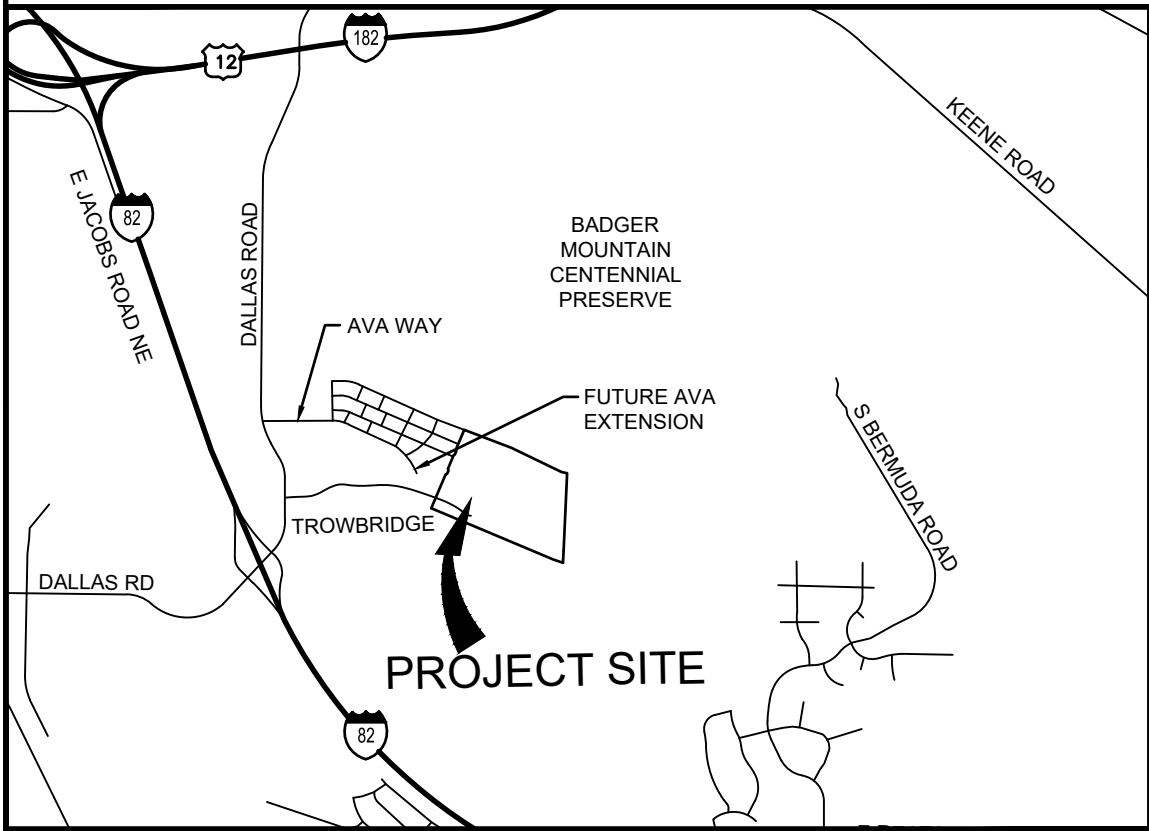
Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Exhibit A



GOOSE RIDGE ESTATES 2 PHASE 1
PORTIONS OF THE NW 1/4, THE NE 1/4, THE SE 1/4 AND THE SW 1/4 OF SECTION 33, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20__.

TAX PARCEL NUMBER _____

BENTON COUNTY TREASURER _____ DATE _____

BENTON COUNTY ASSESSOR _____ DATE _____

APPROVALS

THE ANNEXED PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON.

CITY MANAGER _____ DATE _____

CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

IRRIGATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE BADGER MOUNTAIN IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20__ A.D.

BADGER MOUNTAIN IRRIGATION DISTRICT

CITY OF RICHLAND NOTES

1. ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE 99352.
2. PARK IMPACT FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE (RMC) CHAPTER 22.12 SHALL BE PAID BY THE PROPERTY OWNER IN ACCORDANCE WITH RMC 22.12.030.
3. ALL RESIDENTIAL LOTS SHALL BE IMPROVED WITH LANDSCAPING PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS CONTAINED IN SECTION 11.E OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY.
4. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE BUILDING TYPE STANDARDS CONTAINED IN SECTION 8 OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY.
5. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE SUSTAINABLE STANDARDS CONTAINED IN SECTION 12 OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY.
6. ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
7. LOTS 13, 26 AND 43 ARE REQUIRED TO CONTAIN AN ALTERNATE BUILDING TYPE AS DESCRIBED BY LUOR.
8. THIS PLAT LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN. FEES SHALL BE PAID BY THE PROPERTY OWNER AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 12.03 AT THE TIME OF DWELLING PERMIT ISSUANCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THIS SUBDIVISION.
9. THE HOMEOWNERS ASSOC. CAN MAINTAIN THE LANDSCAPING WITHIN THE STORM DRAINAGE PONDS FOR AESTHETIC PURPOSES IF SO DESIRED. THE CITY'S STANDARD FOR STORM POND MAINTENANCE CONSISTS OF SEMI-ANNUAL VEGETATION ABATEMENT AND SPECIFICALLY DOES NOT INCLUDE IRRIGATION, LANDSCAPING OR OTHER AESTHETIC IMPROVEMENTS.
10. CORYVNA STREET IS CLASSIFIED AS A MINOR COLLECTOR STREET AND IS THEREFORE SUBJECT TO INCREASED LEVELS OF TRAFFIC.

11. MAINTENANCE OF THE GRAVEL PATHWAY(S) AND ASSOCIATED EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE CITY OF RICHLAND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION, MAINTENANCE OR REPAIR OF THE GRAVEL PATHWAY(S) AND THEIR ASSOCIATED EASEMENTS.
12. ALL VISION TRIANGLES AS SHOWN ON SHEET C-401 OF THE APPROVED ENGINEERING PLANS ON FILE WITH THE CITY OF RICHLAND FALL WITHIN THE DEDICATED RIGHT OF WAY.

13. DEVELOPMENT OF LOTS WITHIN THIS PLAT SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT FOR GOOSE RIDGE ESTATES 2 PHASE 1 PREPARED BY BAER TESTING & ENGINEERING, INC. (PROJ. NO 22-020, DATED 3/14/2022). AS CONDITIONED BY THE REPORT AND FINAL LETTER, THE GEOTECHNICAL ENGINEER OF RECORD SHALL OBSERVE FOOTING SUBGRADES PRIOR TO PLACEMENT OF FOOTINGS. ADDITIONALLY, SPREAD FOOTINGS SHALL BE A MINIMUM OF 2 FEET WIDE AND CONTINUOUS FOOTINGS A MINIMUM OF 16 INCHES WIDE.

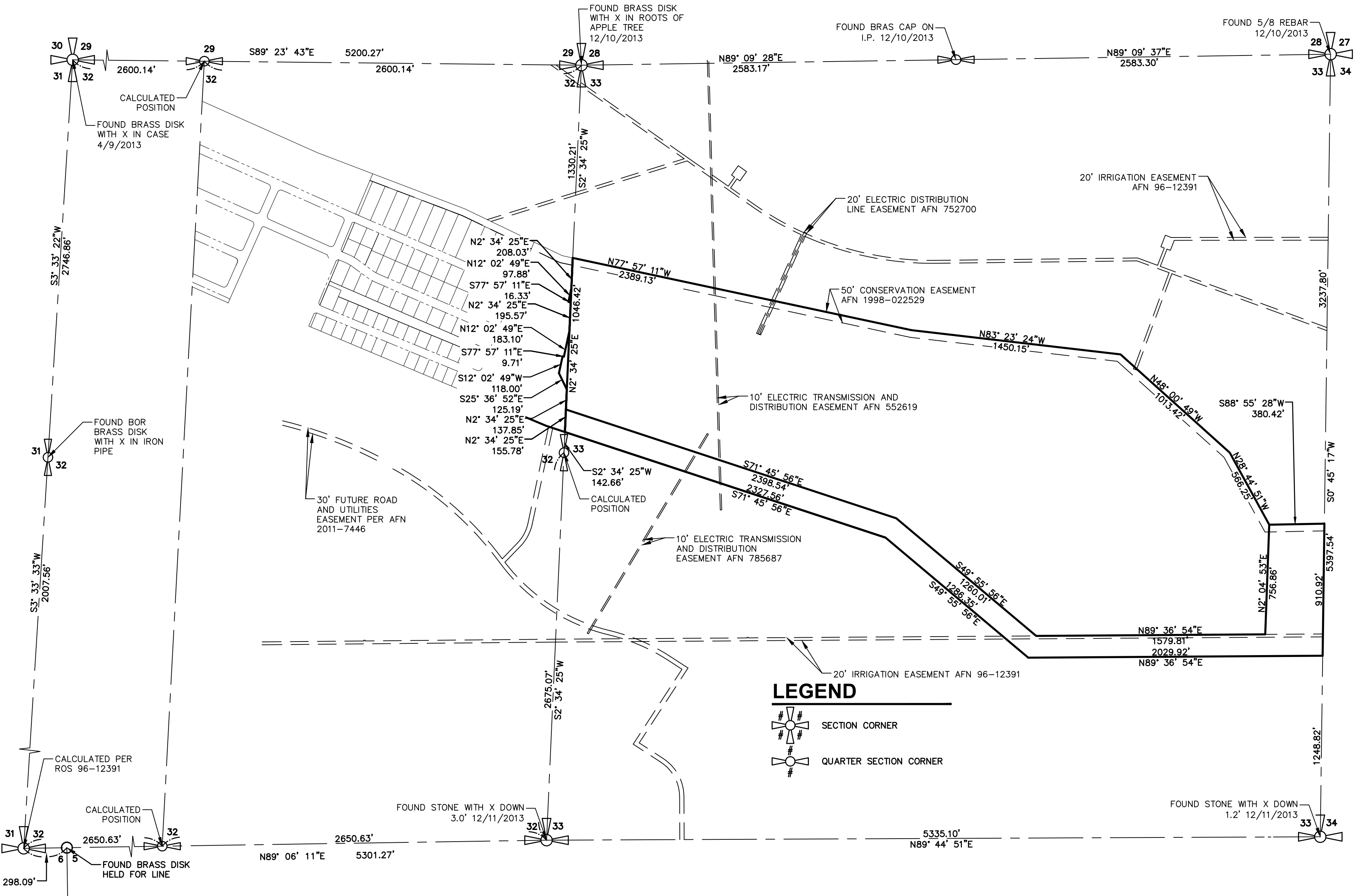
SHEET INDEX

1. LEGAL DESCRIPTION, APPROVALS, OWNER'S CERT. SECTION SURVEY AND BOUNDARY DETAIL
2. PLAT DETAIL
3. LINE/CURVE TABLE FOR PLAT DETAIL

SURVEY FOR

GOOSE RIDGE DEVELOPMENT CORPORATION
63615 EAST JACOBS ROAD
BENTON CITY, WA 99320

PARCEL NOS. 132981030002000, 132981030003000,
133983000001003, 133983000001005



LEGAL DESCRIPTIONS

PARCEL NO. 132981030002000

TRACT B, PLAT OF GOOSE RIDGE ESTATES PHASE 2, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 709, UNDER AUDITOR'S FILE NUMBER 2021-019055, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON.

PARCEL NO. 132981030003000

TRACT C, PLAT OF GOOSE RIDGE ESTATES PHASE 2, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 709, UNDER AUDITOR'S FILE NUMBER 2021-019055, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON.

PARCEL NO. 133983000001003

THAT PORTION OF REVISED PARCEL 3 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4497 UNDER AUDITOR'S FEE NO. 2014-011777, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 02°34'25\"/>

LEGAL DESCRIPTIONS CONTINUED

PARCEL NO. 133983000001005

THAT PORTION OF REVISED PARCEL 3 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4497 UNDER AUDITOR'S FEE NO. 2014-011777, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 02°34'25\"/>

DECLARANT CERTIFICATE

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED GOOSE RIDGE ESTATES 2, PHASE 1, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR GOOSE RIDGE ESTATES 2 PHASE 1, RECORDED UNDER BENTON COUNTY

RECORDING NUMBER _____

BY: _____ DATE _____
TITLE: _____

ACKNOWLEDGMENTS

STATE OF _____ COUNTY OF _____ J.S.S.
BY ITS PROPER OFFICERS THIS _____ DAY OF _____, 20____ ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED:

TO ME KNOWN TO BE THE _____ OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

PRINT NAME _____ SIGN NAME _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

EQUIPMENT USED

3\"/>

BASIS OF BEARING

NAD 83/91
HELD A BEARING OF SOUTH 89° 06' 11\"/>

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GOOSE RIDGE DEVELOPMENT CORPORATION IN OCTOBER 2022. I HEREBY CERTIFY THAT THIS MAP FOR GOOSE RIDGE ESTATES 2 PHASE 1 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

JOHN W. BECKER, PLS 38480 _____ DATE _____

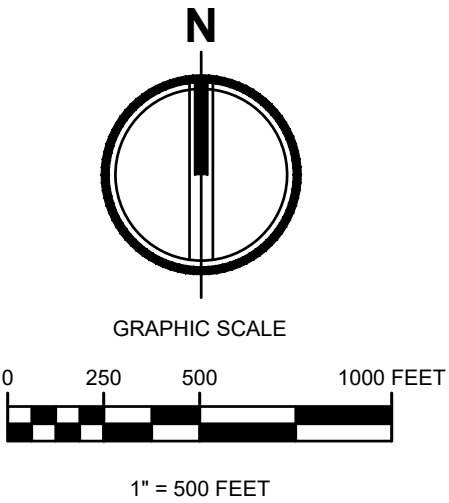
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF GOOSE RIDGE DEVELOPMENT CORPORATION, RECORDED IN VOLUME _____ OF PLATS, ON PAGE _____
RECORDS OF BENTON COUNTY, WASHINGTON, AT _____ MINUTES PAST _____ M., THIS _____ DAY OF _____, 20____ A.D.

BENTON COUNTY AUDITOR _____ FEE NUMBER _____



DWN. BY	DATE
TAD	11/30/22
CHKD. BY	JOB NO.
JWB	2200782



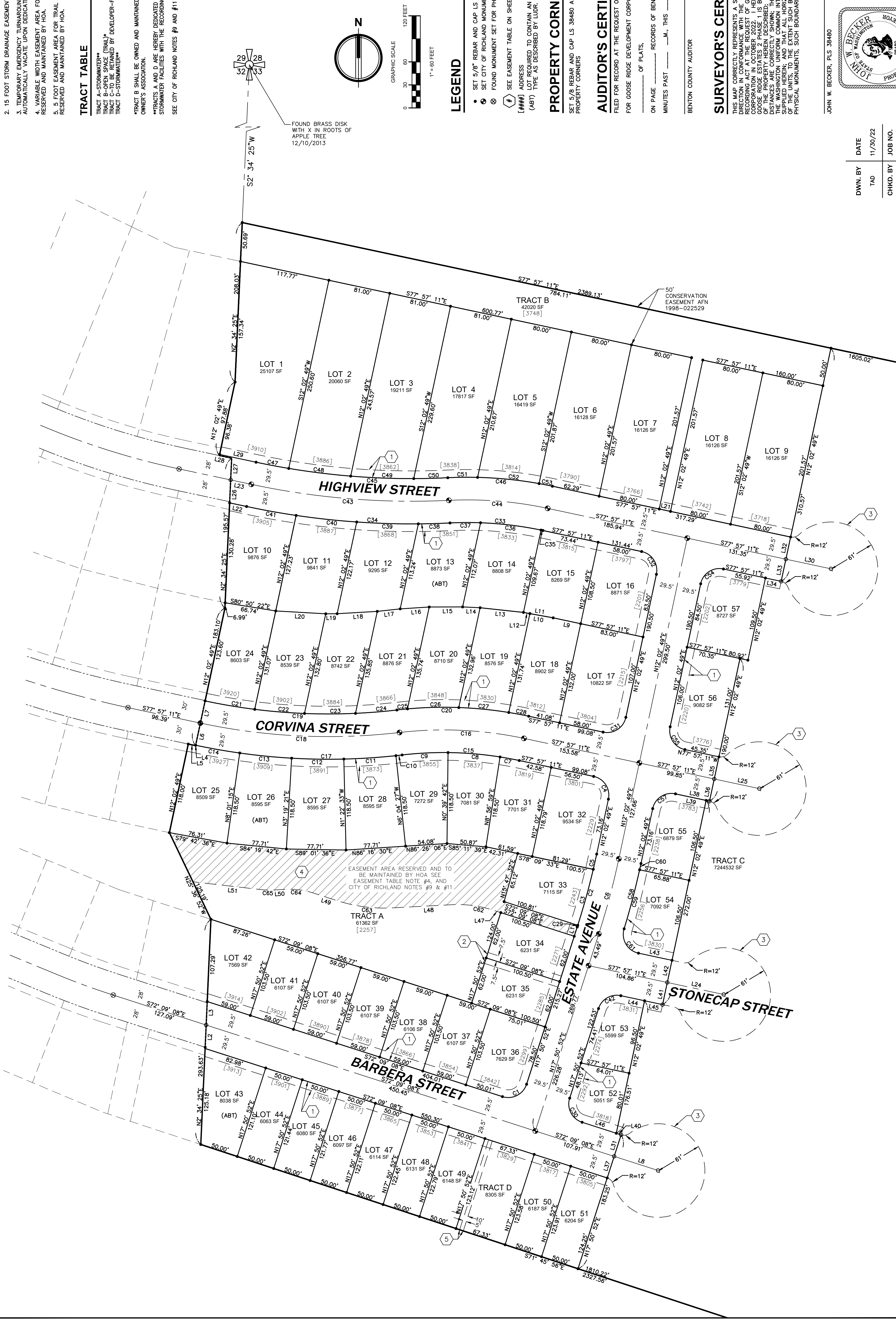
GOOSE RIDGE ESTATES 2 PHASE 1
PORTIONS OF THE NW 1/4, THE NE 1/4, THE SE 1/4 AND THE SW 1/4 OF SECTION 33, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

EASEMENT TABLE

1. 10 FOOT PUBLIC UTILITY EASEMENT.
2. 15 FOOT STORM DRAINAGE EASEMENT.
3. TEMPORARY EMERGENCY TURNAROUND EASEMENT. THESE EASEMENTS AUTOMATICALLY VACATE UPON DEDICATION OF CONNECTING ROADS.
4. VARIABLE WIDTH EASEMENT AREA FOR TRAIL AND ACTIVE OPEN SPACE TO BE RESERVED AND MAINTAINED BY HOA.
5. 5 FOOT EASEMENT AREA FOR TRAIL AND ACTIVE OPEN SPACE TO BE RESERVED AND MAINTAINED BY HOA.

TRACT TABLE

- TRACT A--STORMWATER**
TRACT B--OPEN SPACE (TRAIL)
TRACT C--CONSERVATION SET BY DEVELOPER--FUTURE DEVELOPMENT
TRACT D--STORMWATER**
- *TRACT B SHALL BE OWNED AND MAINTAINED BY THE GOOSE RIDGE ESTATES HOME OWNER'S ASSOCIATION.
**TRACTS A AND D ARE HEREBY DEDICATED TO THE CITY OF RICHLAND FOR STORMWATER FACILITIES WITH THE RECORDING OF THIS PLAT
SEE CITY OF RICHLAND NOTES #9 AND #11



LEGEND

- SET 5/8" REBAR AND CAP LS 38480
 - ⊙ SET CITY OF RICHLAND MONUMENT
 - ⊙ FOUND MONUMENT SET FOR PHASE 2
 - ⑤ SEE EASEMENT TABLE ON SHEET 2
- [[###]] ADDRESS
[ABT] LOT REQUIRED TO CONTAIN AN ALTERNATE BUILDING TYPE AS DESCRIBED BY LDR. SEE NOTE 7.

PROPERTY CORNERS

SET 5/8 REBAR AND CAP LS 38480 AT ALL PROPERTY CORNERS

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BILL MONSON, MANAGING MEMBER FOR GOOSE RIDGE DEVELOPMENT CORPORATION, RECORDED IN VOLUME _____ OF PLATS.

ON PAGE _____ RECORDS OF BENTON COUNTY, WASHINGTON, AT _____ MINUTES PAST _____ M., THIS _____ DAY OF _____ 20____ A.D.

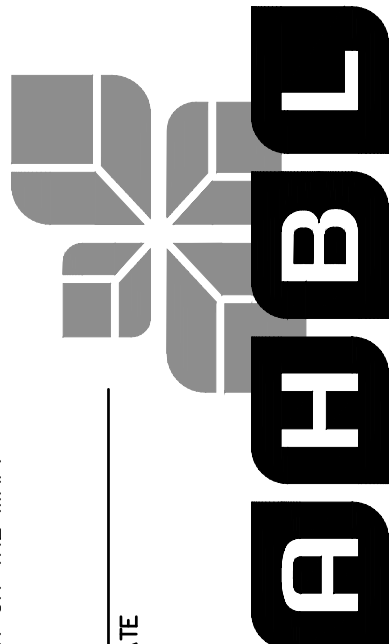
BENTON COUNTY AUDITOR

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DWN. BY	DATE
TAD	11/30/22
CHKD. BY	JOB NO.
JWB	2200782



TACOMA • SEATTLE • SPOKANE • TRI-CITIES

GOOSE RIDGE ESTATES 2 PHASE 1
PORTIONS OF THE NW 1/4, THE NE 1/4, THE SE 1/4 AND THE SW 1/4 OF SECTION 33, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

SHEET 3 OF 3

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.77	N17° 50' 52"E
L2	30.58	N2° 34' 25"E
L3	30.58	N2° 34' 25"E
L4	0.50	N12° 02' 49"E
L5	9.71	S77° 57' 11"E
L6	29.50	S12° 02' 49"W
L7	29.50	S12° 02' 49"W
L8	60.06	S72° 09' 08"E
L9	36.67	N77° 57' 11"W
L10	30.85	N79° 39' 40"W
L11	39.35	S79° 39' 40"E
L12	8.50	N79° 39' 40"W
L13	56.80	N83° 50' 08"W
L14	22.80	N87° 17' 30"W
L15	43.48	S89° 49' 51"W
L16	37.92	S86° 17' 47"W
L17	30.00	S83° 49' 53"W
L18	52.38	S86° 39' 11"W
L19	14.85	S89° 39' 46"W
L20	65.27	N86° 45' 00"W
L21	15.00	N77° 57' 11"W
L22	22.59	N77° 57' 11"W
L23	27.52	N77° 57' 11"W
L24	75.19	S77° 57' 11"E
L25	60.06	S77° 57' 11"E
L26	29.91	N2° 34' 25"E
L27	28.39	N2° 34' 25"E
L28	16.33	N77° 57' 11"W
L29	48.52	N77° 57' 11"W
L30	60.06	S77° 57' 11"E
L31	29.50	N17° 50' 52"E
L32	29.50	N12° 02' 49"E
L33	29.50	N12° 02' 49"E
L34	20.92	N77° 57' 11"W
L35	29.50	S12° 02' 49"W
L36	29.50	S12° 02' 49"W
L37	29.50	N17° 50' 52"E
L38	45.35	N77° 57' 11"W
L39	40.85	S77° 57' 11"E
L40	6.64	S72° 09' 08"E
L41	29.50	N12° 02' 49"E
L42	29.50	N12° 02' 49"E
L43	44.68	S77° 57' 11"E
L44	31.62	S77° 57' 11"E
L45	24.00	N77° 57' 11"W
L46	46.77	N72° 09' 08"W
L47	10.93	N72° 09' 07"W
L48	76.91	S86° 55' 53"W
L49	33.04	N72° 09' 08"W
L50	13.84	S86° 36' 55"W
L51	89.44	N83° 26' 01"W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	39.27	25.00	90°00'00"	N62° 50' 52"E	35.36	
C2	98.25	970.50	5°48'02"	N14° 56' 51"E	98.21	
C3	75.69	970.50	4°28'06"	N15° 28' 54"E	75.67	
C4	39.27	25.00	90°00'00"	N32° 57' 11"W	35.36	
C5	20.34	970.50	1°12'02"	N12° 38' 50"E	20.34	
C6	101.24	1000.00	5°48'02"	N14° 56' 51"E	101.20	
C7	25.43	470.50	3°05'50"	N79° 30' 06"W	25.43	
C8	68.06	470.50	8°17'17"	N85° 11' 39"W	68.00	
C9	59.92	470.50	7°17'50"	S87° 00' 47"W	59.88	
C10	8.13	829.50	0°33'41"	S83° 38' 43"W	8.13	
C11	68.02	829.50	4°41'54"	S86° 16' 30"W	68.00	
C12	68.02	829.50	4°41'54"	N89° 01' 36"W	68.00	
C13	68.02	829.50	4°41'54"	N84° 19' 42"W	68.00	
C14	58.29	829.50	4°01'35"	N79° 57' 58"W	58.28	
C15	153.42	470.50	18°40'57"	N87° 17' 39"W	152.74	
C16	163.04	500.00	18°40'57"	N87° 17' 39"W	162.31	
C17	270.48	829.50	18°40'57"	N87° 17' 39"W	269.28	
C18	260.86	800.00	18°40'57"	N87° 17' 39"W	259.70	
C19	251.24	770.50	18°40'57"	S87° 17' 39"E	250.13	
C20	172.66	529.50	18°40'57"	S87° 17' 39"E	171.89	
C21	65.58	770.50	4°52'36"	S80° 23' 29"E	65.56	
C22	65.05	770.50	4°50'13"	S85° 14' 53"E	65.03	
C23	66.52	770.50	4°56'47"	N89° 51' 37"E	66.50	
C24	54.09	770.50	4°01'21"	N85° 22' 33"E	54.08	
C25	13.86	529.50	1°30'00"	N84° 06' 52"E	13.86	
C26	66.91	529.50	7°14'24"	N88° 29' 05"E	66.86	
C27	65.45	529.50	7°04'56"	S84° 21' 16"E	65.41	
C28	26.43	529.50	2°51'37"	S79° 22' 59"E	26.43	
C29	2.23	970.50	0°07'55"	N17° 46' 55"E	2.23	
C30	39.27	25.00	90°00'00"	N27° 09' 08"W	35.36	
C31	39.27	25.00	90°00'00"	N57° 02' 49"E	35.36	
C32	39.27	25.00	90°00'00"	N32° 57' 11"W	35.36	
C33	121.82	470.50	14°50'06"	N85° 22' 14"W	121.48	
C34	266.56	1029.50	14°50'06"	N85° 22' 14"W	265.82	
C35	2.56	470.50	0°18'41"	N78° 06' 31"W	2.56	
C36	79.41	470.50	9°40'15"	N83° 05' 59"W	79.32	
C37	39.85	470.50	4°51'11"	S89° 38' 18"W	39.84	
C38	41.27	1029.50	2°17'48"	S88° 21' 37"W	41.26	
C39	80.32	1029.50	4°28'12"	N88° 15' 24"W	80.29	
C40	79.43	1029.50	4°25'15"	N83° 48' 40"W	79.41	
C41	65.54	1029.50	3°38'52"	N79° 46' 37"W	65.53	
C42	36.74	25.00	84°11'58"	N59° 56' 51"E	33.52	
C43	258.92	1000.00	14°50'06"	N85° 22' 14"W	258.20	
C44	129.48	500.00	14°50'06"	N85° 22' 14"W	129.10	
C45	251.28	970.50	14°50'06"	N85° 22' 14"W	250.58	
C46	137.10	529.50	14°50'06"	N85° 22' 14"W	136.72	
C47	43.36	970.50	2°33'36"	S79° 13' 59"E	43.36	
C48	81.33	970.50	4°48'05"	S82° 54' 49"E	81.30	
C49	82.22	970.50	4°51'15"	S87° 44' 29"E	82.20	
C50	44.37	970.50	2°37'10"	N88° 31' 18"E	44.37	
C51	38.83	529.50	4°12'05"	N89° 18' 45"E	38.82	
C52	80.56	529.50	8°43'02"	S84° 13' 41"E	80.48	
C53	17.71	529.50	1°55'00"	S78° 54' 40"E	17.71	
C54	39.27	25.00	90°00'00"	N57° 02' 49"E	35.36	
C55	39.27	25.00	90°00'00"	N32° 57' 11"W	35.36	
C57	39.27	25.00	90°00'00"	S57° 02' 49"W	35.36	
C58	87.81	1029.50	4°53'13"	S14° 29' 26"W	87.79	
C59	79.48	1029.50	4°25'23"	N14° 43' 21"E	79.46	
C60	8.34	1029.50	0°27'50"	N12° 16' 44"E	8.34	
C61	41.40	25.00	94°53'13"	S30° 30' 34"E	36.83	
C62	54.39	149.00	20°55'00"	N82° 36' 37"W	54.09	
C63	73.38	201.00	20°54'59"	N82° 36' 38"W	72.97	
C64	36.69	99.00	2°13'57"	N82° 46' 07"W	36.48	
C65	17.54	101.00	9°57'04"	N88° 24' 33"W	17.52	

PLAT CLOSURE

SEGMENT #1 : LINE
COURSE: N12° 02' 49.33"E LENGTH: 97.88'
NORTH: 302595.1139' EAST: 1941709.5099'

SEGMENT #2 : LINE
COURSE: N12° 02' 48.33"E LENGTH: 0.00'
NORTH: 302595.1139' EAST: 1941709.5099'

SEGMENT #3 : LINE
COURSE: N2° 34' 25.28"E LENGTH: 208.03'
NORTH: 302802.9341' EAST: 1941718.8513'

SEGMENT #4 : LINE
COURSE: S77° 57' 10.66"E LENGTH: 2389.13'
NORTH: 302304.2876' EAST: 1944055.3645'

SEGMENT #5 : LINE
COURSE: S83° 23' 24"E LENGTH: 1450.15'
NORTH: 302137.3601' EAST: 1945495.8749'

SEGMENT #6 : LINE
COURSE: S48° 00' 49"E LENGTH: 1013.42'
NORTH: 301459.4287' EAST: 1946249.1538'

SEGMENT #7 : LINE
COURSE: S28° 44' 51"E LENGTH: 566.25'
NORTH: 300962.9703' EAST: 1946521.4921'

SEGMENT #8 : LINE
COURSE: N88° 55' 28"E LENGTH: 380.42'
NORTH: 300970.1111' EAST: 1946901.8450'

SEGMENT #9 : LINE
COURSE: S0° 45' 17.50"W LENGTH: 910.92'
NORTH: 300059.2702' EAST: 1946889.8442'

SEGMENT #10 : LINE
COURSE: S89° 36' 53.66"W LENGTH: 2029.92'
NORTH: 300045.6268' EAST: 1944859.9700'

SEGMENT #11 : LINE
COURSE: N49° 55' 55.54"W LENGTH: 1286.35'
NORTH: 300873.6440' EAST: 1943875.5494'

SEGMENT #12 : LINE
COURSE: N71° 45' 56.49"W LENGTH: 2327.56'
NORTH: 301601.9461' EAST: 1941664.8682'

SEGMENT #13 : LINE
COURSE: N2° 34' 25.27"E LENGTH: 155.78'
NORTH: 301757.5690' EAST: 1941671.8633'

SEGMENT #14 : LINE
COURSE: N2° 34' 25.33"E LENGTH: 137.85'
NORTH: 301895.2799' EAST: 1941678.0534'

SEGMENT #15 : LINE
COURSE: N25° 36' 51.51"W LENGTH: 125.19'
NORTH: 302008.1668' EAST: 1941623.9324'

SEGMENT #16 : LINE
COURSE: N12° 02' 49.34"E LENGTH: 118.00'
NORTH: 302123.5681' EAST: 1941648.5607'

SEGMENT #17 : LINE
COURSE: S77° 57' 10.66"E LENGTH: 9.71'
NORTH: 302121.5414' EAST: 1941658.0569'

SEGMENT #18 : LINE
COURSE: N12° 02' 49.34"E LENGTH: 183.10'
NORTH: 302300.6089' EAST: 1941696.2726'

SEGMENT #19 : LINE
COURSE: N2° 34' 25.32"E LENGTH: 195.57'
NORTH: 302495.9817' EAST: 1941705.0545'

SEGMENT #20 : LINE
COURSE: N77° 57' 10.67"W LENGTH: 16.33'
NORTH: 302499.3900' EAST: 1941689.0842'

PERIMETER: 13601.56' AREA: 8047724.81 SQ. FT.
ERROR CLOSURE: 0.0033' COURSE: N83° 04' 26.54"E
ERROR NORTH: 0.00039' EAST: 0.00324'
PRECISION 1: 4121684.85

SURVEYOR'S CERTIFICATE

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JOHN W. BECKER, PLS 38480 DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BILL MONSON, MANAGING MEMBER
FOR GOOSE RIDGE DEVELOPMENT CORPORATION, RECORDED IN VOLUME
_____ OF PLATS,
ON PAGE _____ RECORDS OF BENTON COUNTY, WASHINGTON, AT _____
MINUTES PAST _____ __M., THIS _____ DAY OF _____, 20____ A.D.
BENTON COUNTY AUDITOR FEE NUMBER



DWN. BY TAD
DATE 11/30/22
CHKD. BY JWB
JOB NO. 2200782





Exhibit B

**BEFORE THE HEARING EXAMINER
FOR THE
CITY OF RICHLAND**

**FINDINGS, CONCLUSIONS AND
DECISION APPROVING
“GOOSE RIDGE ESTATES II” PRELIMINARY PLAT**

FILE NUMBER: S2021-107

APPLICANT/OWNER: MONSON DEVELOPMENT WASHINGTON LLC

APPLICATION: TO SUBDIVIDE 53.33 ACRES INTO 206 RESIDENTIAL LOTS
WITH 11 (ELEVEN) TRACTS.

LOCATION: PART OF THE BADGER MOUNTAIN SOUTH SUB-AREA, IN THE BADGER
MOUNTAIN MASTER PLANNED COMMUNITY, JUST EAST OF THE EXISTING
GOOSE RIDGE ESTATES DEVELOPMENT, WITH PROPOSED WESTERLY
EXTENSIONS OF HIGHVIEW, CORVINA, AND BARBERA STREETS INTO THE
PROPOSED NEW PLAT.

PARCEL NUMBERS: 1-33983000001003, 1-33983000001005,
1-32981030003000 & 1-32981030002000

REVIEW PROCESS: TYPE III, PRELIMINARY PLAT,
HEARING EXAMINER DECISION

SUMMARY OF DECISION: *APPROVAL*, SUBJECT TO CONDITIONS

DATE OF DECISION: DECEMBER 14, 2021

I. CONTENTS OF RECORD

Exhibits: Staff Report. City of Richland Development Services Division Staff Report and recommendation of approval to the Hearing Examiner regarding the “Goose Ridge Estates II” Preliminary Plat, File No. S2021-107, dated November 8, 2021;

Exhibits included with the Staff Report:

1. Application #S2021-107
2. Preliminary Plat Map, Street Sections, Grading & Drainage Plan and Public Utility Plan
3. Public Notice & Affidavits
4. Master Agreement Consistency Recommendation (MACR)
5. Master Agreement Consistency Determination (MACD)
6. Planned Action Consistency Determination (PACD)
7. Badger Mountain South Sub-Area Plan Map
8. Proposed LUDR Amendment
9. BMS Master Agreement Exhibit B
10. BMS Master Agreement Exhibit D
11. Planned Action Ordinance
12. Project Comments
13. Site Photos

Exhibits added to the record after Staff Report was issued:

14. Spreadsheet showing trip generation counts, by lots and permits issued, discussed by Mr. Mendenhall during his testimony during the public hearing.
15. Written Comments from Eric Mendenhall, Community Development Director for the City of West Richland, summarized by Mr. Mendenhall during his hearing testimony.
16. Public Works Department memo detailing specific transportation improvement projects funded by Traffic Impact Fees collected in Traffic Impact Zone 3, where the proposed plat is located, submitted in response to questions from the Examiner during the hearing.
17. “NC” (Neighborhood Collector) District explanation from Staff, submitted in response to questions from the Examiner during the hearing.

18. Email communications to/from Applicant's Engineer, Mr. Mapstead, and Mr. White, re: NC areas proposed in the Goose Ridge development, submitted by Mr. Mapstead after the public hearing (4-pages).

19. Written comments from Heather Nicholson, Acting President of the West Vineyard Homeowners Association, summarizing her public testimony, and referencing provisions of the LUDR and other records to support her concerns.

20. BMS Master Agreement, from October 2015, complete copy added to the record by the Examiner for reference by interested parties.

21. Image from the online DAHP predictive modeling map for the proposed plat area, showing most of the land area within the proposed plat as "Moderate Risk" for discovery of cultural resources, so a Cultural Resource Survey is "Recommended"; some parts of the proposed plat area are shown as "High Risk", so a Survey is "Highly Advised"; and some areas are shown as "Moderately Low Risk", so a Survey would be contingent upon certain parameters. *(Added to the record by the Examiner after the hearing following testimony from applicant representative that was dismissive of potential for discoveries on the site).*

22. Master Declaration of Covenants, Conditions, and Restrictions for Badger Mountain South. *(Benton County Auditor's Office, Recording No. 2012-027520 COV, recorded on 09/07/2012 (30 pages)).*

Testimony/Comments: The following persons were sworn and provided testimony under oath at the open-record hearing:

1. Mike Stevens, Planning Manager, for the City of Richland;
2. Kaleb Mapstead, P.E., with AHBL Inc., Engineer of record for the project applicant, served as the applicant's hearing representative, summarizing merits of application and responding to questions;
3. Eric Mendenhall, Community Development Director for the City of West Richland, expressed concerns with the application, submitted Exhibits 14 and 15, opposed application generally based upon belief that transportation concurrency requirements have not been satisfied;
4. Russ Pfeiffer, local resident, has served as a neighborhood liaison on his own behalf and neighbors on other projects in the BMS community, expressed concerns with proposed plat, including reasons why a construction traffic plan of some sort should be considered to prevent impacts on existing residents in the vicinity of the new plat;
5. Heather Nicholson, local resident, represented the West Vineyard Homeowners Association, expressed concerns that the lots in the proposed plat are located too far from parks, prefers wider rather than narrower trails, asked that application should be viewed in context of entire BMS community;

6. Pete Rogalski, Public Works Director for the City of Richland, and licensed professional engineer, explained his professional judgement and opinions that support wider streets than some shown in application materials, that traffic safety and general drivability would be reduced if narrower streets are used, and that the City's transportation impact fees collected for each building permit in the proposed plat will be sufficient to proportionally fund transportation system improvements needed to mitigate impacts of this project, and that the pending TIA will be used to refresh the list of transportation improvements needed for the BMS community, which is all located in a specific impact fee area, known as "zone 3";
7. Carlo D'Alessandro, PE, Transportation and Development Manager for the City of Richland Public Works Department, clarified that trip counts used to determine if transportation improvements are "triggered" so construction should move forward are based upon building permits issued, not lots approved in final subdivisions, so the 1,000 unit threshold and others referenced in some comments have not been or will not be met until such time as 1,000 building permits are issued for new homes in the BMS community; also generated Exhibit 12, in response to a request from the Hearing Examiner made during the public hearing, which lists up to 14 specific transportation improvement projects funded by impact fees collected in zone 3, where the plat is located, explaining that "Public Works staff is convinced that the projects and funding included in the existing traffic impact fee program is sufficient to mitigate the off-site traffic impacts of the Goose Ridge Estates II project..."

II. APPLICABLE LAW

Under applicable provisions of the Richland Municipal Code (RMC), a preliminary plat application is first subject to review and approval by city staff with respect to the engineering elements of said plat, then the Hearing Examiner is responsible for conducting an open record public hearing followed by a final written Decision. A preliminary plat application is a Type III procedure. RMC 19.20.010(C)(1).

As explained in RMC 24.12.050(A), the hearing examiner shall consider any preliminary plat application and shall conduct an open record public hearing in accordance with Chapter 19.60 RMC. After the public hearing and review of materials in the record, the hearing examiner shall determine whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements and shall either make a decision of approval or disapproval. The same provision of the city's code (RMC 24.12.050(A)) provides that any approval of the preliminary plat shall not be given by the hearing examiner without the prior review and approval of the city manager or their designee with respect to the engineering elements of said plat including the following:

1. Adequacy of proposed street, alley, right-of-way, easement, lighting, fire protection, drainage, and utility provisions;
2. Adequacy and accuracy of land survey data;

3. The submittal by the applicant of a plan for the construction of a system of street lights within the area proposed for platting, including a timetable for installation; provided, that in no event shall such a plan be approved that provides for the dedication of such a system of lighting to the city later than the occupancy of any of the dwellings within the subdivision.

The City's decision criteria for preliminary plat approval are substantially similar to state subdivision mandates found in RCW 58.17.110(2)¹ and reads as follows:

Richland Municipal Code 24.12.053 Preliminary plat – Required findings.

The hearing examiner shall not approve any preliminary plat application, unless the approval is accompanied by written findings that:

A. The preliminary plat conforms to the requirements of this title;

B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;

C. The public use and interest will be served by the platting of such subdivision and dedication; and

D. The application is consistent with the requirements of RMC 19.60.095 (addresses transportation concurrency considerations).

And, RMC 19.60.095 mandates the following additional findings:

19.60.095 Required findings.

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development. (emphasis added).

¹ "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. []" RCW 58.17.110(2).

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

The burden of proof rests with the applicant, and any decision to approve or deny a preliminary plat must be supported by a preponderance of evidence. *RMC 19.60.060 and Hearing Examiner Rules of Procedure, Sec. 3.08.* The application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060.

The hearing examiner's decision regarding this preliminary plat application shall be final, subject to judicial appeal in the time and manner as provided in RMC 19.70.060 and Ch. 36.70C RCW (*The city's final decision on land use application may be appealed by a party of record with standing to file a land use petition in Benton County Superior Court. Such petition must be filed within 21 days of issuance of the decision*). See RMC 24.12.050(B).

III. ISSUE PRESENTED

Whether a preponderance of evidence demonstrates that the applicant has satisfied their burden of proof to satisfy the criteria for preliminary plat approval?

Short Answer: Yes, but only if the proposed plat is developed in compliance with specific conditions.

IV. FINDINGS of FACT

1. Upon consideration of the Staff Report, exhibits, public hearing testimony, follow-up research and review of applicable codes, plans, policies, controlling legal instruments, including without limitation the Badger Mountain South LUDR provisions, this Decision is now in order. Based on all the evidence, testimony, codes, policies, regulations, and other information contained in the Record, the Examiner issues the following findings, conclusions and Decision to approve the preliminary plat as set forth below.
2. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such. Captions should not be construed to modify the language of any finding, as they are only provided to identify some of the key topics at issue in this application.
3. Monson Development Washington LLC, of Benton City, Washington, is the applicant and owner of the parcels of property addressed in this preliminary plat application. (*Exhibit 1; Ex. 2, proposed plat plans*).
4. The project site is currently planted with grape vines, as shown in *Exhibit 13*. The recently approved Goose Ridge Estates subdivision is located immediately west of the site, from which current streets named Highview, Corvina, and Barbera Streets will extend east into

this proposed Goose Ridge Estates II preliminary plat. The existing neighborhood known as West Vineyard 1, Phase 1 is located immediately west of the existing Goose Ridge site. All of these properties are part of the larger Badger Mountain South master planned community and are subject to review and compliance with applicable provisions of city development regulations as well as the Land Use and Development Regulations (LUDR) for the Badger Mountain South master planned community.

5. The applicant also owns a large, vacant portion of property immediately east of this proposed plat, shown on County Assessor records as part of the parcel ending with 1003. (*Assessor records; Testimony of Mr. Stevens*). Staff informed the Examiner that parcel numbers shown on the Assessor's website may not be current, as various boundary line adjustments and other property line changes have occurred in recent years in the area. In any event, this Decision applies to property/properties owned by this applicant, whatever parcel number is shown on public records or application materials.
6. The city received the pending application for preliminary plat approval on or about August 25, 2021. (*Staff Report, page 10; Ex. 1, Preliminary Plat Application Form cover sheet*). Following review of the application materials, city staff deemed the materials complete for purposes of vesting, further review, and acceptance, on or about the same date it mailed and published Notices of the Application and Public Hearing for the matter on October 15 and 24, 2021. (*Staff Report, page 10; Ex. 3*). All written comments received prior to the hearing from members of the public or interested agencies are included in the record as part of Exhibit 12.
7. This proposed subdivision is part of the Badger Mountain South Subarea Plan and is part of the master planned community of Badger Mountain South, which is intended to be a "walkable and sustainable community" with a range of housing types, mixed-use neighborhoods, up to 5,000 dwelling units, businesses and other commercial activities, all subject to specially adopted Land Use and Development Regulations (LUDR) for the area. (*LUDR, 1.A, Intent, and 1.B, Purpose*). The property addressed in this application is located in the "East Garden" portion of the BMS community. (*LUDR, Sec. 1.E, on pages 1-2; Staff Report, site description discussion on page 3*).
8. As part of any preliminary plat application review for projects in the BMS community, a recommendation from the Master Plan Administrator is required, referenced as a "MACR" in the Staff Report and other documents in the application materials. For this project, the MACR is included in the record as *Exhibit 4*, a part of which addresses possible road connections to serve the new plat and reads as follows:

"This development is creating 206 Residential Units with only one major collector street (Sol Duc) serving the development. The TENW traffic study currently under review at the City of Richland identifies the need for a second major collector street to serve the development. The Master Plan Administrator recommends the City of Richland consider requiring a second major collector street to serve this development as outlined in the Traffic Study. Specifically, the traffic study shows connectivity from Road C in Goose Ridge Estates II to Trowbridge. Without this connection, the traffic generated from this development will run through the residential neighborhoods in Goose Ridge and West Vineyard and create more congestion, noise, and safety concerns. The Master Plan

Administrator recommends the City of Richland identify when the connection from Road C to Trowbridge should be made as part of this phase of Goose Ridge Estates. (Ex. 4, Master Agreement Consistency Recommendation, on page 50 of 214 in pdf file of project materials; emphasis added).

9. This proposed Goose Ridge II subdivision would divide just over 53 acres into a development site with 206 residential lots with 11 tracts – in 3 (three) phases – as depicted on proposed plat plans included as part of *Exhibit 2*.
10. The Staff Report (on pages 4 and 5, see Figure 2) and Sec. 2.B of the LUDR explain or generally depict that a portion of the proposed plat area includes some space on the far east side of the Goose Ridge II property that is shown in the LUDR Land Use Maps as BMS-Civic, with a special designation as an “Overlay District”. The Civic District allows for open spaces, schools and community facilities located throughout neighborhoods. This district accounts for about 30% of BMS and is one of the most significant features aimed at supporting the vision of a walkable and sustainable community (LUDR Section 3.F). Having the overlay applied to a Civic District limits development to schools only. The Staff Report notes that the spatial correlation between the Civic area and the platted lots is approximate. The note in LUDR section 2.B states “*District boundaries are illustrative and may be adjusted to meet site conditions and project requirements so long as the spatial relationship between the districts is maintained*”. Noteworthy is the large rectangular parcel proposed outside of and adjacent to the southeast boundary of Goose Ridge Estates II. Planning Staff presumes this rectangular parcel is intended to contain a future school site and the green Civic zone may be shifted to meet the intent of the BMS land use map in LUDR section 2.B. (*Staff Report, page 5; Testimony of Mr. Stevens*). Because the property immediately east of this plat site is under the same ownership as this applicant, and this proposed plat reflects an intent to shift a similarly-sized area of the Civic-Overlay District onto the applicant’s property to the east from this plat, an additional condition of approval was requested by staff during the public hearing, without objection from the applicant, to require a legal instrument or other document to achieve such result. An additional condition of approval has been added, to require the applicant to submit a legal instrument of some sort that would bind future development of the property to east to include additional Civic-Overlay District land area of a substantially similar size to that shifted away from this Goose Ridge II plat, as generally depicted on Figure 2 of the Staff Report. Such document shall be subject to review and approval as to form by the Planning Manager and the City Attorney, and must be recorded prior to final plat approval for the first (initial) phase of this plat.
11. The Master Agreement Consistency Recommendation (*Ex. 4*) was not revised and notes that the project will be finalized in two phases, but as public comments correctly note as part of their concerns about inconsistencies in the application materials that give local residents “pause for the quality of the application as a whole” (*Ex. 12, West Vineyard HOA written comments, on page 192 of .pdf file, emphasis added*), the application materials and plat design provided to the Examiner and discussed at the public hearing show the plat to be developed in three phases, clearly illustrated on proposed plat plan sheets included as part of *Exhibit 2*.

12. The LUDR specifies various “districts” that are applied to properties in the BMS community. For this plat, most of the land area is located in the BMS-NG (Neighborhood General) District, with portions in the BMS-NE (Neighborhood Edge) District (*See Staff Report, page 5*), and some in the NC (Neighborhood Collector) District. (*See Ex. 2, plat plan sheet C002*).
13. Block standards are mandated in the LUDR at Section 7.B, including without limitation: a restriction on block lengths to no more than 1,000 feet (*see Sec. 7.B(2), satisfied by this application, as explained on page 8 of the Staff Report*); and requirements for a minimum number of at least 2 (two) Building Types per block in portions of this proposed plat that are in the BMS-NC and BMS-NG districts (*see Sec. 7.B(5)(a); discussion in Staff Report on pages 8, 9*).
14. Section 2.D of the LUDR specifies all of the Building Types that are allowed in each District.
15. Conditions of approval must be enforced that require the applicant to identify all Building Types that will be allowed on each lot included in this plat, to ensure compliance with the Building Type, the minimum number of Building Types per block mandates, density, and other requirements. (*See discussion in Staff Report on page 9*). Consistent with LUDR Sec. 1.G(5) and 7.B(5)(a)(2 and 3), the face of the final plat documents must identify the building type(s) that will be allowed on each lot, and demonstrate that there will be two building types per block for all blocks of the proposed plat that are within the BMS-NC and BMS-ND Districts.

“3-Block” proximity of houses in the NG District to park, mini park, or other open space.

16. The Regulating Plan and purpose section for the various districts in the BMS community is found in the LUDR at Sec. 1.F.1(c), which reads in part as follows: *“No house in the BMS-NG District is intended to be farther than three blocks from any park, mini park or other type of open space.”* (LUDR, page 1-3, Sec. 1.F.1(c)). The first section of the LUDR, captioned as “Introduction How to Use the LUDR” includes Sec. 1.A.5, which reads: *“This document contains a number of should and shall statements. The intent is that should statements are desired items that will be reviewed during the design and incorporated as possible. Shall statements are requirement[s] and revisions to these requirements require a deviation from the requirement be granted by the City.”* Unfortunately, the 3-block service radius for parks and open space found in Sec. 1.F referenced above includes neither word, should or shall. However, under either characterization, as a “should or shall” statement, and based on the totality of evidence in this record and the entire LUDR document and the City’s Comprehensive Plan, including without limitation its Badger Mountain South Subarea Plan (for example, see Table 10 on page 42 of the Subarea Plan, listing the number or parks, types of parks, and their distribution throughout the BMS community), the Examiner expressly finds and concludes that the 3-block park or open space proximity to houses located in the BMS-NG District is intended to apply as a “shall” requirement in portions of this project that are within such district. In other words, the final plat cannot be approved until the applicant demonstrates that *no house in the BMS-NG District is farther than three blocks from any park, mini park or other type of open space*.

17. Given this requirement for a 3-block proximity for homes built in the BMS-NG District and parks or open spaces, there appears to be need for clarification on the meaning of the term “Open Space.” Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as “Open Space” for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere.
18. Public comments submitted by local residents who are members of the West Vineyard Homeowners Association (the neighborhood to the east of this proposal, just west of the first Goose Ridge subdivision, which was owned and developed by the same applicant as this Goose Ridge II project, Monson Development), credibly raised concerns that the proposed plat will not fulfill various requirements found in the LUDR without some additional conditions mandating compliance with such standards. (*Ex. 12, West Vineyard HOA Comment materials, 9 pages, on pages 190-198 of .pdf file of materials in record before the hearing; Testimony of Ms. Nicholson, HoA President; and Ex. 19, copy of Ms. Nicholson’s comments provided at public hearing, and additional comments as a result of the hearing, dated Nov. 14th*).
19. During the public hearing, the applicant’s representative generally took the position that open space requirements for the proposed plat should be deemed satisfied, based upon the acreage designated for trails and the like in Tracts numbered 207-217, including tract(s) intended for stormwater drainage purposes, as summarized on the following chart found on Ex. 2, Sheet C002, on page 36 of the .pdf file:

<u>MISCELLANEOUS OPEN SPACE</u>		
TRACT	AREA (SF)	AREA (ACRES)
207 – GREENBELT/TRAIL	86,919	2.01
208 – GREENBELT/TRAIL	21,098	0.48
209 – LANDSCAPE/TRAIL	4,543	0.10
210 – LANDSCAPE/SIDEWALK	4,543	0.10
211 – LANDSCAPE/TRAIL	10,338	0.24
212 – LANDSCAPE/SIDEWALK	10,473	0.24
213 – LANDSCAPE/TRAIL	3,529	0.08
214 – LANDSCAPE/SIDEWALK	3,648	0.08
215 – GREENBELT/TRAIL/STORM	61,308	1.41
216 – LANDSCAPE/STORM	8,305	0.19
217 – LANDSCAPE/STORM	33,990	0.78
TOTAL	248,694	5.71

20. The West Vineyard HOA comments (*in Exs. 12 and 19*) recommend that a Local Park, as that term is used in the LUDR, should be incorporated into this plat as a way to satisfy the “3-block from a park or open space” proximity requirement for homes in the BMS-NG District. As noted above, the same standard applies to lots that are in the NC district.

21. The West Vineyard comments argue that the LUDR does not include a specific definition of the term “Open Space”, and that the terms trails and open space do not mean the same thing. They are correct, that a trail is not, standing alone, “open space”, for purposes of satisfying Sec. 1.F.1(c) of the LUDR (i.e. the ‘3-block’ requirement).
22. The term ‘trail’ is extensively defined and described throughout the LUDR, but Open Space is not. The two terms must be given distinct meanings. For guidance, it is helpful to see how the terms are used in other City codes and policies. In the City’s municipal code, the terms “Passive Open Space” and “Trail” are treated as distinct and separate uses for purposes of listing land uses/activities that are permitted in various shoreline areas (*See Use Table, at RMC 26.30.011*). And, in multiple parts of the City’s Comprehensive Plan provisions that apply to the BMS community, known as the Badger Mountain Subarea Plan, adopted in 2010, the terms parks, trails, and open spaces are clearly referenced as separate items. (*See discussion in Ex. 19; LUDR Sec. 1.A, Intent, explaining that the LUDR is intended, in part, to realize the goals and objectives of the Badger Mountain Subarea Plan; BMS Subarea Plan, Sec. 9, captioned “Parks, Trails and Open Space,” which provides detailed goals and objectives leaving no credible doubt that the terms parks, trails, and open space are not, standing alone, the same things as one another; BMS Subarea Plan, on pages 38-44*).
23. So, in order to fulfill the LUDR requirement that all homes in the NC or NG districts must be within 3-blocks of a park or open space, and absent a clear definition of the term “Open Space” and any amenities or special functions such areas must provide, some of the Tracts shown on the proposed plat *could be* developed as Mini Parks or Special Use Parks. Table 10 from the Subarea Plan identifies features that are typical in various smaller park spaces that will be located in the Badger Mountain South Community. As shown above, only two of the proposed “Open Space” tracts in this proposed plat are larger than one acre (Tracts 207 and 215). Table 10 of the Subarea Plan includes the following information addressing BMS park spaces that are under or just over one acre in size:

Table 10: Badger Mountain Subarea Parks, Trails and Open Space Summary

Active Parks				
Quantity	Type	Site Size ³³ Total Acres	Typical Features	Service Area/ Maintenance
+/-10	Badger Mountain South Mini Park	+/-1 acre/ 10 acres	Tot lots, benches, picnic tables.	Service radius of 2 to 3 blocks; MHOA
10	Badger Mountain South Special Use Park	1- 5 acres/ 20 acres	Serves individual neighborhoods with a wide range of types of activities including active/passive recreation; community gardens; dog park.	Service radius of ½ mile; MHOA

24. As shown above, smaller parks known as Mini Parks and Special Use Parks are envisioned in the BMS community, each with certain “typical features”, like benches, picnic tables, gardens, dog park, and the like. Assuming this applicant prefers clear conditions that can satisfy the LUDR as currently written, i.e. the standards that apply to this application at the time it was submitted and vested, a condition of approval should be included to require the applicant to determine the type of features they propose for a particular tract or tracts, the functions such tract is meant to provide, in a manner that would render such tract(s) as a Mini Park or Special Use Park, or a meaningful and credible “Open Space” area as that term is used in the LUDR, in a location and number necessary to accomplish the mandate that homes in the NC and NG Districts must be no more than 3-blocks from a park or open space. Conditions addressing ownership and maintenance of such open space/park area should be included in specific covenants, conditions, and restrictions for the subdivision, sometimes called CC&Rs or CCRs.

25. The Examiner takes official notice of a recorded legal instrument that applies to properties located in the BMS master planned community², specifically The Master Declaration of CC&R’s for Badger Mountain South, which includes a section that reads as follows:

8.1 **Applicability.** The following use standards, conditions and restrictions shall apply to all residential lots within BMS. The CCRs for any Phase may contain more restrictive but not less restrictive standards, conditions and restrictions. In the event any architectural, design, construction, use, or maintenance standard, condition or restriction for a Phase is more restrictive than provided in this Article 8, the more restrictive standard, condition or restriction shall control.

26. Based upon the record, the Examiner finds and concludes that it is necessary to include requirements for additional CCRs that clarify spaces that are required for Park/Open Space purposes in this proposed plat, how such space is to be landscaped, the amenities required in such space, the function any Park or Open Space is intended to provide, and the like, as well as language recognizing that the City is not responsible for enforcing provisions in any CCR, but that it rests with the specific HOA for a particular subdivision.

Transportation Concurrency.

27. As mentioned in previous findings, the Master Agreement Consistency Recommendation for this project (Ex. 4) expressly noted that without a connection from Road C in this proposed plat to Trowbridge, “the traffic generated from this development will run through the residential neighborhoods in Goose Ridge and West Vineyard and create more congestion, noise, and safety concerns.” (Ex. 4, *emphasis added*). The Master Plan Administrator

² This document was not included in the application materials or the Staff Report but was provided to the Examiner during post-hearing research to obtain access to relevant legal instruments addressing many of the topics raised in public comments. Given the substance of comments that were not adequately addressed in testimony or written materials already in the record, the Examiner found good cause to reopen and supplement the record at the end of last week, to include a copy of the CC&Rs, a copy of the entire BMS Master Agreement, as well as a portion of the predictive map for the proposed plat area from the DAHP website. The record is now closed, and this Decision is in order. (See H.Ex. Rule 1.14(d) *re: official notice of records; and Rule 1.17, reopening to supplement record; new Exhibits 20, 21, and 22*).

recommended that the City of Richland consider requiring a second major collector street to serve this development. (Ex. 4). This request and observation is supported by credible concerns included in public comments by local residents, and observations by the Examiner during site visits to the BMS community. Based on the record, the Examiner finds and concludes that this new plat should be served by a second major collector street, an extension of “Road C” to Trowbridge, and that the applicant should be required to complete such road improvements before final plat approval for the first (initial) phase of this plat. Recognizing that future development projects to the south of the Goose Ridge II plat may be served by the connection addressed in this finding, the applicant may want to learn more about using a “latecomer agreement” to recover some costs from other property owners that will later derive a benefit from the new road connection.³

28. RMC 19.60.095(D) mandates that a projects like this preliminary plat proposal may not *“lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, “concurrent with development” means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development. (emphasis added).*
29. A good deal of the public hearing included testimony on behalf of the City of West Richland, supported by Exhibits 14 and 15, opposing this application and others pending in the BMS community, generally based upon their argument that transportation concurrency requirements have not been satisfied. (*Testimony of Mr. Mendenhall; Exs. 14, 15*). Mr. Mendenhall’s comments were well presented, and may have carried the day if the City of Richland used “approved lots” as the yardstick for purposes of determining when various transportation improvements are needed, or new studies should be conducted. But, the unrebutted preponderance of evidence in this record establishes that “Building Permits” issued is the yardstick used to determine if and when various transportation improvement requirements are triggered.
30. Having reviewed and considered the entire record, including the entire BMS Master Agreement that has been added to the record by the Examiner as Exhibit 20, and testimony from City Public Works staff responsible for transportation system improvement issues, the Examiner finds and concludes that the “yardstick” used by the City to count units for purposes of triggering various transportation improvements is actual building permits issued by the City in the BMS community, and not the number of lots approved in final plats issued

³ RMC 12.09.010, addressing “Latecomer Agreements” for street improvements, reads as follows: *Any developer using private funds to construct street system improvements within the corporate boundary of the city may request to enter into a latecomer agreement with the city in order to recover a pro rata share of the costs of construction from other property owners that will later derive a benefit from the street system improvements made by the developer. The procedure for entering into such an agreement is administered by the city and provided in Chapter 3.10 RMC.*

for properties that are located in the BMS community. (*Testimony of Mr. Rogalsky and Mr. D'Alessandro; Ex. 16, Public Works Department memo detailing specific transportation improvement projects funded by Traffic Impact Fees collected in Traffic Impact Zone 3, where the proposed plat is located, submitted in response to questions from the Examiner during the hearing*).

31. Mr. Rogalsky and Mr. D'Alessandro provided credible and reassuring testimony, within the scope of their professional expertise, and provided written materials explaining that this proposal will be required to pay transportation impact fees that are used to fund a long list of specific transportation improvements needed to mitigate impacts associated with this proposed plat. (*Ex. 16; Testimony of Mr. Rogalsky and Mr. D'Alessandro*).
32. Based upon the testimony of Mr. Rogalsky and Mr. D'Alessandro, and their follow-up Exhibit 16, the Examiner expressly finds and concludes that a specific list of required transportation system improvements or strategies are or will be in place at the time of occupancy of this project, or the impact fee revenues to be collected for each building permit issued for homes in the new plat will serve as an adequate financial commitment to complete the required improvements within six years of final plat approval for this plat.
33. Finally, regarding public comments expressing concerns that the timing of some transportation projects may have been changed from dates given in the Master Agreement, the Examiner directs attention to Section 19.4 of the BMS Master Agreement, which reads as follows: "The timing for the construction of Transportation Improvements is set forth in Exhibit B⁴. The City and Nor Am may agree to change the timing of construction of road improvements if deemed to be in the public interest." Mr. Rogalsky and Mr. D'Alessandro offered credible testimony summarizing some of the projects where timing has been changed, as they deemed to be in the public interest. Moving forward, periodic written reports or updates from the Public Works Director on the City's website pages summarizing BMS community information may be helpful to keep the public and neighboring jurisdictions (like West Richland) better informed, and to maintain public confidence that transportation system requirements are appropriately monitored and enforced, all as the Public Works Director might deem to be in the public interest. An additional condition of approval has been included as part of this Decision, specifying that changes in the timing of road improvements required as part of this project shall be considered "Minor Revisions" to the approved preliminary plat, subject to a Type I approval process that includes public notice of such decisions and possible appeals to the Examiner, noting that any review of such revision requests will require substantial deference to any determination made by the Public Works Director. (*See RMC 19.20.010 and .030; See Condition of Approval, General Condition J*).

⁴ Included as Ex. 9 in this record for the Goose Ridge II application.

SEPA Compliance.

34. The City of Richland’s Planned Action Ordinance adopted for the Badger Mountain master planned community covers development within the Badger Mountain South Subarea. The Supplemental Final Environmental Impact Statement issued for the Planned Action Ordinance covers the site of this proposed plat. Accordingly, standard SEPA review is not required, so long as the project is consistent with the master plan and mitigation measures adopted and identified in applicable SEPA documentation for the master planned area. (*Staff Report discussion, at pages 11 and 12; and Ex. 6, Planned Action Consistency Determination*). With such documentation, and so long as the project is developed in a manner that meets the conditions of approval imposed as part of this Decision, which mandates compliance with the LUDR provisions applicable to the BMS master planned community, the pending application satisfies(ies) applicable SEPA review requirements.
35. Asserting that previous SEPA review for the BMS community precludes additional conditions under authority of SEPA, the applicant objected to Staff’s proposed Condition 63, that would have mandated a professional archaeological survey of the site prior to ground disturbing activities. (*Staff Report, page 23; Testimony of applicant’s hearing representative, Mr. Mapstead*).
36. Exhibit 21 is an image from the Washington Department of Archaeology and Historic Preservation (DAHP) online predictive modeling map for the proposed plat area, showing most of the land area within the proposed plat as “Moderate Risk” for discovery of cultural resources, so a Cultural Resource Survey is “Recommended”; some parts of the proposed plat area are shown as “High Risk”, so a Survey is “Highly Advised”; and some areas are shown as “Moderately Low Risk”, so a Survey would be contingent upon certain parameters.
37. There is no evidence in this record to show that DAHP’s predictive model mapping was ever included as part of the record reviewed or considered at the time the original environmental review occurred for the BMS community in the late 2000s or whenever it occurred.
38. In any event, the Examiner has modified proposed Condition 63, to eliminate the requirement to conduct a survey, but requiring the applicant to generate an Inadvertent Discovery Plan, to be onsite throughout ground disturbance work on the site, independent of substantive SEPA authority, but to be consistent with other state statutes addressing cultural resource protections, including without limitation RCW 68.50.645, RCW 27.44.055, and RCW 68.60.055.

Public Hearing.

39. The open-record public hearing for the application occurred on November 8, 2021, wherein the undersigned Examiner presided, and all persons wishing to provide comments were heard, providing testimony under oath. Brief summaries of key topics raised during public testimony is provided in another part of this Decision. The hearing was conducted using the Zoom online hearing platform, coordinated by City Staff, all in accord with proclamations

and public health measures in effect at this time. The Examiner has visited the site of the proposed project on multiple occasions, and public roads leading to and from the vicinity of the proposed plat, and is familiar with the larger Badger Mountain South area from previous visits in connection with other applications over the last few years.

40. The Staff Report and recommendation of approval includes a number of specific findings and conditions that partially establishes how the underlying plat application, as conditioned, can satisfy provisions of applicable law, be consistent with the city's Comprehensive Plan, and designed or conditioned to comply with applicable development standards and guidelines. It points out some requirements found in the LUDR that must be satisfied before any phase can be granted final plat approval.
41. Additional conditions of approval have been added by the Examiner to ensure that all staff and future developer representatives fully understand and appreciate that the burden is on the applicant to show compliance with applicable provisions of the LUDR and the Richland Municipal Code at every stage of development, whether or not such provisions are enumerated or referenced in the approved preliminary plat plans, in the staff report, or in this Decision.

Compliance with city development regulations achieves consistency with the Comprehensive Plan

42. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes is "*in furtherance of the comprehensive plan of the city*" and that such regulations contained in the city's platting and subdivision codes "*are necessary for the protection and preservation of the public health, safety, morals and the general welfare, and are designed, among other things, to encourage the most appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote the coordinated development of unbuilt areas; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; and to facilitate the adequate provision of transportation, water, sewerage and other public uses and requirements.*" The effect of this provision boils down to this: compliance with the City's Comprehensive Plan can be established, or at least partially established, through compliance with the city's platting and subdivision regulations found in Title 24 of the Richland Municipal Code. In this matter, a preponderance of evidence in the record establishes compliance by the proposed plat (as conditioned herein) with the city's land platting regulations that are applicable to this project, including without limitation those reflected in the LUDR for Badger Mountain South, thus implementing and complying with the City's Comprehensive Plan. (*See Staff Report, all Findings*). Obviously, if the proposed plat is not designed and/or conditioned to demonstrate compliance with all applicable LUDR provisions, then the application would NOT be compliant with the city's comprehensive plan.

As Conditioned, and if developed in compliance with requirements in applicable LUDR provisions, the proposed plat will provide public benefits

43. The applicant's submittals established that some aspects of the new subdivision will provide a public benefit, including without limitation, new housing inventory and options fulfilling the city's goals and policies set forth in the Comprehensive Plan, construction of new roads, sidewalks, an attractive street system to serve the new plat, and other features that will serve to promote health benefits of a walkable, pedestrian-friendly community.

A preponderance of evidence in the record demonstrates the proposed project, as conditioned, satisfies approval criteria.

44. The record contains a preponderance of evidence to demonstrate that, as conditioned, the proposed plat makes appropriate provisions for:
- A. The public health, safety, and general welfare: *See Staff Report; all Findings above; Conditions of Approval; Testimony of Public Works Director re: Transportation System improvement issues.*
 - B. Open Spaces: *Findings above, Conditions of approval.*
 - C. Drainage Ways: the project will be consistent with all applicable standards for stormwater system design, including without limitation the Department of Ecology Stormwater Management Manual for Eastern Washington. *Staff Report, including without limitation pages 19-22, TAC recommended Storm Water conditions.*
 - D. Streets or roads, alleys, other public ways: the proposed plat has been reviewed by the City for compliance with applicable street system design requirements, and has been deemed consistent with all applicable LUDR and city standards for city roads, streets, driveways, access, circulation, transportation concurrency and the like. Additional conditions of approval have been added to mitigate construction traffic, and to grant the Master Plan Administrator's request for a connection between Road C and Trowbridge. *Staff Report; Technical Advisory Committee recommendations and proposed conditions; Testimony of Public Works witnesses; Ex. 16, list of transportation projects funded by impact fees to be collected in connection with this project; Conditions of Approval K, M, and those addressing Traffic and Streets.*
 - E. Transit stops: To the extent transit stops are or may be located nearby to serve residents of the proposed plat, or Richland residents generally, the subdivision design, access and internal circulation patterns, as conditioned, are appropriate to allow for pedestrians and vehicles to access arterials and other routes that could direct users to existing or future transit stops and facilities. The proposed plat is within the Ben Franklin Transit service area, though no bus service is currently provided for the neighborhood. The transit agency was given lawful notice of the proposed plat and did not provide any

comments or feedback for consideration as part of the record in this matter. *Staff Report, page 29.*

- F. Potable water supplies: The new subdivision will receive its domestic water supply from the City of Richland. Staff confirms that adequate capacity is available within the city's water supply system to provide domestic water. Irrigation water will continue to be available within the plat, as provided by the Badger Mountain Irrigation District. *Staff Report, pages 10 and 25; TAC recommended Domestic Water conditions on pages 18 and 19 of the Staff Report.*
- G. Sanitary systems: The City's sewer system has capacity to serve the proposed plat, and will do so. *Staff Report, at page 25, TAC recommended Sanitary Sewer conditions on page 19 of the Staff Report.*
- H. Parks and recreation, playgrounds, schools: The Staff Report and site plans show that the project includes provisions for new trails, advancing the Badger Mountain South vision of urban trails throughout the master planned community. The Staff Report explains that the park mitigation fees will be paid for each dwelling unit constructed within the plat. Additional parks/open space conditions have been added in this Decision, based upon evidence in the record. School needs for future residents are adequately addressed in the LUDR for the Badger Mountain South master planned community. *Staff Report, page 25. Additional conditions added by Examiner to address Park/Open Space standard for homes in the NC and NG districts.*
- I. Planning features to assure safe walking conditions for students: The proposed plat includes walking paths and sidewalks that will adequately provide safe walking routes and conditions for school children. *Ex. 2, preliminary plat plans showing sidewalks and trails in the new plat.*

45. Except as modified in this Decision, including without limitation any language that might be read to excuse or waive the applicant's obligation to comply with all requirements and standards set forth in applicable development regulation for the property, particularly the LUDR, all Findings, and statements of fact contained in the Staff Report are incorporated herein by reference as Findings of the undersigned hearing examiner.⁵

46. Based on all evidence, exhibits and testimony in the record, the undersigned Examiner specifically finds that the proposed plat, as conditioned below, makes appropriate provisions for the considerations detailed in applicable law, including without limitation RMC 24.12.050, .053, 19.60.095, and the LUDR provisions applicable to the Badger Mountain South area, and that the public use and interest will be served by the proposed plat and associated dedications and improvements.

⁵ For purposes of brevity, only certain Findings from the Department's Recommendation are highlighted for discussion in this Decision, and others are summarized, but any mention or omission of particular findings should not be viewed to diminish their full meaning and effect, except as modified herein.

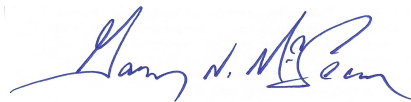
V. CONCLUSIONS of LAW

1. Based on the Findings as summarized above, the undersigned examiner concludes that the proposed plat, as conditioned below, conforms to all applicable zoning and land use requirements and appropriately mitigates adverse environmental impacts. Upon reaching such findings and conclusions as noted above, the preliminary plat meets the standards necessary to obtain approval by the City.
2. The proposed conditions of approval as set forth in the Staff Report and as modified by the Examiner in this Decision, are reasonable, supported by the evidence, and capable of accomplishment. Additional conditions have been added to ensure that provisions of the LUDR are followed as the project moves forward.
3. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

VI. DECISION

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the contents of the record, and the Examiner's site visits through the BMS community, **the undersigned Examiner APPROVES the "Goose Ridge Estates II" Preliminary Plat** application, subject to the Conditions of Approval set forth below and adopted herein as part of this Decision.

Decision issued: December 14, 2021.



Gary N. McLean
Hearing Examiner for the City of Richland

**CONDITIONS OF APPROVAL
FOR THE
PRELIMINARY PLAT OF GOOSE RIDGE ESTATES II
FILE NO. S2021-107**

In accord with authority granted in the Richland Municipal Code, the hearing examiner grants the above-referenced preliminary plat application subject to conditions, modifications and restrictions set forth below, all found necessary to make the application compatible with the environment, and carry out applicable state laws and regulations, and the regulations, policies, objectives and goals of the city's comprehensive plan, zoning code, subdivision code, and other ordinances, policies and objectives of the city.

General Conditions:

- A. Development of the plat shall be substantially consistent with drawings provided in the Preliminary Plat maps included as part of the application materials (*Ex. 2*), subject to modifications necessary to comply with these conditions of approval.
- B. Preliminary Plat approval shall be null and void if any condition enumerated herein is not satisfied.
- C. No construction or site development activities related to the plat may be undertaken until required city approvals become effective, and the City and other regulatory authorities with jurisdiction issue applicable permits.
- D. The applicant shall comply with all professional report conclusions and recommendations submitted in connection with the preliminary plat and engineering reviews, as approved and/or amended by the City.
- E. Applicant shall be responsible for consulting with state and federal agencies, and tribal entities with jurisdiction (if any) for applicable permit or other regulatory requirements. Approval of a preliminary plat does not limit the applicant's responsibility to obtain any required permit, license or approval from a state, federal, or other regulatory body. Any conditions of regulatory agency permits, licenses, or approvals shall be considered conditions for this project.
- F. The final engineering plans and submittals necessary to obtain final approvals for each phase of the plat shall conform to all applicable provisions of the Richland Municipal Code and the Conditions of Approval herein.
- G. The preliminary plat shall comply with all applicable provisions of the Richland Municipal Code, and LUDR provisions for the Badger Mountain South community where this plat is located, whether or not such provisions are enumerated or referenced in the approved preliminary plat plans, in the staff report or in this Decision; provided adjustments to road widths, sidewalk and trail dimensions shall be in accord with final reviews and determinations by the City's Public Works Director, who is authorized to exercise sound engineering judgment in such matters. The burden is on the applicant to show compliance with these conditions and applicable provisions of the City's code and LUDR provisions at every stage of development, including without limitation the "3-Block" proximity to a park, mini park, or other type of open space standard for houses in the BMS-NG District. (*See Findings 16-26; LUDR Sec. 1.F.1(c)*).
- H. The preliminary plat can be developed in 3 (three) phases, as identified in the application materials and depicted on plan sheets included in *Ex. 2*, subject to compliance with all final conditions herein.

- I. Final Covenants, Conditions and Restrictions (CCRs) for each phase of this plat shall be submitted with the final plat application for each phase, and shall be recorded prior to the final plat. The CCRs are subject to review and approval of the Planning Manager and City Attorney to ascertain if the documents are sufficient to assure compliance with these Conditions of Approval, SEPA Mitigation measures, and LUDR provisions. At a minimum, the CCRs shall include provisions for repair, maintenance and performance guarantee of any tracts, private parks or open space, landscaping, facilities, utilities or amenities which are private and commonly owned by the homeowners of the plat, and clearly explaining that the City of Richland is not responsible for enforcement of private CCRs. Language shall also be included in the CCRs that require notification to the City of Richland Planning Manager of any amendments to the CCRs, and that the City shall have the authority to object to any modification that is inconsistent with any condition lawfully placed upon the subdivision by the City of Richland.
- J. ***Process for Review of Potential Minor or Major Revisions to this Preliminary Plat.*** Revisions to an approved preliminary plat are reviewed under RMC 19.20.010, with minor revisions reviewed as a Type I application (see RMC 19.20.010(A)(5)), which requires approval by the Director; and major revisions reviewed as a Type III application requiring approval by the Hearing Examiner (See RMC 19.20.010(C)(1)).

As provided in RMC 19.20.030, a Type I application does not require public notice, but public notice must be issued regarding any decision to approve a Type I application, which is then subject to appeal before the Hearing Examiner; and all Type III applications require full public notice of such application, an open record hearing, and a decision by the Hearing Examiner.

Because this application and others in the BMS community have generated significant public comments generally expressing concerns that some requirements, conditions, or expectations for prior BMS developments were modified or abandoned, or the timing of some requirements has been changed, it is in the public interest for this preliminary plat approval and future BMS projects to provide a clear condition explaining the sorts of revisions that will require a Type I or Type III review and approval, subject to application fees and filing requirements as determined by the Director or his/her designee.

For this preliminary plat, “Major Revisions” shall include proposed changes in primary access points or increase in the number of peak hour vehicle trips, expansion of site area, increase in the number of lots, elimination of or substantial change to a required transportation system improvement, substantial expansions of environmental impacts, or substantive changes to any finding of fact or condition of approval in the Decision approving the preliminary plat.

“Minor Revision” shall include proposed changes that the Director determines to be minor but still within the scope of the original preliminary plat approval. Minor revisions can include, without limitation: changes to the boundaries and lots within phases of the preliminary plat; changes in the timing of construction of road improvements mandated in the BMS Master Agreement, the LUDR, or these Conditions of Approval, if deemed to be in the public interest by the Public Works Director; technical engineering items and details, unless the proposed detail modifies or eliminates features specifically required as an element of approval; minor changes in lot or tract lines or dimensions, with no change in density; minor changes to street alignment or utility design; reduction in the number of lots approved, as long as the modification meets any minimum density requirement; minor changes to clarify notations on the face of the plat; a change to a condition of approval that does not modify the intent of the original condition; and reconfiguration of any designated park, trail, open space, or recreation areas, provided, that no reduction in overall area occurs.

- K. ***Right of Way Permit for Construction Traffic.*** Based on compelling testimony and evidence contained in the record for this matter that demonstrated a need for specific conditions to reduce the impacts of

construction-related traffic that will move through surrounding neighborhood streets as the new plat is developed and homes are constructed therein, and under authority granted in development regulations found in the Richland Municipal Code, including without limitation RMC Chapter 12.08 (Right of Way Permits) and the purpose and intent of erosion, dust, traffic, pedestrian-safety and water-pollution control regulations set forth in other provisions of the RMC, the following Condition shall be satisfied prior to issuance of any clearing and grading, building, demolition, or other construction permit associated with development of or within the new plat that the Public Works Director determines is likely to have a material impact on any segment(s) of the city's existing public street network that will be used to obtain access to and from the plat-development site(s):

The applicant is required to apply for a Right of Way Permit before the issuance of any grading, building, demolition, or other construction permit associated with development of or within the new plat that the Public Works Director determines is likely to have a material impact on any segment(s) of the city's existing public street network that will be used to obtain access to and from the plat-development site(s). In some cases, more than one Right of Way Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Permit issued under this Condition is intended to regulate activity within the city right of way, and is required of any person who performs construction-related work within existing or proposed city rights-of-way, easements, or on city-owned infrastructure, including without limitation the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval by the Public Works Director a plan for providing pedestrian access on existing public streets that are impacted during construction of this project (if any). Access on such existing public streets shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access along streets, sidewalks or other portions of the city street system surrounding the new plat.

- L. ***Legal Instrument required, to shift Civic-Overlay District to the applicant's property east of this plat.***
To ensure that adequate land area is appropriately reserved for Civic-Overlay (School) purposes, as explained and illustrated in the LUDR, the applicant shall prepare and submit a legal instrument of some sort that would bind future development of its property to east (also owned by the same applicant) to include additional Civic-Overlay District land area of a substantially similar size, function, and scale, to that shifted away from this Goose Ridge II plat, as generally depicted on Figure 2 of the Staff Report. Such document shall be subject to review and approval by the Planning Manager and the City Attorney, and must be recorded prior to final plat approval for the first (initial) phase of this plat.

- M. ***Road C to be extended to connect with Trowbridge, as requested by the Master Plan Administrator (Ex. 4).*** Based on the record, the Examiner finds and concludes that this new plat should be served by a second major collector street, an extension of “Road C” to Trowbridge, and that the applicant shall be required to complete such road improvements before final plat approval for the first (initial) phase of this plat. Recognizing that future development projects to the south of the Goose Ridge II plat may be served by the connection addressed in this finding, the applicant may want to learn more about using a “latecomer agreement” to recover some costs from other property owners that will later derive a benefit from the new road connection.

Conditions Derived from Technical Advisory Committee Recommendation in the Staff Report:

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24” x 36” hardcopy format and also electronically in .dwg format compatible with the City’s standard CAD software. Addendums are not allowed; all information shall be supplied in full size (and electronic) format. Electronic copies of the construction plans are required prior to the pre-con meeting along with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City’s “Record Drawing Requirements”. The electronic record drawings shall be submitted in an AutoCAD format compatible with the City’s standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments/conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. All necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City’s webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.
4. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final plat acceptance.
5. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

6. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
7. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

8. Public improvement design shall follow the following general format:
 - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - C. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - D. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
 - E. The minimum centerline radius for local streets shall be 100-feet.
 - F. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - G. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - H. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
9. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
10. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
 - A. 2-inches compacted gravel, minimum (temporary SEVAs only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

Survey Monument Destruction:

11. All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
 - A. No survey monument shall be removed or destroyed (the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible) before a permit is obtained from the Department of Natural Resources (DNR). (WAC 332-120-030(2) and RCW 58.09.130).
 - B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
 - C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

12. Pursuant to the master development agreement for the Badger Mountain South development an update to the project's traffic impact fee study is required at this time. As explained below, Public Works staff believes that the proposed traffic impacts within the City of Richland are sufficiently identified and mitigated as to enable approval of this project. That being said, Public Works staff believes that to ensure compliance with the master agreement, and to accurately plan and execute traffic improvements as the larger development proceeds, that it is appropriate that no development beyond the first phase of this project should be allowed until the traffic impact study update is completed and accepted by the City. Accordingly, no phase beyond the initial phase of this preliminary plat shall be approved until such time as the traffic study has been approved and accepted by the City of Richland.
13. Public Works staff believes that despite the fact that the Badger Mountain Subarea Traffic Impact Analysis update study remains in draft form at this time, there is a sound basis to satisfy the requirements to approve this preliminary plat application. The primary reason for this belief is the applicability of RMC Chapter 12.03 to this project. RMC Chapter 12.03, the City's traffic impact fee program, includes a robust set of traffic impact mitigating improvements that have been established to address the impacts of the entire Badger Mountain Subarea development, including this project. Once completed the Badger Mountain Subarea Traffic Impact Analysis update study will be used to update this program in scope and cost. Based on review of the draft study, Public Works staff is convinced that the projects and funding included in the existing traffic impact fee program is sufficient to mitigate the off-site traffic impacts of the Goose Ridge Estates II project located in the City of Richland. Similarly, Public Works staff is confident that the information available in the draft study update is sufficient to identify the direct impacts of the Goose Ridge Estates II project on adjacent public streets and to identify appropriate mitigation projects. Those projects are as follows:

- a) Traffic calming measures shall be constructed due to the relatively straight uninterrupted road sections proposed. Public Works staff's preliminary evaluation suggests that traffic calming measures shall include traffic circles on Road C at Barbera St. and Corvina St. intersections, a traffic circle at Barbera St. and Road A intersection, a choker on the west Barbera St. approach of the Road A intersection that will also accommodate the trail crossing at Tract 216, curb extensions and choker at Highview St. and Road A intersection. These improvements, and their detailed design, shall be reviewed and confirmed or adjusted during infrastructure permitting.
- b) The following signing requirements reflect Public Works staff's preliminary evaluation of the project, which shall be subject to review or changes during project permitting:
 - i) Traffic signing and painting measures including yield signs at the tee-intersections of "Road B", "Road D", and "Road E".
 - ii) Stop signs on "Road A" at the Corvina St. intersection, on "Road C" at Highview intersection, and a painted crosswalk on "Road C" connecting the trail at Tracts 211 and 212.
- 14. The "Goose Ridge Estates II" preliminary plat is subject to the City's traffic impact fee program (RMC 12.03).
- 15. The eastern frontage improvements of Road E shall be completed to City standards at the time that the phase which constructs the lots adjacent to Road E is developed.
- 16. On Sheet C003 the ROW widths proposed for the different street sections do not match the ROW widths shown on the other sheets, or those in the adjacent plat ("Goose Ridge ph.2") or the LUDR. Please reconcile.
- 17. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.
- 18. A note will be shown on the face of the final plat stating that Road C is classified as a "Major Collector street". Subsequently, no driveways accessing single family lots will be allowed directly onto it.
- 19. Corvina Street as designed on this proposed pre-plat will be classified as a "Minor Collector".
- 20. The City anticipates an update to the LUDR in the near future that will revise the standard street cross sections throughout Badger Mountain South. The developer is requested to consult with Public Works regarding the anticipated cross section changes and to utilize them in anticipation of the LUDR update being completed. Alternatively, this project shall utilize street cross section designs in the LUDR as it exists at the time of infrastructure permitting.
- 21. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).
- 22. The developer and their engineer shall demonstrate on the construction plans that all future driveway entrances, sidewalks and pedestrian ramps will meet City and ADA requirements, and also provide at least 5-feet of separation between driveways and/or pedestrian ramp transitions.
- 23. The vision-clearance triangle shall be shown on all corner lots (including access easements that serve multiple homes) on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in or within 500-feet of a curve, it will have to be evaluated

per AASHTO guidelines. The assumed speeds for sight triangle evaluation are 35 mph for Major Collectors, 30 mph for Minor Collectors and 25 mph for local streets. This information shall be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

24. Signs indicating areas of restricted parking shall be installed at the developer's expense prior to final platting. The restricted parking areas shall be indicated on the construction plans and the final plat.
25. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements. Lots 170-174 propose to take access from an alley. These lots may need to transport their garbage cans to an acceptable location for collection.
26. The proposed 18-foot "rear alley" easements shall be private access ways which are for the use and benefit of the homeowners that abut said roads, and are to be maintained by the adjacent property owners. The City of Richland accepts no maintenance responsibility for the rear alley easements.
27. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

28. The proposed preliminary plat is located within the "Tapteal IV" water pressure zone. It shall be the responsibility of the developer to extend a watermain to and through this property to serve domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.
29. ~~Looping of the water system provides redundancy and helps to eliminate stagnant water. This plat shall loop its water system to the existing main in Trowbridge Blvd. (Upon further review, this condition was deemed moot, so it has been eliminated based upon the testimony of Mr. Stevens).~~
30. In accordance with the City's comprehensive water plan, a portion of the "Tapteal IV Transmission Main" is designed to run in an east-west direction through this plat. This water main shall be extended to the east boundary of this pre-plat.
31. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.
32. If the homes within this preliminary plat are required to install residential fire sprinkler systems the sprinkler systems shall be the flow-through type in compliance with the City's cross connection control program.
33. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
34. The fire hydrant layout shall be approved by the City Fire Marshal.
35. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source

is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

36. It shall be the responsibility of the developer to extend a sewer main to and through this property to serve sanitary sewer at the time of plat construction.
37. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat, where appropriate and where grade allows. Sheet C301 may need to be corrected to show a sewer line extended east in Barbera to serve the property to the east.
38. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Storm Water:

39. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
40. All public storm drainage systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.
41. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

42. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 (“Easements-watercourses”).
43. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
44. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.
45. As per RMC chapter 24.20.070 and the City of Richland’s Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.
46. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.
47. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat, where appropriate and where grade allows.
48. The parcel occupied by the stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city’s needs for maintenance.
49. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City’s typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond’s visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City’s intended maintenance standard as described above.
50. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system

and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Solid Waste:

51. Due to limited turnaround space, lots 170-174 may have to transport their garbage cans to a location acceptable for solid waste pick-up.

Final Platting / Project Acceptance Requirements:

52. When the construction is substantially complete a paper set of “record drawings” shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document “RECORD DRAWING REQUIREMENTS & PROCEDURES” for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
53. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site (“third party”) easements or rights-of-way for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
54. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
55. Ten-foot-wide public utility easements will be required on the final plat along both sides of all rights-of-way within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.
56. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
57. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: “The private roadways are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for private roads”.
58. A note shall be added to the face of the plat that states: “The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.”
59. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.

60. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the adjacent property owners to maintain.
61. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
62. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

Planning Conditions:

63. ~~Based on known cultural resources on or near the work site, a professional archaeological survey of the site shall be conducted prior to any ground disturbing activities. The report shall meet DAHP's Standards for Cultural Resource Reporting. The report shall be submitted to the City and to DAHP referencing project tracking number 2021-10-06975.~~ **Inadvertent Discovery Plan Requirement in lieu of archaeological survey:** Based on the unrebutted comment letter from DAHP, and the DAHP predictive model mapping for the proposed plat, before commencement of any ground disturbing activities in connection with development of this proposed plat, the applicant shall submit a proposed Inadvertent Discovery Plan (IDP) for review and approval by the Planning Manager, which shall be consistent with state codes and regulations regarding cultural resources. A copy of an approved IDP, subject to updates and additional provisions or mandatory contacts that may be imposed by the City's Planning Manager, including current names and contact numbers, must be provided to all contractors and be available on-site for reference throughout all phases of the development process that might involve ground disturbance work. If ground-disturbing activities uncover or reveal objects that might appear to be protected resources during the course of construction, then all activity will cease that could cause further disturbance to such items, until notifications are made to appropriate parties, as detailed in the approved IDP and as may be mandated by the City's Planning Manager. This Condition may be satisfied with an IDP that is consistent with DAHP guidance on the topic, but must include current names and contact numbers. For instance, in an effort to standardize language and to be consistent with state law, the Department of Archaeology and Historic Preservation offers the following text relating to the inadvertent discovery of human skeletal remains to be used in the development of inadvertent discovery protocols⁶:

**Inadvertent Discovery of Human Skeletal Remains on
Non-Federal and Non-Tribal Land in the State of Washington
(See RCW 68.50.645, RCW 27.44.055, and RCW 68.60.055)**

"If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and

⁶ Available on the DAHP website, at: <https://dahp.wa.gov/archaeology/human-remains/recommended-inadvertent-human-remains-discovery-language>

report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains."

64. All rights-of-way shall include public pedestrian facilities and edge-type features as shown in Section 6 of the LUDR.
65. ~~Pursuant to the LUDR Section 1.G(5), final plats must identify housing types allowed on each lot.~~ Consistent with LUDR Sec. 1.G(5), and Sec. 7.B(5)(a)(2 and 3), the face of the final plat documents for all phases of the project must identify the building type(s) that will be allowed on each lot, and demonstrate that there will be two building types per block for all blocks of the proposed plat that are within the BMS-NC and BMS-NG Districts.
66. Street names will be reviewed when construction drawings are submitted to the Public Works Department. Said construction drawings shall include two (2) street name options for each of the new street segments and the City will review to determine acceptable street names.
67. All final plat drawings shall include addressing brackets [] on all lots and tracts; placed adjacent to the respective roadway.

NOTE – In the event of a need for clarification regarding the application or interpretation of any term or condition of approval set forth above, either the applicant or the city can invoke the jurisdiction of the Hearing Examiner to issue a written clarification of a particular term or condition, through a written request detailing the matter, and the basis for such request. Such request shall be made as a Request for Reconsideration, submitted within seven (7) calendar days of the date this Decision is issued.

Notice of Rights to Request Reconsideration or Appeal This Decision

Reconsideration –

Sec. 2.22(a) of the Richland Hearing Examiner Rules of Procedure reads as follows:

(a) The Hearing Examiner may reconsider a decision or recommendation on an application, if it is filed in writing within 7 calendar days of the date of issuance. Only parties of record have standing to seek reconsideration. Any request for reconsideration shall be served on all parties of record and to any party's designated representative or legal counsel on the same day as the request is delivered to the Hearing Examiner. The Examiner will seek to accept or reject any request for reconsideration within 3 business days of receipt. If the Examiner decides to reconsider a decision, the appeal period will be tolled (placed on hold) until the reconsideration process is complete and a new decision is issued. If the Examiner decides to reconsider a recommendation made to the City Council, the transmittal to the City Council shall be withheld until the reconsideration process is complete and a new recommendation is issued. If the Examiner decides to reconsider a decision or recommendation, all parties of record shall be notified. The Examiner shall set a schedule for other parties to respond in writing to the reconsideration request and shall issue a decision no later than 10 business days following the submittal of written responses. A new appeal period shall run from the date of the Hearing Examiner's Order on Reconsideration.

Appeal –

The hearing examiner's decision regarding this preliminary plat application shall be final, subject to judicial appeal in the time and manner as provided in RMC 19.70.060 and Ch. 36.70C RCW (*The city's final decision on land use application may be appealed by a party of record with standing to file a land use petition in Benton County Superior Court. Such petition must be filed within 21 days of issuance of the decision*). See RMC 24.12.050(B).

NOTE: The Notice provided on this page is only a short summary, and is not a complete explanation of fees, deadlines, and other filing requirements applicable reconsideration or appeals. Individuals should confer with advisors of their choosing and review all relevant codes, including without limitation the city code provisions referenced above and the Land Use Petition Act (Chapter 36.70C RCW) for additional information and details that may apply.

Vicinity Map

Item: Goose Ridge Estates II Phase I
Applicant: Goose Ridge Development Corporation,
Alex Rietmann
File #: FP2022-108



0 250 500 Feet





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 2022-158, Declaring Intent to Designate a Targeted Urban Area in the Horn Rapids Triangle and Setting a Public Hearing Date

Department/Office
Development Services

Ordinance/Resolution Number:
2022-158

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-158, declaring the City's intent to establish a Targeted Urban Area and setting a public hearing on January 17, 2023.

Summary:

Chapter 84.25 RCW creates an opportunity for jurisdictions to offer property tax relief as a means to attract industry and new jobs. Approval of Resolution No. 2022-158 would declare the City's intent to establish a Targeted Urban Area (TUA) in north Richland as identified on Exhibit A. New industrial businesses that locate within the TUA would be eligible to apply for a property tax exemption for building improvement value. The benefit does not extend to property value.

Projects would be required to meet the following minimum requirements to be eligible for consideration:

- Minimum 10,000 square foot building;
- Minimum improvement value of \$800,000 or more;
- Qualifies as a manufacturing or Division E transportation company (identified by the U.S. Department of Labor);
- Creation of at least 25 new, full-time, family living wage jobs (currently \$23.00 hourly as defined by the Washington State Legislature).

If an application meets the minimum requirements, it will be reviewed by the Economic Development Committee and authorized by the City Council. The Council will determine the amount of the tax exemption. The duration of the benefit may not exceed ten (10) years, consistent with the RCW. The tax relief benefit expires after ten (10) years and full property taxes are due to each taxing jurisdiction from that point forward. Resolution No. 2022-158 only affects the City of Richland's taxing authority. Other taxing districts, including Benton County and the Port of Benton, may consider offering similar, complimentary programs. State property tax revenue is not eligible for the program.

A public hearing is required before the Council can designate the TUA. A hearing is scheduled for January 17, 2023, and a separate resolution will be offered to officially establish the TUA.

Staff recommends approval of Resolution No. 2022-158.

Fiscal Impact:

The fiscal impact will be based on individual applications and determined on a case-by-case basis.

Attachments:

- I. Resolution No. 2022-158

RESOLUTION NO. 2022-158

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, DECLARING INTENT TO DESIGNATE PORTIONS OF THE HORN RAPIDS TRIANGLE AS A TARGETED URBAN AREA FOR THE PURPOSE OF AN INDUSTRIAL AND MANUFACTURING TAX EXEMPTION AND ESTABLISHING A PUBLIC HEARING DATE.

WHEREAS, the Washington State Legislature finds that it is critical for Washington State to promote its continued strength in the fields of aerospace, technology, biomedical and other industries that will provide family-wage job growth; and

WHEREAS, the Washington State Legislature also finds that many cities planning under the Growth Management Act, Ch. 36.70A RCW, have designated and zoned lands for industrial and manufacturing use; and

WHEREAS, the industrial and manufacturing industries provide family living wage jobs; and

WHEREAS, in 2021, approximately 38% of Benton County workers earned less than the state-identified family living wage of \$23.00 per hour; and

WHEREAS, Chapter 84.25 RCW provides local governments with the opportunity to exempt certain properties from property taxes for the value of new construction of industrial and manufacturing facilities in targeted areas to encourage new manufacturing and industrial uses on undeveloped or underutilized lands zoned for said uses as a means to increase employment opportunities for family living wage jobs (referred to as a Targeted Urban Area or TUA); and

WHEREAS, the City of Richland, Port of Benton and TRIDEC have identified clean energy, manufacturing, technology, and research and development as target industries for recruitment to increase jobs and diversify the workforce as the Hanford site completes the federal mission; and

WHEREAS, an area of approximately 4,324 acres located in the Horn Rapids Industrial Park, Port of Benton Airfield and Port of Benton Industrial Park, as shown in **Exhibit A** attached hereto, is zoned Medium Industrial (I-M) and Heavy Industrial (M-2); and

WHEREAS, competing states and regions utilize a variety of industrial recruitment incentives to attract industries offering family-wage jobs; and

WHEREAS, to be competitive, establishing a Targeted Urban Area comprised of manufacturing and industrial zones in Richland may incentivize businesses to consider Richland above other sites when making acquisition decisions; and

WHEREAS, in addition to establishing a Targeted Urban Area, the City of Richland also uses its market access to low-cost electricity to attract industries that provide additional family-wage jobs; and

WHEREAS, a study conducted by the Metropolitan Policy Program at the Brookings Institution dated February 2021 states that an increased supply of quality jobs at the local level can increase labor force participation, productivity, and economic performance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

1. The City finds that there are insufficient family-wage jobs for its wage earning population.
2. The City intends to designate approximately 4,324 acres as shown on **Exhibit A**, attached hereto, as a Targeted Urban Area (TUA) located in the Horn Rapids Industrial Park, North Horn Rapids Industrial Park, Port of Benton Airfield and Port of Benton Industrial Park, for the purpose of allowing property owners within this area who qualify under Ch. 84.25 RCW to apply for and receive a property tax exemption for the value of new construction of industrial and manufacturing facilities.
3. The 4,324 acres shown on **Exhibit A** are zoned for industrial and manufacturing uses.
4. Targeting the 4,324 acres shown on **Exhibit A** for the tax incentive available under Ch. 84.25 RCW will assist in the new construction of industrial/manufacturing facilities that will provide employment for family living wage jobs.
5. A public hearing to consider this intended action, as required pursuant to RCW 84.25.060, will be held during the regularly scheduled Richland City Council meeting on **January 17, 2023** at or after 6:00 p.m.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

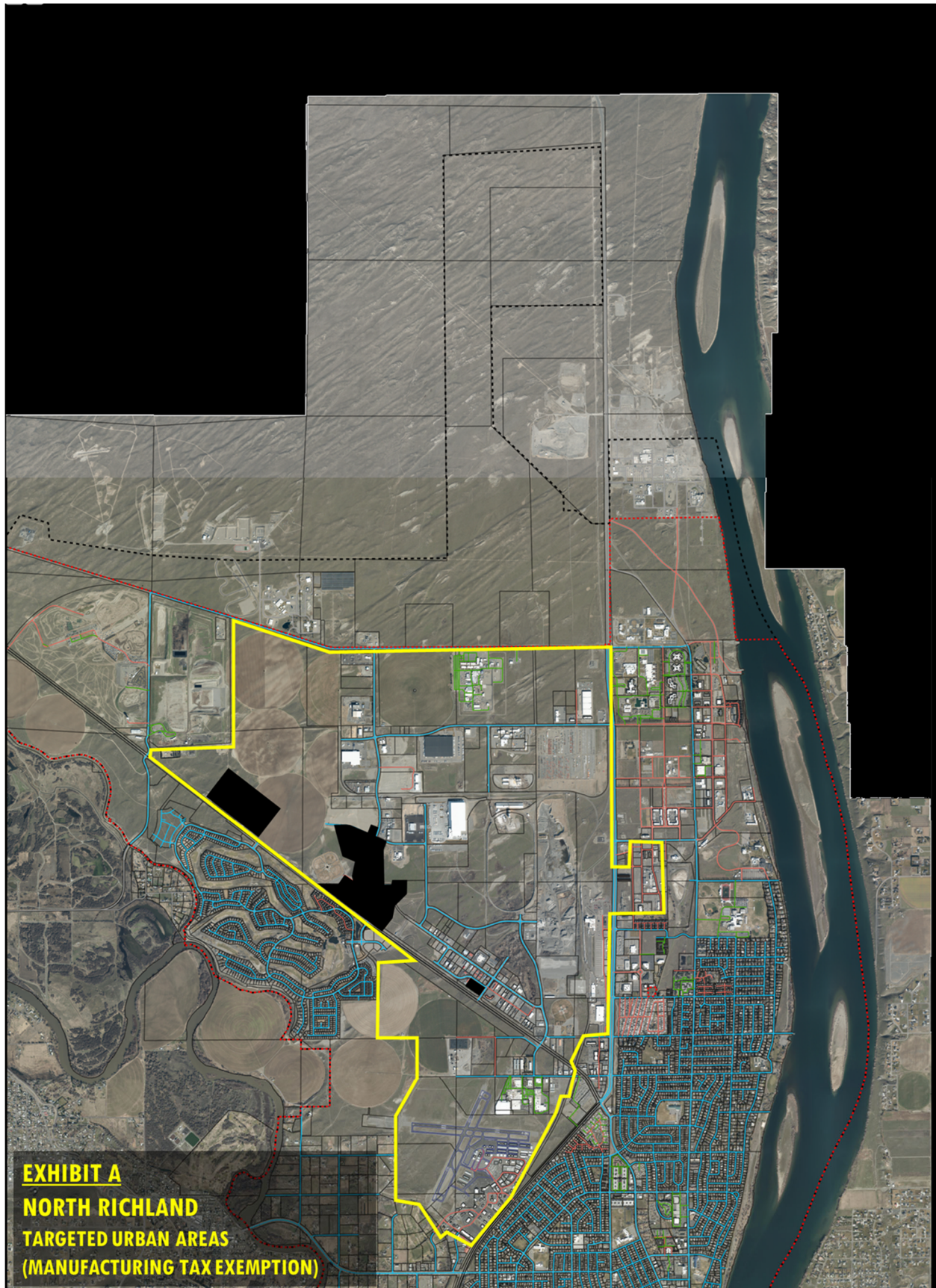
Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Items - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointments to the Parks & Recreation Commission: Heather Cunningham and Gage Heaton

Department/Office
City Clerk

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Appoint Heather Cunningham to Position No. 3 and Gage Heaton to Position No. 4 on the Parks & Recreation Commission.

Summary:

Vacancies in Position Nos. 3 and 4 on the Parks & Recreation Commission were created when members Darin Ladd and Meaghan Brooks resigned. Parks & Recreation Commission Chair Buelt, Vice-Chair Gutierrez and Staff Liaison Schiessl conducted candidate interviews and made the following recommendation:

Heather Cunningham to Position No. 3

Gage Heaton to Position No. 4

The unexpired term for Position No. 3 will end on March 31, 2025, and the unexpired term for Position No. 4 will end on March 31, 2024.

Candidate application packets are on file in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

- I. Parks & Recreation Commission Recommendation Memo



MEMORANDUM

TO: City Council

FROM: Parks and Public Facilities Director, Joe Schiessl

THROUGH: Jon Amundson, City Manager

DATE: November 29, 2022

SUBJECT: Parks and Recreation Commission Vacancy Interview Selection

Two (2) applications were received as a result of advertising for the two (2) vacant Adult Positions No. 3 and 4 on the Parks and Recreation Commission.

Chair Buelt, Vice Chair Gutierrez, and Staff Liaison Schiessl conducted the interviews of the candidates. Interview procedures were followed on Monday, November 28, 2022, no conflict of interests was identified.

As a result of these interviews the recommendations are:

Adult:

Position No. 3 – Heather Cunningham

Position No. 4 – Gage Heaton

The term for the Adult Position No. 3 expires March 31, 2025 and Position No. 4 expires March 31, 2024.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Items - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Authorizing an Increase to the City Manager's Annual Salary for Calendar Year 2023

Department/Office
Human Resources

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Authorize an eight percent (8%) increase to the City Manager's annual salary effective December 19, 2022.

Summary:

The City Council has completed its annual evaluation of City Manager Jon Amundson's performance for the calendar year 2022. After the evaluation, the City Council directed staff to prepare an item for approval to be included in the December 20, 2022, agenda packet providing for a salary adjustment.

City Council intends to increase the City Manager's annual salary by 8% from \$205,000 to \$221,400, effective December 19, 2022. Per the terms of the existing employment contract between the City of Richland and Mr. Amundson, "In conjunction with Amundson's annual review or at any other time during the term of this Agreement, the City Council may, in its discretion, review and adjust base salary and/or benefits of Amundson."

The increase is consistent with the established parameters for unaffiliated employees and takes into consideration the 5% range movement adopted by Resolution No. 2022-138 on December 6, 2022. No other proposed changes to the City Manager's compensation or benefits are coming forward at this time.

Fiscal Impact:

This position's annualized salary and benefits costs are anticipated in the 2023 Budget.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Expenditures - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Expenditures from November 1, 2022 to November 30, 2022 for \$31,862,416.40 including Travel Check Nos. 20227-20243, Accounts Payable Check Nos. 306202-307064, Accounts Payable Wire Nos. 9283-9325, Payroll Wires & ACH Nos. 13050-13097 Payroll Direct Deposit & Check Nos. 200664-201798 and Pension Check Nos. 6316-6340

Department/Office
Finance

Ordinance/Resolution Number:

Document Type:
Expenditures

Recommended Motion:

Approve the expenditures from November 1, 2022 to November 30, 2022 in the amount of \$31,862,416.40.

Summary:

Breakdown of Expenditures:

Travel Checks	20227-20243	\$10,808.20
Accounts Payable Checks	306202-307064	\$5,019,801.36
Accounts Payable Wires	9283-9325	\$20,769,032.09
Payroll Wires & ACH	13050-13097	\$3,233,326.43
Payroll Direct Deposit & Checks	200664-201798	\$2,804,616.09
Pension Checks	6316-6340	\$24,832.23
TOTAL		\$31,862,416.40

Fiscal Impact:

Total Disbursements: \$31,862,416.40

Attachments:

1. Expenditure Summary
2. Travel Checks
3. Accounts Payable Checks
4. Accounts Payable Wires
5. Payroll Wires & ACH
6. Payroll Direct Deposit & Checks
7. Pension Checks

Expenditure Summary - 11/1/2022 - 11/30/2022

AP-EXP-SUMMARY-001

Expenditure Breakdown Summary

	REPORT	START CHECK	END CHECK	CHECK COUNT	CHECK TOTALS	VOID AMT
Travel Checks	(AP-TRVLCHKS-001)	20227	20243	17	\$10,808.20	\$302.00
Accounts Payable Checks	(AP-CHKHIST-DETAIL-001)	306202	307064	863	\$5,019,801.36	\$7,565.31
Accounts Payable Wires	(AP-WIRENOS-001)	9283	9325	43	\$20,769,032.09	\$0.00
Payroll Wires & ACH	(PR-WIRESACH-001)	13050	13097	48	\$3,233,326.43	\$0.00
Payroll Direct Deposit & Checks	(PR-CHKHIST-DETAIL-001)	200664	201798	1135	\$2,804,616.09	\$0.00
Pension Checks	(PR-CHKHIST-DETAIL-002)	6316	6340	25	\$24,832.23	\$0.00

\$31,862,416.40

AP Travel Checks - MUNIS 11/1/2022 - 11/30/2022

Travel Check Summary Information

CHECK DATE	START CHECK	END CHECK	CHECK KNT	CHECK TOTALS	VOID AMT
11/09/2022	20227	20239	13	\$6,834.02	\$302.00
11/23/2022	20240	20240	1	\$614.50	\$0.00
11/30/2022	20241	20243	3	\$3,359.68	\$0.00
			17	\$10,808.20	\$302.00

Travel Check Detail Information

CHECK DATE	START CHECK	VOID	PAYEE	CHECK AMT	CHK COMMENT	VOID AMT	VOID COMMENT
11/09/2022	20227		BUNNIE AVERY	\$912.28	22-248 IA PRO CONFERENCE	\$0.00	
11/09/2022	20228		JACOB CROSHAW	\$512.71	22-287 NREMT AEMT PSYCHOMOTOR	\$0.00	
11/09/2022	20229		SANDI EDGEMON	\$997.25	22-128 NRU & PPC MEETINGS 2022	\$0.00	
11/09/2022	20230		BRYAN FIELD	\$529.36	22-274 HONOR GUARD TRAINING	\$0.00	
11/09/2022	20231		DAMON JANSEN	\$912.28	22-249 IA PRO CONFERENCE	\$0.00	
11/09/2022	20232		DARRYL JUDGE	\$302.00	22-284 WASPC FALL CONFERENCE	\$0.00	
11/09/2022	20233		R. KIM LETTRICK	\$282.00	22-219 911 DIRECTORS CIRCLE	\$0.00	
11/09/2022	20234		CHAD MILLER	\$512.71	22-288 NREMT AEMT PSYCHOMOTOR	\$0.00	
11/09/2022	20235		DAVID NEHER	\$302.00	22-286 WASPC FALL CONFERENCE	\$0.00	
11/09/2022	20236		JORY PARISH	\$529.36	22-275 HONOR GUARD TRAINING	\$0.00	
11/09/2022	20237		COLTEN RONEY	\$512.71	22-289 NREMT AEMT PSYCHOMOTOR	\$0.00	
11/09/2022	20238	VOID	JONATHAN SCHWARDER	\$0.00	VOID AFTER UPDATE 12/13/2022	\$302.00	
11/09/2022	20239		KEVON SKINNER	\$529.36	22-276 HONOR GUARD TRAINING	\$0.00	
11/23/2022	20240		JOHN RABY	\$614.50	22-280 DLG USE OF FORCE SUMMIT	\$0.00	
11/30/2022	20241		ERIC J EDWARDS	\$432.00	22-279 CELLEBRITE CERTIFIED OP	\$0.00	
11/30/2022	20242		DARREN LARPEUR	\$1387.84	22-292 NREMT PARAMEDIC LEVEL P	\$0.00	
11/30/2022	20243		SENNER, ERIC	\$1539.84	22-293 NREMT PARAMEDIC LEVEL P	\$0.00	
				\$10808.20		\$302.00	

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/01/2022	306202	P	10004	MARSHALL R BAKER	\$170.10	0	110122FP	MEDICARE PREMIUM/BAKER
11/01/2022	306203	P	10005	RON BEARDEMPHL	\$170.10	0	110122FP	MEDICARE PREMIUM/BEARDEMPHL
11/01/2022	306204	P	10180	CANFIELD, HARRY R	\$170.10	0	110122FP	MEDICARE PREMIUM/CANFIELD
11/01/2022	306205	P	10040	DANNY DOWNS	\$170.10	0	110122FP	MEDICARE PREMIUM/DOWNS
11/01/2022	306206	P	10085	JAMES P MULROY	\$170.10	0	110122FP	MEDICARE PREMIUM/MULROY
11/01/2022	306207	P	10086	DAVID MURRAY	\$136.10	0	110122FP	MEDICARE PREMIUM/MURRAY
11/01/2022	306208	P	10087	EDWARD A MYERS	\$170.10	0	110122FP	MEDICARE PREMIUM/MYERS
11/01/2022	306209	P	10820	OWEN, MICHAEL	\$138.10	0	110122FP	MEDICARE PREMIUM/OWEN
11/01/2022	306210	P	10533	JAMES POLLARD	\$170.10	0	110122FP	MEDICARE PREMIUM/POLLARD
11/01/2022	306211	P	10109	RODGERS, GARY H	\$168.30	0	110122FP	MEDICARE PREMIUM/RODGERS
11/01/2022	306212	P	10111	LARRY RONEY	\$155.10	0	110122FP	MEDICARE PREMIUM/RONEY
11/01/2022	306213	P	10116	DONALD SIEMENS	\$170.10	0	110122FP	MEDICARE PREMIUM/SIEMENS
11/01/2022	306214	P	12440	MARK STRATTON	\$170.10	0	110122FP	MEDICARE PREMIUM/STRATTON
11/01/2022	306215	P	10673	TERRY THRALL	\$170.10	0	110122FP	MEDICARE PREMIUM/THRALL
11/01/2022	306216	P	10142	ROYAL WEST	\$116.00	0	110122FP	MEDICARE PREMIUM/WEST
11/01/2022	306217	P	10148	CRAIG E WILLIAMSON	\$126.10	0	110122FP	MEDICARE PREMIUM/WILLIAMSON
11/01/2022	306218	P	10103	KERI RANDALL BADGLEY	\$177.30	0	110122PP	MEDICARE PREMIUM/BADGLEY
11/01/2022	306219	P	10160	LAURIE VERN BATES JR	\$135.50	0	110122PP	MEDICARE PREMIUM/BATES
11/01/2022	306220	P	10855	BEDEN, LARRY	\$170.10	0	110122PP	MEDICARE PREMIUM/BEDEN
11/01/2022	306221	P	10169	DALE A BRUNSON	\$148.10	0	110122PP	MEDICARE PREMIUM/BRUNSON
11/01/2022	306222	P	10170	RANDY H CARPER	\$669.10	0	110122PP	MEDICARE PREMIUM/CARPER
11/01/2022	306223	P	10167	MIKE CASE	\$165.10	0	110122PP	MEDICARE PREMIUM/CASE
11/01/2022	306224	P	10029	MICHAEL CLEAVENGER	\$170.10	0	110122PP	MEDICARE PREMIUM/CLEAVENGER
11/01/2022	306225	P	10028	WILL J CLEAVENGER	\$170.10	0	110122PP	MEDICARE PREMIUM/CLEAVENGER
11/01/2022	306226	P	10038	LARRY COUCH	\$170.10	0	110122PP	MEDICARE PREMIUM/COUCH
11/01/2022	306227	P	10166	JAMES J DEMYER	\$170.10	0	110122PP	MEDICARE PREMIUM/DEMYER
11/01/2022	306228	P	10048	DOUGLAS D DRIVER	\$170.10	0	110122PP	MEDICARE PREMIUM/DRIVER
11/01/2022	306229	P	10165	JOHN M GANLEY	\$170.10	0	110122PP	MEDICARE PREMIUM/GANLEY
11/01/2022	306230	P	12445	JAMES GREG GILL	\$170.10	0	110122PP	MEDICARE PREMIUM/GILL
11/01/2022	306231	P	31042	JAMES B GOULD	\$170.10	0	110122PP	MEDICARE PREMIUM/GOULD
11/01/2022	306232	P	10251	HIGGINS, FRED C	\$141.10	0	110122PP	MEDICARE PREMIUM/HIGGINS
11/01/2022	306233	P	10271	SCOTT K LARSON	\$170.10	0	110122PP	MEDICARE PREMIUM/LARSON
11/01/2022	306234	P	10156	DAVID L LEWIS	\$129.10	0	110122PP	MEDICARE PREMIUM/LEWIS

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/01/2022	306235	P	10164	ROBERT MOORE	\$170.10	0	110122PP	MEDICARE PREMIUM/MOORE
11/01/2022	306236	P	31512	JERALD S MORRELL	\$170.10	0	110122PP	MEDICARE PREMIUM/MORRELL
11/01/2022	306237	P	10117	DAVID W SPARKS	\$170.10	0	110122PP	MEDICARE PREMIUM/SPARKS
11/01/2022	306238	P	10119	WILLIAM TANNER	\$177.30	0	110122PP	MEDICARE PREMIUM/TANNER
11/01/2022	306239	P	10332	RANDAL L TAYLOR	\$170.10	0	110122PP	MEDICARE PREMIUM/TAYLOR
11/01/2022	306240	P	10163	GERALD D THOMAS	\$170.10	0	110122PP	MEDICARE PREMIUM/THOMAS
11/01/2022	306241	P	10800	ROY TURNER	\$170.10	0	110122PP	MEDICARE PREMIUM/TURNER
11/01/2022	306242	P	10151	GERALD ZIMMERMAN	\$170.10	0	110122PP	MEDICARE PREMIUM/ZIMMERMAN
11/02/2022	306243	P	10247	3M	\$429.67	0	1102221	Sign Film
11/02/2022	306244	P	31318	A WORKSAFE SERVICE INC	\$345.00	0	1102221	DOT/PRE-EMP DRUG TESTING: R CA
11/02/2022	306245	P	10000	KBL, INC.	\$26.09	0	1102221	GEORGE PROUT
11/02/2022	306246	P	10838	GRIGG ENTERPRISES INC	\$829.36	0	1102221	BRAIDED TUBING FOR SOLIDS BLDG
11/02/2022	306247	P	31632	ADCOMM ENGINEERING LLC	\$6,666.25	0	1102221	RED MOUNTAIN SITE ENGINEERING
11/02/2022	306248	P	11197	LUCAS M MILLER	\$390.00	0	1102221	Annual RR Crossing Inspection
11/02/2022	306249	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$1,358.85	0	1102221	8 CY CONCRETE - 3500 PSI 5.5 S
11/02/2022	306250	P	10670	ARROW CONSTRUCTION SUPPLY INC	\$191.44	0	1102221	2- CRAFTCO DETACK 5 GAL PAIL
11/02/2022	306251	P	11230	NAT'L INSTITUTE FOR AUTOMOTIVE SERVICE EXCELLENCE	\$200.01	0	1102221	ASE REGISTRATION, TESTING FOR B
11/02/2022	306252	P	31996	JEREMY ATWOOD	\$24.76	0	1102221	22-239 ATWOOD TYLER SET-UP BUR
11/02/2022	306253	P	31920	AVIVE SOLUTIONS INC	\$5,000.00	0	1102221	4 MINUTE CITY ASSESSMENT - CON
11/02/2022	306254	P	10275	BADGER METER INC.	\$50,956.12	0	1102221	BRONZE DISC WATER METERS
11/02/2022	306255	P	10518	BEAVER BARK & ROCK	\$1,178.66	0	1102221	COLUMBIA PLAYFIELD IMPROVE - S
11/02/2022	306256	P	10207	BENTON COUNTY AUDITOR	\$45.00	0	1102221	Images
11/02/2022	306257	P	10468	BLACKSTONE AUDIOBOOKS	\$86.60	0	1102221	LIBRARY CD BUY-IN
11/02/2022	306258	P	11272	BOYD'S TREE SERVICE LLC	\$9,080.86	0	1102221	TREE PRUNING & VEGETATION MANA
11/02/2022	306259	P	12229	CANON FINANCIAL SERVICES, INC	\$460.92	0	1102221	CANON-IRC55501-XLG04984 - SEPT
11/02/2022	306260	P	10026	CASCADE NATURAL GAS CORP	\$3,228.58	0	1102221	CITY HALL - GAS BILL - OCTOBER
11/02/2022	306261	P	10240	CENTRAL HOSE & FITTINGS INC	\$192.01	0	1102221	HOSE ASSY FOR USE IN SOLIDS BU
11/02/2022	306262	P	10261	CITY OF RICHLAND	\$8,940.54	0	1102221	22-229 ROOS ARBORPALOOZA HOTEL
11/02/2022	306263	P	10261	CITY OF RICHLAND	\$4,590.28	0	1102221	2315 Carriage - Homer - Window
11/02/2022	306264	P	10429	CODE PUBLISHING INC	\$2,904.48	0	1102221	MUNICIPAL CODE WEB UPDATE
11/02/2022	306265	P	11516	COLEMAN OIL COMPANY	\$6,165.90	0	1102221	WEEKLY CARD LOCK FUEL 10/31/22
11/02/2022	306266	P	10135	CI SUPPORT LLC	\$41.82	0	1102221	CI SHRED SERVICE - WO CODE 024
11/02/2022	306267	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$13,789.27	0	1102221	REFORM VFD CAPACITORS FOR THE

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/02/2022	306268	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$191.83	0	1102221	LED - COLUMBIA PT MARINA - LED
11/02/2022	306269	P	12151	CORE & MAIN LP	\$37,579.33	0	1102221	FORD FITTINGS
11/02/2022	306270	P	12383	CRIME POINT INC	\$3,405.00	0	1102221	CRADLEPOINT CAMERA/MODEM REPLA
11/02/2022	306271	P	10039	DAILY JOURNAL OF COMMERCE	\$400.20	0	1102221	HORN RAPIDS LANDFILL AFFIDAVIT
11/02/2022	306272	P	31838	DC VENDING AND DISTRIBUTING LLC	\$339.36	0	1102221	RPD BOTTLED WATER DELIVERY
11/02/2022	306273	P	30179	DOUGLAS DE GRAAF	\$24.76	0	1102221	22-240 DEGRAAF TYLER SET-UP BU
11/02/2022	306274	P	10756	DELL MARKETING LP	\$1,704.40	0	1102221	Dell - Fire Laptop to Desktop
11/02/2022	306275	P	11115	ELECTRIC POWER SYSTEMS INC	\$6,366.50	0	1102221	Contract # 193-22; City View S
11/02/2022	306276	P	11142	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	\$174.74	0	1102221	ESRI LICENSE SUBSCRIPTION
11/02/2022	306277	P	11044	EWING IRRIGATION PRODUCTS INC	\$577.23	0	1102221	IRRIGATION PARTS NATIVE GARDEN
11/02/2022	306278	P	10508	FASTENAL COMPANY	\$179.84	0	1102221	RCC - ELECTRICAL PARTS
11/02/2022	306279	P	10268	FEDERAL EXPRESS CORP	\$56.83	0	1102221	PRETRTMNT SAMPLES TO ALS FPO 1
11/02/2022	306280	P	10276	FEDERAL SIGNAL CORPORATION	\$703.80	0	1102221	PL UPFIT #2538 CONTROLLER
11/02/2022	306281	P	10315	FERGUSON US HOLDINGS INC	\$125.82	0	1102221	VANDALISM - CLAYBELL - PLUMBIN
11/02/2022	306282	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$84.06	0	1102221	TELEPHONE CHARGES 10/19/22-11/
11/02/2022	306283	P	11585	GALLS, LLC	\$706.52	0	1102221	Name tags (Lemar, Lewis, Eriks
11/02/2022	306284	P	31421	GARY A TUCCI	\$23,106.85	0	1102221	33 HRSST September Invoice 202
11/02/2022	306285	P	10051	GLASS NOOK INC	\$22,389.75	0	1102221	2315 Carriage - Homer - Window
11/02/2022	306286	P	32042	TOBY HAZELBAKER	\$267.50	0	1102221	TRAVEL REIMBURSEMENT FOR INTER
11/02/2022	306287	P	11813	HERC RENTALS INC	\$147.83	0	1102221	JOHN DAM - PLANTER REMOVAL - S
11/02/2022	306288	P	32041	LAURA HESTER	\$1,245.75	0	1102221	TRAVEL REIMBURSEMENT FOR INTER
11/02/2022	306289	P	10294	HORIZON DISTRIBUTION INC	\$69.35	0	1102221	HORIZON MISC SUPPLIES
11/02/2022	306290	P	10628	CPM DEVELOPMENT CORPORATION	\$8,517.45	0	1102221	ASPHALT - HMA 75 1/2" 64-28-30
11/02/2022	306291	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$478.28	0	1102221	2022 Genetec Repairs, Contract
11/02/2022	306292	P	11843	IRON MOUNTAIN INC	\$223.39	0	1102221	RPD SHRED SERVICE 08/24-09/27/
11/02/2022	306293	P	10290	JIM'S PACIFIC GARAGES INC	\$71.69	0	1102221	AIR DISCHARGE HOSE ASSY VEH#32
11/02/2022	306294	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$174.88	0	1102221	Answering Services - Oct 2022
11/02/2022	306295	P	30250	JEFF MUAI	\$92.95	0	1102221	22-225 MUAI NW REGIONAL ICAC C
11/02/2022	306296	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$27.96	0	1102221	WW BLADES VEH#2502 WO#67459
11/02/2022	306297	P	10472	OCLC INC	\$1,651.21	0	1102221	OCLC Museumkey CONTRACT#359-22
11/02/2022	306298	P	11561	ON SCENE MEDICAL SERVICES, P.C.	\$595.00	0	1102221	PRE-EMP PHYS/DOT CDL PHYS/DOT
11/02/2022	306299	P	10975	STANDARD FUSEE CORP	\$731.51	0	1102221	Flares 2022

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11/02/2022	306300	P	31206	CI - PW LLC	\$11.95	0	1102221	Water for the Landfill
11/02/2022	306301	P	10456	PERMIT SURVEYING INC	\$1,545.00	0	1102221	DRAFT TOPO - CLUBHOUSE LANE PH
11/02/2022	306302	P	31210	LEPS-PSS, PLLC	\$1,000.00	0	1102221	POST COE PSYCH EVAL/SAR: M JON
11/02/2022	306303	P	10724	PUBLIC SAFETY TESTING INC	\$950.00	0	1102221	2ND QUARTER SUBSCRIPTION FEES:
11/02/2022	306304	P	12318	RINGOLD EMBROIDERY	\$101.47	0	1102221	PUB ED TSHIRTS - JAY AND MICHA
11/02/2022	306305	P	31556	TINA RITCHIE	\$39.20	0	1102221	Oct Mileage Nightly Deposits
11/02/2022	306306	P	10647	RIVER CITY TOWING INC	\$914.20	0	1102221	RPD TOW CHARGE PRIORITY
11/02/2022	306307	P	12003	SHI INTERNATIONAL CORP	\$64.56	0	1102221	ADOBE ACROBAT LICENSE FOR DIRE
11/02/2022	306308	P	11785	SOLENIIS LLC	\$13,889.87	0	1102221	POLYMER FOR WWTF BFPS AND RDT
11/02/2022	306309	P	10536	SPRAGUE PEST SOLUTIONS	\$1,049.87	0	1102221	RPD - PEST CONTROL
11/02/2022	306310	P	11725	T-MOBILE USA INC	\$250.00	0	1102221	RPD CELL PHONE LOCATE #22-0288
11/02/2022	306311	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$3,694.81	0	1102221	TIRE VEH#7164 WO#67397
11/02/2022	306312	P	11771	TOTAL COLLISION AND INJURY CARE LLC	\$410.00	0	1102221	DOT PHYSICAL: R MARLOW
11/02/2022	306313	P	11239	TOTAL SITE SERVICES LLC	\$124,093.64	0	1102221	Uptown ADA Parking Lot Improve
11/02/2022	306314	P	11406	SOLUTIONS INC	\$190.23	0	1102221	RECORDS SEARCH SEPT 2022
11/02/2022	306315	P	10642	SIRJMR INC	\$214.58	0	1102221	RPD COFFEE AND COOLER RENTAL
11/02/2022	306316	P	11129	TU DECIDES MEDIA INC	\$2,158.50	0	1102221	2022 DPA GUIDELINES TRANSLATIO
11/02/2022	306317	P	12160	TYLER TECHNOLOGIES, INC	\$700.00	0	1102221	EnerGov per Contract 184-17 Am
11/02/2022	306318	P	10106	US LINEN & UNIFORM	\$52.18	0	1102221	RPD TOWEL DELIVERY
11/02/2022	306319	P	10202	NORTHWEST ONE CALL SUBSURFACE WARNING SYSTEM	\$415.38	0	1102221	Locating Services - Oct 2022
11/02/2022	306320	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$2,420.75	0	1102221	TRACK EXCAVATOR FOR SW POND MA
11/02/2022	306321	P	30852	JARIN WHITBY	\$7.97	0	1102221	22-243 WHITBY NW REGIONAL ICAC
11/04/2022	306322	P	999009	A/R REFUNDS	\$429.09	0	1104221	GB Customer ID 100929 Bill #47
11/04/2022	306323	P	10838	GRIGG ENTERPRISES INC	\$68.42	0	1104221	STRIPING PAINT IC YLW SB TO MA
11/04/2022	306324	P	11323	BRYAN L CHRISTENSEN	\$1,485.62	0	1104221	2065 George Wash - Beutler - W
11/04/2022	306325	P	31317	AMERICAN WEST INDUSTRIES	\$680.46	0	1104221	CYLINDER REPAIR VEH#3337 WO#65
11/04/2022	306326	P	31678	AT&T CORP	\$66.33	0	1104221	FAX LINES 10/22-11/21/22
11/04/2022	306327	P	999000	AUREF - Utility Customer Refunds	\$56.43	0	1104221	2513 DUPORETAIL ST Apt 107
11/04/2022	306328	P	999000	AUREF - Utility Customer Refunds	\$36.04	0	1104221	258 SCOULER CT
11/04/2022	306329	P	999000	AUREF - Utility Customer Refunds	\$171.41	0	1104221	1612 ELEMENTARY ST
11/04/2022	306330	P	999000	AUREF - Utility Customer Refunds	\$448.07	0	1104221	1330 CORTLAND AVE
11/04/2022	306331	P	999000	AUREF - Utility Customer Refunds	\$2,492.07	0	1104221	102 SKYLINE DR
11/04/2022	306332	P	999000	AUREF - Utility Customer Refunds	\$286.00	0	1104221	1144 HALTER CT

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11/04/2022	306333	P	999000	AUREF - Utility Customer Refunds	\$140.71	0	1104221	1529 COLUMBIA PARK TRL Apt 139
11/04/2022	306334	P	999000	AUREF - Utility Customer Refunds	\$432.51	0	1104221	291 GAGE BLVD
11/04/2022	306335	P	999000	AUREF - Utility Customer Refunds	\$492.08	0	1104221	2810 LEOPOLD LN
11/04/2022	306336	P	999000	AUREF - Utility Customer Refunds	\$234.05	0	1104221	1642 PENNY LN
11/04/2022	306337	P	999000	AUREF - Utility Customer Refunds	\$1,805.60	0	1104221	2771 RUE CT
11/04/2022	306338	P	999000	AUREF - Utility Customer Refunds	\$116.93	0	1104221	2550 DUPORTAIL ST D119
11/04/2022	306339	P	999000	AUREF - Utility Customer Refunds	\$377.64	0	1104221	2032 ANNA AVE
11/04/2022	306340	P	999000	AUREF - Utility Customer Refunds	\$255.28	0	1104221	106 SKYLINE DR
11/04/2022	306341	P	999000	AUREF - Utility Customer Refunds	\$243.35	0	1104221	964 MEADOW HILLS DR
11/04/2022	306342	P	999000	AUREF - Utility Customer Refunds	\$188.59	0	1104221	566 HUNTER ST
11/04/2022	306343	P	999000	AUREF - Utility Customer Refunds	\$209.26	0	1104221	168 OGDEN ST
11/04/2022	306344	P	999000	AUREF - Utility Customer Refunds	\$950.56	0	1104221	462 PALM DR
11/04/2022	306345	P	999000	AUREF - Utility Customer Refunds	\$416.22	0	1104221	1791 BRIANNA CT
11/04/2022	306346	P	999000	AUREF - Utility Customer Refunds	\$67.97	0	1104221	1301 CEDAR AVE
11/04/2022	306347	P	999000	AUREF - Utility Customer Refunds	\$612.87	0	1104221	1800 VALMORE PL
11/04/2022	306348	P	999000	AUREF - Utility Customer Refunds	\$442.36	0	1104221	1266 FUJI WAY
11/04/2022	306349	P	999000	AUREF - Utility Customer Refunds	\$395.97	0	1104221	1851 PEACH TREE LN C
11/04/2022	306350	P	999000	AUREF - Utility Customer Refunds	\$810.35	0	1104221	418 AIMEE DR
11/04/2022	306351	P	999000	AUREF - Utility Customer Refunds	\$345.62	0	1104221	250 GAGE BLVD 2085
11/04/2022	306352	P	999000	AUREF - Utility Customer Refunds	\$582.15	0	1104221	1715 MERLOT CT
11/04/2022	306353	P	999000	AUREF - Utility Customer Refunds	\$540.93	0	1104221	2196 NEWHAVEN LOOP
11/04/2022	306354	P	999000	AUREF - Utility Customer Refunds	\$452.72	0	1104221	182 MCINTOSH CT
11/04/2022	306355	P	999000	AUREF - Utility Customer Refunds	\$107.46	0	1104221	650 GEORGE WASHINGTON WAY Apt
11/04/2022	306356	P	999000	AUREF - Utility Customer Refunds	\$252.33	0	1104221	1360 COUNTRY RIDGE DR
11/04/2022	306357	P	999000	AUREF - Utility Customer Refunds	\$305.07	0	1104221	1663 LANTANA AVE
11/04/2022	306358	P	999000	AUREF - Utility Customer Refunds	\$429.37	0	1104221	1653 PENNY LN
11/04/2022	306359	P	999000	AUREF - Utility Customer Refunds	\$753.28	0	1104221	1300 ALLA VISTA ST
11/04/2022	306360	P	999000	AUREF - Utility Customer Refunds	\$799.77	0	1104221	1608 SARATOGA CT
11/04/2022	306361	P	999000	AUREF - Utility Customer Refunds	\$842.68	0	1104221	847 RAND DR
11/04/2022	306362	P	999000	AUREF - Utility Customer Refunds	\$714.33	0	1104221	1353 CORTLAND AVE
11/04/2022	306363	P	999000	AUREF - Utility Customer Refunds	\$146.59	0	1104221	781 SHOCKLEY RD
11/04/2022	306364	P	999000	AUREF - Utility Customer Refunds	\$261.83	0	1104221	3629 NOTTINGHAM DR
11/04/2022	306365	P	999000	AUREF - Utility Customer Refunds	\$974.44	0	1104221	1999 CALICHE CRST

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11/1/2022 - 11/30/2022

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/04/2022	306366	P	999000	AUREF - Utility Customer Refunds	\$557.28	0	1104221	1715 PINOT CT
11/04/2022	306367	P	999000	AUREF - Utility Customer Refunds	\$91.71	0	1104221	1878 FOWLER ST 8
11/04/2022	306368	P	999000	AUREF - Utility Customer Refunds	\$315.92	0	1104221	552 CHARBONNEAU DR
11/04/2022	306369	P	999000	AUREF - Utility Customer Refunds	\$107.68	0	1104221	188 MCINTOSH CT
11/04/2022	306370	P	999000	AUREF - Utility Customer Refunds	\$577.21	0	1104221	604 SOUTHWELL ST
11/04/2022	306371	P	999000	AUREF - Utility Customer Refunds	\$673.62	0	1104221	520 LODI LOOP
11/04/2022	306372	P	999000	AUREF - Utility Customer Refunds	\$1,079.75	0	1104221	303 GAGE BLVD 128
11/04/2022	306373	P	999000	AUREF - Utility Customer Refunds	\$480.19	0	1104221	303 GAGE BLVD 127
11/04/2022	306374	P	999000	AUREF - Utility Customer Refunds	\$151.63	0	1104221	1858 SAGEWOOD LOOP
11/04/2022	306375	P	999000	AUREF - Utility Customer Refunds	\$145.18	0	1104221	722 CANYON ST
11/04/2022	306376	P	999000	AUREF - Utility Customer Refunds	\$538.75	0	1104221	497 WINESAP CT
11/04/2022	306377	P	999000	AUREF - Utility Customer Refunds	\$385.84	0	1104221	2194 ANNA AVE
11/04/2022	306378	P	999000	AUREF - Utility Customer Refunds	\$571.25	0	1104221	1632 SAGEWOOD ST
11/04/2022	306379	P	999000	AUREF - Utility Customer Refunds	\$155.81	0	1104221	1858 TERMINAL DR
11/04/2022	306380	P	999000	AUREF - Utility Customer Refunds	\$590.04	0	1104221	1765 MILAN LN
11/04/2022	306381	P	11126	B AND B TRAILERS LLC	\$5,000.00	0	1104221	2165 Jerico Rd - Commercial Li
11/04/2022	306382	P	11076	BELL BROWN & RIO PLLC	\$25,639.82	0	1104221	PROSECUTION SERVICES-NOVEMBER
11/04/2022	306383	P	10281	BENTON COUNTY	\$102,582.69	0	1104221	CUSTODY COSTS SEPTEMBER 2022
11/04/2022	306384	P	10008	BENTON PUD	\$661.13	0	1104221	BADGER/SILLUSI UTILITIES 09/26
11/04/2022	306385	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$29.02	0	1104221	COLLINS RD RADIO TOWER 09/27/2
11/04/2022	306386	P	11769	BERRY DUNN MCNEIL & PARKER, LLC	\$4,100.00	0	1104221	Contract 12-22 Utility Billing
11/04/2022	306387	P	11207	MATTHEW KINCAID	\$2,770.00	0	1104221	DISC ASSESSMENT / CULTURE WORK
11/04/2022	306388	P	30350	BOOTHE, CHAD	\$218.00	0	1104221	REIMB FOOD BOOTHE APPRVD TRVL
11/04/2022	306389	P	30355	BOWE, BRIAN	\$82.23	0	1104221	REIMB BOWE - DAY STAFF SWEATSH
11/04/2022	306390	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$1,900.00	0	1104221	195 Greenview - Perkins - HP R
11/04/2022	306391	P	11685	CARDINAL HEALTH 130, LLC	\$277.94	0	1104221	GLUCAGEN PR 1MG
11/04/2022	306392	P	30682	CARPENTER, JACKIE	\$644.62	0	1104221	22-233 CARPENTER BPA ROUNDTABL
11/04/2022	306393	P	10026	CASCADE NATURAL GAS CORP	\$594.54	0	1104221	NATURAL GAS FOR GENERATOR COLU
11/04/2022	306394	P	10240	CENTRAL HOSE & FITTINGS INC	\$260.10	0	1104221	HOSE ASSY VEH#7159 WO#67409
11/04/2022	306395	P	10597	CHARTER COMMUNICATIONS	\$227.97	0	1104221	RPD INTERNET ULTRA/STATIC IP
11/04/2022	306396	P	10597	CHARTER COMMUNICATIONS	\$101.60	0	1104221	RPD BUS INTERNET PLUS/RECEIVER
11/04/2022	306397	P	30116	CHRISTENSEN, INC.	\$363.61	0	1104221	GREASE FOR SHOPS
11/04/2022	306398	P	10261	CITY OF RICHLAND	\$159.83	0	1104221	22-269 FOSTER AEMT EXAM POST F

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/04/2022	306399	P	10261	CITY OF RICHLAND	\$1,238.14	0	1104221	1781 Boston - Watts - Window R
11/04/2022	306400	P	10877	CLAYTON WARD COMPANY	\$36,579.98	0	1104221	Drop Box Recycling - Oct2022
11/04/2022	306401	P	11516	COLEMAN OIL COMPANY	\$27,418.17	0	1104221	WEEKLY CARD LOCK FUEL 10/24-10
11/04/2022	306402	P	11444	CORPORATE TRANSLATION SERVICES	\$438.21	0	1104221	TRANSLATION SERVICES 10/01-10/
11/04/2022	306403	P	11526	CORWIN OF PASCO LLC	\$200.61	0	1104221	FILTER VEH#2489 WO#67351
11/04/2022	306404	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$2,367.88	0	1104221	JANITORIAL PAPER PRODUCTS
11/04/2022	306405	P	10822	CUTTING EDGE TRAINING LLC	\$5,355.00	0	1104221	OIS/DEATH INVESTIGATION TRAINI
11/04/2022	306406	P	11663	D&D TELECOMMUNICATION PROPERTIES LLC	\$752.24	0	1104221	NOVEMBER 2022 - INSPIRATION PO
11/04/2022	306407	P	10966	JOSEPH SCOTT HOCKERSMITH & KATHLEEN C HOCKERSMITH	\$138.86	0	1104221	RPD RANGE LAWN FERTILIZER
11/04/2022	306408	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$888.50	0	1104221	RPD DOMESTIC VIOLENCE ADVOCACY
11/04/2022	306409	P	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$13,838.00	0	1104221	3rd Qtr 2022 Unemployemnt
11/04/2022	306410	VOID	31251	SAVECO NORTH AMERICA INC	\$0.00	3858.11	1104221	VOID AFTER UPDATE 12/05/2022
11/04/2022	306411	P	31170	HIS DIME, LLC	\$38.05	0	1104221	DECALS VEH#2540 WO#67395
11/04/2022	306412	P	10508	FASTENAL COMPANY	\$572.15	0	1104221	BLOOD BRN PATH,FIRST AID VEH#3
11/04/2022	306413	P	10315	FERGUSON US HOLDINGS INC	\$60.30	0	1104221	VANDALISM - CLAYBELL - PLUMBIN
11/04/2022	306414	P	32047	FORTERRA NW	\$2,000.00	0	1104221	AMON PRESERVE MINERAL RIGHTS T
11/04/2022	306415	P	11410	GENUINE AUTO GLASS OF TRI CITIES	\$242.25	0	1104221	WINDSHIELD REPLACEMENT VEH#334
11/04/2022	306416	P	10051	GLASS NOOK INC	\$13,848.34	0	1104221	1781 Boston - Watts - Window L
11/04/2022	306417	P	11813	HERC RENTALS INC	\$334.80	0	1104221	MINI-EXCAVATOR FOR SW POND CLE
11/04/2022	306418	P	11913	HP INC	\$220.12	0	1104221	PRINTER MAINTENANCE 09/15-10/1
11/04/2022	306419	P	31585	JACKSON GROUP PETERBILT, INC.	\$3,659.17	0	1104221	BUMPER VEH#3364 WO#67444
11/04/2022	306420	P	10755	MID COLUMBIA CONSTRUCTION INC DBA	\$100.55	0	1104221	SPRINKLER WINTERIZATION
11/04/2022	306421	P	32036	KODY KEATON	\$182.00	0	1104221	REIMB KEATON NREMT AEMT INITIA
11/04/2022	306422	P	10262	LIFE ASSIST INC	\$932.21	0	1104221	RETURN TRANSPORE TRANSPARENT T
11/04/2022	306423	P	10298	LN CURTIS & SONS	\$1,840.52	0	1104221	FD ENGINE 5060 EQUIPMENT
11/04/2022	306424	P	32046	PAIGE MOHAN	\$1,602.00	0	1104221	SEIZED FUNDS CASE RPD 15-26430
11/04/2022	306425	P	10358	MOON SECURITY SERVICES INC	\$676.94	0	1104221	STATION 74 - FIRE MONITORING -
11/04/2022	306426	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$1,398.88	0	1104221	LED WORKLAMP VEH#3364 WO#67356
11/04/2022	306427	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$1,620.05	0	1104221	RETURNED REACTION ROD VEH#3342
11/04/2022	306428	P	10357	OXARC INC	\$146.24	0	1104221	TOMMY - WELDING SUPPLIES
11/04/2022	306429	P	11838	PACWEST MACHINERY LLC	\$3,672.19	0	1104221	CONTROL VEH#7140 WO#67319
11/04/2022	306430	P	12238	REXEL USA, INC	\$1,298.98	0	1104221	CLAYBELL - ELECTRICAL PARTS

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/04/2022	306431	P	11026	POCKETINET COMMUNICATIONS INC	\$770.00	0	1104221	INTERNET SERVICES 11/01-11/30/
11/04/2022	306432	P	10879	PREMIER LANDSCAPING & DESIGN	\$120.98	0	1104221	PROUT POOL - CHEMICAL EQUIP PA
11/04/2022	306433	P	30461	ARTHUR J FEMISTER	\$814.00	0	1104221	VIMS SOFTWARE RENEWAL 2 YEAR
11/04/2022	306434	P	30117	PURE FILTRATION PRODUCTS INC	\$909.62	0	1104221	STOCK - HVAC FILTERS
11/04/2022	306435	P	10102	PASCO RANCH AND HOME INC	\$933.07	0	1104221	OTTENBREIT EMS DAY BOOTS
11/04/2022	306436	P	10105	REESE CONCRETE PRODUCTS MANUFACTURING INC	\$331.54	0	1104221	FRAME AND GRATE FOR SW POND
11/04/2022	306437	P	12318	RINGOLD EMBROIDERY	\$210.73	0	1104221	NAME PATCHES WITH VELCRO
11/04/2022	306438	P	10647	RIVER CITY TOWING INC	\$48.92	0	1104221	RPD TOW CHARGE
11/04/2022	306439	P	30592	BUDDY RUSSELL	\$218.00	0	1104221	REIMB FOOD RUSSELL APPRVD TRV
11/04/2022	306440	P	11098	SCHINDLER ELEVATOR CORPORATION	\$1,552.46	0	1104221	LIBRARY - POWER OUTAGE RESTART
11/04/2022	306441	P	30615	DAWN M SENGER	\$477.12	0	1104221	22-234 SENGER BPA ROUNDTABLE M
11/04/2022	306442	VOID	10253	SMITH INSULATION INC	\$0.00	3707.2	1104221	VOID AFTER UPDATE 11/21/2022
11/04/2022	306443	P	30027	SEATTLE SEWING SOLUTIONS INC	\$457.08	0	1104221	DUTY JACKET FOR DIAZ
11/04/2022	306444	P	31817	SPEAKWRITE LLC	\$3,353.88	0	1104221	RPD TRANSCRIPTION SERVICE
11/04/2022	306445	P	10536	SPRAGUE PEST SOLUTIONS	\$700.43	0	1104221	PEST CONTROL SVCS - OCTOBER
11/04/2022	306446	P	10118	STEEBER'S LOCK SERVICE	\$30.44	0	1104221	LIBRARY - GATE KEYS
11/04/2022	306447	P	10393	STONEWAY ELECTRIC SUPPLY	\$196.50	0	1104221	DISCONNCT SWITCHES SOLIDS BLDG
11/04/2022	306448	P	10961	TACOMA SCREW PRODUCTS INC	\$21.64	0	1104221	VANDALISM - CLAYBELL - PLUMBIN
11/04/2022	306449	P	30086	TELEFLEX LLC	\$550.00	0	1104221	EZ-IO 45MM NEEDLE BOX OF 5
11/04/2022	306450	P	11292	ROBYNNE ELAYNE THAXTON	\$175.00	0	1104221	Documents Review - Fire Statio
11/04/2022	306451	P	31735	MARQUES HARRER	\$555.24	0	1104221	RPD SCHWARDER CLASS A UNIFORM
11/04/2022	306452	P	10027	THE PAPE' GROUP	\$1,203.15	0	1104221	HY GUARD VEH#7159 WO#67409
11/04/2022	306453	P	10187	TRANS UNION LLC	\$70.66	0	1104221	CREDIT REPORTING & BASE SERVIC
11/04/2022	306454	P	11406	SOLUTIONS INC	\$191.97	0	1104221	RPD RECORDS SEARCH OCTOBER 202
11/04/2022	306455	P	12054	TRANPO GROUP USA, INC	\$50,709.25	0	1104221	Downtown Connectivity Design -
11/04/2022	306456	P	10106	US LINEN & UNIFORM	\$318.86	0	1104221	SHOP UNIFORMS WEEK 10/26/22
11/04/2022	306457	P	11395	INLAND NW FRANCHISING INC	\$775.00	0	1104221	JANITORIAL SERVICES 11/01-11/3
11/04/2022	306458	P	10860	VERIZON COMMUNICATIONS INC	\$20,245.08	0	1104221	VERIZON OCTOBER 2022 WIRELESS
11/04/2022	306459	P	10860	VERIZON COMMUNICATIONS INC	\$1,408.80	0	1104221	CELL PHONES 09/07-10/06/22
11/04/2022	306460	P	10326	VERMEER ROCKY MOUNTAIN INC	\$477.89	0	1104221	FILTERS VEH#7180 WO#67347
11/04/2022	306461	P	10136	WASHINGTON ASN OF SHERIFFS & POLICE CHIEFS	\$75.00	0	1104221	ANNUAL DUES FOR NEHER
11/04/2022	306462	P	31385	CHRISTOPHER WILLETTE	\$174.52	0	1104221	REIMB WILLETTE NREMT AEMT PSYC

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/04/2022	306463	P	30871	PETER ZUKOWSKI	\$766.95	0	1104221	REIMB ZUKOWSKI NFA R0387/R0389
11/09/2022	306464	P	10000	KBL, INC.	\$226.75	0	1109221	Contract Manuals BBasin
11/09/2022	306465	P	10838	GRIGG ENTERPRISES INC	\$54.10	0	1109221	Garment Hook/Fasteners
11/09/2022	306466	P	31880	ALOHA GARAGE DOOR COMPANY INC	\$15,897.61	0	1109221	WWTF GARAGE DOOR REPLACEMENTS,
11/09/2022	306467	P	999000	AUREF - Utility Customer Refunds	\$151.51	0	1109221	2550 DUORTAIL ST L170
11/09/2022	306468	P	999000	AUREF - Utility Customer Refunds	\$131.86	0	1109221	575 COLUMBIA POINT DR Apt 316
11/09/2022	306469	P	999000	AUREF - Utility Customer Refunds	\$55.84	0	1109221	1309 WOODBURY ST
11/09/2022	306470	P	999000	AUREF - Utility Customer Refunds	\$43.84	0	1109221	250 GAGE BLVD 3023
11/09/2022	306471	P	999000	AUREF - Utility Customer Refunds	\$0.53	0	1109221	2179 SHASTA AVE
11/09/2022	306472	P	999000	AUREF - Utility Customer Refunds	\$99.92	0	1109221	2665 KINGSGATE WAY Apt A302
11/09/2022	306473	P	999000	AUREF - Utility Customer Refunds	\$117.09	0	1109221	926 THAYER DR
11/09/2022	306474	P	999000	AUREF - Utility Customer Refunds	\$4.25	0	1109221	1421 PERKINS AVE
11/09/2022	306475	P	999000	AUREF - Utility Customer Refunds	\$23.96	0	1109221	1529 COLUMBIA PARK TRL Apt 335
11/09/2022	306476	P	999000	AUREF - Utility Customer Refunds	\$32.06	0	1109221	552 HOLLY ST
11/09/2022	306477	P	999000	AUREF - Utility Customer Refunds	\$113.13	0	1109221	2021 MAHAN AVE L3
11/09/2022	306478	P	999000	AUREF - Utility Customer Refunds	\$79.06	0	1109221	1529 COLUMBIA PARK TRL Apt 305
11/09/2022	306479	P	999000	AUREF - Utility Customer Refunds	\$144.05	0	1109221	1930 GEORGE WASHINGTON WAY 216
11/09/2022	306480	P	10367	BANK OF AMERICA	\$2,052.57	0	1109221	BANK ANALYSIS FEE
11/09/2022	306481	P	10009	COUNTY OF BENTON	\$458.77	0	1109221	CRIME VICTIMS BCDC SEPTEMBER 2
11/09/2022	306482	P	10008	BENTON PUD	\$3,695.64	0	1109221	RATTLENAKE LEASE - 3RD QTR
11/09/2022	306483	P	11182	BLUELINE EQUIPMENT CO LLC	\$354.41	0	1109221	FILTERS VEH#7161 WO#67109
11/09/2022	306484	P	11272	BOYD'S TREE SERVICE LLC	\$9,080.86	0	1109221	TREE PRUNING & VEGETATION MANA
11/09/2022	306485	P	30664	BUECHLER, KENNETH	\$11.10	0	1109221	REIMB 22-258 FIRE PREVENTION I
11/09/2022	306486	P	11368	BUELL RECREATION LLC	\$2,563.44	0	1109221	PLAYGROUNDS - SLIDE PARTS
11/09/2022	306487	P	11005	DANA CAMARENA	\$3,186.40	0	1109221	OCTOBER CLASSES - 9154, 9155,
11/09/2022	306488	P	10036	CASADAY BEE-LINE SERVICE & TOWING LLC	\$94.98	0	1109221	ALIGNMNET VEH#3322 WO#67350
11/09/2022	306489	P	10025	CASCADE FIRE EQUIPMENT CORP	\$513.69	0	1109221	DOOR HANDLE, SEATBELT VEH#5038
11/09/2022	306490	P	10240	CENTRAL HOSE & FITTINGS INC	\$274.83	0	1109221	HOSE ASSY FOR HYDRANT AT LANDF
11/09/2022	306491	P	30116	CHRISTENSEN, INC.	\$4,189.87	0	1109221	15W40 BULK, HYDRAULIC OIL, DEF
11/09/2022	306492	P	10072	CITY OF KENNEWICK	\$1,131.00	0	1109221	DANIEL TODD BACKGROUND INVESTI
11/09/2022	306493	P	10261	CITY OF RICHLAND	\$300.00	0	1109221	ASHLEE GAGE - BASKETBALL SCHOL
11/09/2022	306494	P	10261	CITY OF RICHLAND	\$3,676.90	0	1109221	22-258 BUECHLER FIRE PREV INST
11/09/2022	306495	P	30720	BRIGIT CLARY	\$10.45	0	1109221	22-210 CLARY IACP DALLAS TX

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11/09/2022	306496	P	10877	CLAYTON WARD COMPANY	\$352.43	0	1109221	OFFICE PAPER RECYCLING - OCTOB
11/09/2022	306497	P	10948	COFFEY REFRIGERATION	\$1,328.42	0	1109221	RCC Refrigeration
11/09/2022	306498	P	11516	COLEMAN OIL COMPANY	\$23,903.68	0	1109221	WEEKLY CARD LOCK FUEL 11/1-11/
11/09/2022	306499	P	11907	SYCURE CORP	\$300.00	0	1109221	100 MBPS FULL DUPLEX INTERNET
11/09/2022	306500	P	10509	COMPUTER DISCOUNT WAREHOUSE	\$8,179.48	0	1109221	SERVER STORAGE AND BACKUP
11/09/2022	306501	P	11486	COYOTE RIDGE CORRECTIONS CENTER	\$851.89	0	1109221	Clean Up Crew Oct 2022
11/09/2022	306502	P	11445	DAY MANAGEMENT CORPORATION	\$1,848.18	0	1109221	BADGER MTN TOWER GROUNDING REP
11/09/2022	306503	P	10139	DEPARTMENT OF ECOLOGY	\$1,721.60	0	1109221	HENDERSON LP PH 2 - STORMWATER
11/09/2022	306504	P	10268	FEDERAL EXPRESS CORP	\$230.85	0	1109221	PRETRTMNT SAMPLE SHIP 10-17-22
11/09/2022	306505	P	10315	FERGUSON US HOLDINGS INC	\$447.27	0	1109221	VANDALISM - CLAYBELL - PLUMBIN
11/09/2022	306506	P	32021	FORD OF HERMISTON LLC	\$1,078.80	0	1109221	TOM DENCHEL FORD REPAIRS VEH#2
11/09/2022	306507	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$6,428.97	0	1109221	TELEPHONE CHARGES 10/19/2022-1
11/09/2022	306508	P	31421	GARY A TUCCI	\$1,785.00	0	1109221	34 HRSST SEPTEMBER 2022 PASS T
11/09/2022	306509	P	11813	HERC RENTALS INC	\$57.36	0	1109221	LIQUID PROPANE FOR WWTF FORKLI
11/09/2022	306510	P	10288	HJ ARNETT INDUSTRIES LLC	\$2,035.17	0	1109221	STANDOFF TESTING AND REPAIR
11/09/2022	306511	P	12200	HUGHES FIRE EQUIPMENT, INC	\$1,695.72	0	1109221	ANNUAL PUMP TEST VEH#5036 WO#6
11/09/2022	306512	P	30564	CHRISTIAN JABRI	\$42.00	0	1109221	22-281 JABRI AUTOPSY 22-047503
11/09/2022	306513	P	31350	JOHNSON BARROW INC	\$172.68	0	1109221	STATION 74 - HVAC PARTS
11/09/2022	306514	P	30579	JOSH JORDON	\$6.10	0	1109221	REIMB JORDON FIRE PREVENTION I
11/09/2022	306515	P	10449	KING COUNTY DIRECTORS ASN PURCHASING DEPT	\$587.09	0	1109221	CREW ROOM - DESK ENDS
11/09/2022	306516	P	31624	LANDAUER INC	\$874.20	0	1109221	RADWATCHES - ANNEALING
11/09/2022	306517	P	10432	LANGUAGE LINE SERVICES INC	\$1,120.41	0	1109221	TRANSLATION SERVICES 10/01-10/
11/09/2022	306518	P	12246	MCALLISTER HOLDINGS	\$420.00	0	1109221	FIRE/STREETS CAR WASH JULY-SEP
11/09/2022	306519	P	10298	LN CURTIS & SONS	\$7,766.07	0	1109221	FD ENGINE 5060 EQUIPMENT
11/09/2022	306520	P	31741	DAWN MACDONALD	\$420.00	0	1109221	OCTOBER CLASSES - 9140, 8977
11/09/2022	306521	P	11473	PATTI L MASON	\$355.60	0	1109221	OCTOBER CLASSES - 9122, 9123
11/09/2022	306522	P	11652	MENKE JACKSON BEYER LLP	\$2,063.89	0	1109221	ACCT. #026 RE: PRA
11/09/2022	306523	P	31823	MILLER'S ELECTRIC SERVICES LLC	\$483.27	0	1109221	2022 Meter Repairs, CONTRACT #
11/09/2022	306524	P	11358	JO ANN MILLER	\$296.30	0	1109221	OCTOBER CLASSES - 9130, 9149
11/09/2022	306525	P	10083	MONARCH MACHINE & TOOL CO INC	\$2,643.38	0	1109221	TRAILER TONGUE REPAIR VEH#4117
11/09/2022	306526	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$284.99	0	1109221	FILTERS VEH#7172 WO#67108
11/09/2022	306527	P	10263	NORCO INC	\$59.15	0	1109221	WELDING TEST ITEMS

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/09/2022	306528	P	32030	NORTHWEST BUSINESS PRESS INC	\$390.00	0	1109221	JOB WEB ADVERTISEMENT OCTOBER
11/09/2022	306529	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$305.77	0	1109221	CONTROL VALVE VEH#3345 WO#6744
11/09/2022	306530	P	11561	ON SCENE MEDICAL SERVICES, P.C.	\$1,065.00	0	1109221	FLU VACCINE
11/09/2022	306531	P	10981	OIL RE-REFINING CO	\$275.00	0	1109221	Recycled Oil - Haul date 11/3/
11/09/2022	306532	P	31663	PALOUSE POWER LLC	\$6,322.00	0	1109221	STREET LIGHT HEAD REPLACEMENT
11/09/2022	306533	P	10862	PARAMETRIX INC	\$6,073.43	0	1109221	HORN RAPIDS LANDFILL CLOSURE P
11/09/2022	306534	P	10456	PERMIT SURVEYING INC	\$1,975.00	0	1109221	Surveying for Cent Pkwy
11/09/2022	306535	P	11038	QUALITY COATINGS INSPECTION & CONSULTING INC	\$2,280.00	0	1109221	2022 Reservoir Coating Project
11/09/2022	306536	P	31945	JOHN CHARLES FORRESTER JR	\$1,664.90	0	1109221	ShotStop and Elastic Cummerbun
11/09/2022	306537	P	30465	JOHN RABY	\$42.00	0	1109221	22-282 RABY AUTOPSY 22-047503
11/09/2022	306538	P	10047	R.D. OFFUTT COMPANY	\$2,229.50	0	1109221	RETURNED HOSE VEH#6630 WO#6703
11/09/2022	306539	P	10239	CLEARWATER TECH LLC	\$467.41	0	1109221	City-wide Plumbing Services 83
11/09/2022	306540	P	11273	ROUTEWARE INC	\$225.88	0	1109221	TABLET ARM/BALL MOUNT VEH#3363
11/09/2022	306541	P	10311	SEA WESTERN INC	\$3,540.22	0	1109221	FD SECOND SET OF TURNOUT GEAR
11/09/2022	306542	P	32039	SEYFARTH SHAW LLP	\$17,818.50	0	1109221	LEGAL SERVICES RENDERED THROUG
11/09/2022	306543	P	10440	SOLID WASTE SYSTEMS INC	\$3,341.19	0	1109221	AIR BONNET VEH#7171 WO#67326
11/09/2022	306544	P	10118	STEEBER'S LOCK SERVICE	\$17.94	0	1109221	6 padlock keys
11/09/2022	306545	P	10961	TACOMA SCREW PRODUCTS INC	\$231.57	0	1109221	SCREWS, WASHERS VEH#3337 WO#659
11/09/2022	306546	P	11292	ROBYNNE ELAYNE THAXTON	\$105.00	0	1109221	Scoring Summary Review - Fire
11/09/2022	306547	P	10481	WEST PUBLISHING CORPORATION	\$2,448.46	0	1109221	ONLINE/SOFTWARE SUBSCRIPTION C
11/09/2022	306548	P	31597	TRI CITIES TABLE TENNIS ASSOCIATION	\$403.20	0	1109221	OCTOBER 2022 CLASSES
11/09/2022	306549	P	30040	ULINE	\$67.54	0	1109221	SAFETY LADDER RUBBER FEET FOR
11/09/2022	306550	P	10443	WA STATE DEPARTMENT OF REVENUE	\$7,290.91	0	1109221	RETAINAGE 20-0078/WTP SOLIDS-I
11/09/2022	306551	P	10140	WASHINGTON STATE PATROL	\$445.00	0	1109221	RPD BACKGROUND CHECKS
11/09/2022	306552	P	10173	WASHINGTON STATE TREASURER	\$24,390.71	0	1109221	10/22 FINES & FORFEITURES BC
11/09/2022	306553	P	999003	WASTEWORX REFUND	\$50.59	0	1109221	Refund overpayment WW account
11/09/2022	306554	P	999003	WASTEWORX REFUND	\$10.00	0	1109221	Overpayment WW account 16908
11/09/2022	306555	P	999003	WASTEWORX REFUND	\$998.03	0	1109221	Refund overpayment WW account
11/09/2022	306556	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	\$370.45	0	1109221	FILTER,BELT VEH#7172 WO#67377
11/09/2022	306557	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	\$930.95	0	1109221	CLOSED SPRING TINES VEH#4000 W
11/09/2022	306558	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$5,903.82	0	1109221	FILTER VEH#7162 WO#67390
11/09/2022	306559	P	12400	WESTERN SYSTEMS, INC.	\$349.75	0	1109221	2022 Signal Equipment Devices

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11/09/2022	306560	P	30852	JARIN WHITBY	\$86.00	0	1109221	22-264 ICAC VEHICLE TO BRAUN C
11/09/2022	306561	P	10194	XEROX CORPORATION	\$416.35	0	1109221	Base Charge Usage 8TB38163 - O
11/09/2022	306562	P	11338	XIOLOGIX LLC	\$15,141.08	0	1109221	Xiologix SAN Warranty Q# JC009
11/16/2022	306563	P	31318	A WORKSAFE SERVICE INC	\$165.00	0	1116221	DOT/PRE-EMP DRUG TESTING: D KU
11/16/2022	306564	P	999009	A/R REFUNDS	\$733.33	0	1116221	GB Customer ID 100834 Bill #47
11/16/2022	306565	P	10838	GRIGG ENTERPRISES INC	\$1,539.23	0	1116221	CAPS AND PIPE WRAPS FOR WINTER
11/16/2022	306566	P	11197	LUCAS M MILLER	\$350.00	0	1116221	Annual RR Crossing Inspection
11/16/2022	306567	P	12417	AHBL, INC	\$435.00	0	1116221	LAND USE PLANNING CONSULTANT
11/16/2022	306568	P	11323	BRYAN L CHRISTENSEN	\$1,475.64	0	1116221	1986 Marshall - Walker - Insul
11/16/2022	306569	P	10347	AIREFCO INC	\$245.41	0	1116221	CITY WIDE - HVAC FILTERS
11/16/2022	306570	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$2,315.32	0	1116221	COLUMBIA PLAYFIELD IMPROVE - A
11/16/2022	306571	P	10003	AMERICAN WATER WORKS ASSOCIATION	\$4,380.00	0	1116221	Membership 00037948 - Dues 202
11/16/2022	306572	P	10644	ANIXTER INC	\$9,728.34	0	1116221	BOLTS
11/16/2022	306573	P	11634	APGN INC	\$2,976.93	0	1116221	COOLANT PUMPS FOR WWTF NEUROS
11/16/2022	306574	P	31205	ARAMARK UNIFORM & CAREER APPAREL GROUP, INC	\$557.88	0	1116221	10/22 LINEN CHARGES FOR OCTOBE
11/16/2022	306575	P	11490	ARCHITECTS WEST INC	\$1,200.99	0	1116221	PROFESSIONAL SERVICES OCTOBER
11/16/2022	306576	P	11079	AUTOZONE STORES LLC	\$86.95	0	1116221	TIRE INFLATOR FOR SHOPS
11/16/2022	306577	P	31052	BEACON ATHLETICS LLC	\$1,654.43	0	1116221	COLUMBIA PLAYFIELD IMPROVE - C
11/16/2022	306578	P	10009	COUNTY OF BENTON	\$54,940.72	0	1116221	BENTON COUNTY OFFICE OF PUBLIC
11/16/2022	306579	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$109.54	0	1116221	Algae bloom testing -160-22 ac
11/16/2022	306580	P	10008	BENTON PUD	\$1,231.88	0	1116221	2022 JULY-SEPT RATTLESNAKE MTN
11/16/2022	306581	P	11182	BLUELINE EQUIPMENT CO LLC	\$581.25	0	1116221	FILTERS VEH#7161 WO#67109
11/16/2022	306582	P	11272	BOYD'S TREE SERVICE LLC	\$9,080.86	0	1116221	TREE PRUNING & VEGETATION MANA
11/16/2022	306583	P	10832	BRUCE INC	\$1,900.00	0	1116221	1406 Cowiche - Cooke - HP Reba
11/16/2022	306584	P	10020	BUILDERS HARDWARE & SUPPLY CO INC	\$133.92	0	1116221	BEST KEY INSTALL - BEST PINS
11/16/2022	306585	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$1,200.00	0	1116221	1812 Hunt - Berlin - HP Rebate
11/16/2022	306586	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$271.75	0	1116221	URINAL CONSULTATION
11/16/2022	306587	P	11685	CARDINAL HEALTH 130, LLC	\$314.49	0	1116221	LIDOCAINE, LORAZEPAM, SUCCINYC
11/16/2022	306588	P	31446	CASCADE ENGINEERING INC.	\$43,628.05	0	1116221	96 GALLON CART, GREY AND BLUE
11/16/2022	306589	P	10025	CASCADE FIRE EQUIPMENT CORP	\$577.78	0	1116221	PRIMING VALVE VEH#5038 WO#6716
11/16/2022	306590	P	31191	CASCADE FIRE EQUIPMENT COMPANY	\$1,987.04	0	1116221	FD - RAPTOR REPLACEMENT CHAINS
11/16/2022	306591	P	10841	CASELLE INC	\$178.00	0	1116221	CONTRACT SUPPORT AND MAINTENAN

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11/16/2022	306592	P	10240	CENTRAL HOSE & FITTINGS INC	\$395.31	0	1116221	SMALL EQUIP REPAIR - AIR COMPR
11/16/2022	306593	P	10473	CENTRAL MOLONEY INC	\$166,183.82	0	1116221	1PH TRANSFORMERS
11/16/2022	306594	P	11458	OLDCASTLE APG WEST INC	\$69.85	0	1116221	JOHN DAM - PLANTER REMOVAL - S
11/16/2022	306595	P	10847	CERIUM NETWORKS INC	\$706.56	0	1116221	CERIUM TROUBLESHOOTING 1-01334
11/16/2022	306596	P	10250	CH2O INC	\$71.00	0	1116221	BOILER TESTING WWTF - OCT '22
11/16/2022	306597	P	10597	CHARTER COMMUNICATIONS	\$171.98	0	1116221	CABLE SERVICES 10/30-11/29/22
11/16/2022	306598	P	30116	CHRISTENSEN, INC.	\$121.20	0	1116221	GREASE VEH#0800 WO#67549
11/16/2022	306599	P	10072	CITY OF KENNEWICK	\$26,597.00	0	1116221	BIPIN COMPUTER SUPPORT -LAW EN
11/16/2022	306600	P	10261	CITY OF RICHLAND	\$3,768.32	0	1116221	UTILITIES 10/07-11/05/22
11/16/2022	306601	P	10261	CITY OF RICHLAND	\$11,031.27	0	1116221	DROP BOX HAULING WWTF OCT '22
11/16/2022	306602	P	10261	CITY OF RICHLAND	\$160.00	0	1116221	22-204 WALLNER REVITALIZE CONF
11/16/2022	306603	P	11516	COLEMAN OIL COMPANY	\$25,375.36	0	1116221	WEEKLY CARD LOCK FUEL 11/7-11/
11/16/2022	306604	P	11644	COLLABWARE	\$3,000.00	0	1116221	Storage Overages October (3TB)
11/16/2022	306605	P	10470	COMMERCIAL TIRE INC	\$2,046.96	0	1116221	FLAT REPAIRS VEH#0030 WO#67475
11/16/2022	306606	P	31360	COMMONSTREET CONSULTING LLC	\$2,204.70	0	1116221	CENTER PARKWAY NORTH-GAGE TO T
11/16/2022	306607	P	31360	COMMONSTREET CONSULTING LLC	\$1,057.99	0	1116221	Vantage Highway Pathway Ph2 Ta
11/16/2022	306608	P	999014	CONSERVATION REBATES	\$2,230.00	0	1116221	1751 Fowler - Comm Lighting Re
11/16/2022	306609	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$6,987.51	0	1116221	EATON VFD (480V) FOR WW BELT P
11/16/2022	306610	P	10826	CORRECT EQUIPMENT INC	\$6,834.40	0	1116221	CHLORINE PUCKS 60# PAIL QTY 48
11/16/2022	306611	P	11526	CORWIN OF PASCO LLC	\$1,219.80	0	1116221	GASKET, BELT VEH#1384 WO#67508
11/16/2022	306612	P	11881	TARGETSOLUTIONS LEARNING, LLC	\$404.19	0	1116221	NOV 2022 TSCRPRO VECTOR SCHEDU
11/16/2022	306613	P	11607	CUMMINS, INC	\$338.52	0	1116221	GASKETS VEH#3332 WO#67419
11/16/2022	306614	P	31562	KATHY DEE	\$174.30	0	1116221	OCTOBER CLASSES
11/16/2022	306615	P	10757	DEERE & COMPANY	\$7,882.70	0	1116221	ONE NEW JOHN DEERE 636M QUIKTR
11/16/2022	306616	P	10756	DELL MARKETING LP	\$3,178.83	0	1116221	Dell - CAD Workstation Break/F
11/16/2022	306617	P	10453	DELTA HEATING & COOLING INC	\$1,000.00	0	1116221	2243 Carriage - Bassler - HP R
11/16/2022	306618	P	31557	BELEN DIAZ	\$27.44	0	1116221	NIGHTLY DEPOSITS FOR OCT 2022
11/16/2022	306619	P	11169	EFFICIENCY SOLUTIONS LLC	\$3,852.00	0	1116221	C07-21 COMMERCIAL ENERGY EFFIC
11/16/2022	306620	P	10146	ENERGY NORTHWEST	\$330.00	0	1116221	Environmental Sampling Sept 20
11/16/2022	306621	P	10821	ENVIRO-CLEAN EQUIPMENT INC	\$3,509.20	0	1116221	ORING VALVE COVER VEH#67443
11/16/2022	306622	P	11586	EVCO SOUND AND ELECTRONICS	\$2,098.59	0	1116221	STATION 74 - CO DETECTORS
11/16/2022	306623	P	11044	EWING IRRIGATION PRODUCTS INC	\$325.83	0	1116221	UPTOWN - IRRIGATION REPAIR PAR
11/16/2022	306624	P	10268	FEDERAL EXPRESS CORP	\$332.31	0	1116221	PRETRT SAMPLE SHIP (10/19/22,

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11/16/2022	306625	P	10276	FEDERAL SIGNAL CORPORATION	\$1,294.92	0	1116221	PL UPFIT 2539-LIGHTS/SIREN HAN
11/16/2022	306626	P	10315	FERGUSON US HOLDINGS INC	\$759.78	0	1116221	CLAYBELL - PLUMBING FILTERS
11/16/2022	306627	P	10289	FIELD INSTRUMENTS & CONTROLS INC	\$815.51	0	1116221	RPLCMNT FLOW HEAD ACCUVIE UVT
11/16/2022	306628	P	10447	FINAL TOUCH UPHOLSTERY	\$527.20	0	1116221	SEAT REPAIR VEH#3322 WO#67350
11/16/2022	306629	P	11264	FINANCIAL CONSULTING SOLUTIONS GROUP INC.	\$8,840.00	0	1116221	22-22 COSA AND FINANCIAL ANALY
11/16/2022	306630	P	32017	FLOCK GROUP INC	\$17,392.00	0	1116221	Flock Falcon Cameras Contract
11/16/2022	306631	P	32021	FORD OF HERMISTON LLC	\$754.44	0	1116221	TOM DENCHEL FORD VEH#3323 WO#6
11/16/2022	306632	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$94.69	0	1116221	FAX LINES 11/01-11/30/22
11/16/2022	306633	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$226.04	0	1116221	FAX LINES 10/19-11/18/22
11/16/2022	306634	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$79.30	0	1116221	PHONE LINES 11/04-12/03/22
11/16/2022	306635	P	11410	GENUINE AUTO GLASS OF TRI CITIES	\$27.16	0	1116221	WINDSHIELD REPAIR VEH#1212 WO#
11/16/2022	306636	P	10203	W.W. GRAINGER, INC	\$1,197.25	0	1116221	SPILL KIT, UNIVERSAL
11/16/2022	306637	P	10203	W.W. GRAINGER, INC	\$218.38	0	1116221	10520 HAMMER, FRAMING RIPPING
11/16/2022	306638	P	31030	GROENEVELD LUBRICATION SOLUTIONS INC.	\$1,090.69	0	1116221	LUBE VEH#3359 WO#66634
11/16/2022	306639	P	11274	HENKE MANUFACTURING CORPORATION	\$538.48	0	1116221	VALVE BRACKET VEH#6628 WO#6755
11/16/2022	306640	P	11813	HERC RENTALS INC	\$694.78	0	1116221	MINI-EXCAVATOR FOR VENICE POND
11/16/2022	306641	P	10288	HJ ARNETT INDUSTRIES LLC	\$2,001.97	0	1116221	GLOVE, BLANKET TESTING AND ORD
11/16/2022	306642	P	32020	LAITRAM GROUP INC	\$16,312.55	0	1116221	Horn Rapids Irrigation Screen
11/16/2022	306643	P	10406	JUB ENGINEERS INC	\$19,344.80	0	1116221	JUB CLUBHOUSE LANE PHASE 2, CO
11/16/2022	306644	P	31585	JACKSON GROUP PETERBILT, INC.	\$246.48	0	1116221	CLOCK SPRING VEH#3332 WO#67419
11/16/2022	306645	P	10290	JIM'S PACIFIC GARAGES INC	\$483.89	0	1116221	SEAL,GASKET,REGULATOR VEH#3315
11/16/2022	306646	P	11657	JOYCE ZIKER PARKINSON PLLC	\$1,343.00	0	1116221	Richland Landfill Professional
11/16/2022	306647	P	11667	KENWORTH SALES COMPANY	\$28.54	0	1116221	WHEEL STUDS VEH#3320 WO#67363
11/16/2022	306648	P	11110	PUD NO. 1 OF KLICKITAT COUNTY	\$368.07	0	1116221	GOLGOTHA UTILITIES 09/30-10/31
11/16/2022	306649	P	31624	LANDAUER INC	\$2,151.40	0	1116221	RADWATCHES - ANNEALING
11/16/2022	306650	P	10432	LANGUAGE LINE SERVICES INC	\$578.01	0	1116221	TRANSLATION SERVICES 10/01-10/
11/16/2022	306651	P	31997	SEAN DAVID SIMMONDS	\$449.59	0	1116221	PROUT POOL - CYNARIC ACID, SOD
11/16/2022	306652	P	10298	LN CURTIS & SONS	\$5,709.47	0	1116221	E5060 RIT PACK EQUIPMENT
11/16/2022	306653	P	10578	MIDWEST TAPE	\$5,274.57	0	1116221	OCTOBER 2022 HOOPLA
11/16/2022	306654	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$2,206.00	0	1116221	GOETHALS PARK - PORT-A-POTTY R
11/16/2022	306655	P	11040	FRANK MITCHELL	\$19.60	0	1116221	NIGHTLY DEPOSITS FOR OCT 2022

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11/16/2022	306656	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$1,543.41	0	1116221	MOTOR TRTMT AND SNWBSHS FOR W
11/16/2022	306657	P	31505	SPORTSENGINE INC	\$18.50	0	1116221	BACKGROUND CHECKS: CUSTOMER SE
11/16/2022	306658	P	10153	NORTH COAST ELECTRIC COMPANY	\$180.01	0	1116221	LIGHTING PRODUCTS
11/16/2022	306659	P	32030	NORTHWEST BUSINESS PRESS INC	\$1,615.00	0	1116221	JOB WEB AD SEPT 2022
11/16/2022	306660	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$681.02	0	1116221	WINDOW SW PANEL VEH#3350 WO#67
11/16/2022	306661	P	10972	LAKEYLAND INC	\$360.09	0	1116221	NFPA INSPECTION / GENERAL REPA
11/16/2022	306662	P	11404	NOVUS GLASS INC DBA	\$65.22	0	1116221	WINDSHIELD REPAIR VEH#2489 WO#
11/16/2022	306663	P	10357	OXARC INC	\$591.57	0	1116221	FACILITIES - CYLINDER RENTAL -
11/16/2022	306664	P	31133	PACIFIC FIRE INSPECTION SERVICES INC	\$3,365.00	0	1116221	CITY WIDE FIRE SPRINKLER INSPE
11/16/2022	306665	P	12477	PACIFIC POWER PRODUCTS COMPANY LLC	\$538.97	0	1116221	CYLINDER VEH#6644 WO#67458
11/16/2022	306666	P	11838	PACWEST MACHINERY LLC	\$3,894.38	0	1116221	HANDLE,BOLT VEH#7181 WO#67553
11/16/2022	306667	P	31206	CI - PW LLC	\$31.49	0	1116221	Water for the Landfill - Oct 2
11/16/2022	306668	P	10456	PERMIT SURVEYING INC	\$5,775.00	0	1116221	Gen Surveying Serv for PW - Pe
11/16/2022	306669	P	12238	REXEL USA, INC	\$95.13	0	1116221	EL PARTS TO RE-INSTALL SOLIDS
11/16/2022	306670	P	10380	PRINT PLUS/PSS RUBBER STAMPS	\$55.17	0	1116221	Notary Stamp - J. Carpenter
11/16/2022	306671	P	10047	R.D. OFFUTT COMPANY	\$598.83	0	1116221	O-RINGS,HY GUARD OIL VEH#7159
11/16/2022	306672	P	11012	RH2 ENGINEERING INC	\$13,112.31	0	1116221	Horn Rapids Irrigation Booster
11/16/2022	306673	P	11098	SCHINDLER ELEVATOR CORPORATION	\$136.88	0	1116221	NOVEMBER CHAIR LIFT INSPECTION
11/16/2022	306674	P	10311	SEA WESTERN INC	\$321.21	0	1116221	FD CHIEF HUNTINGTON CLASS B SH
11/16/2022	306675	P	10433	J.R. SETINA MANUFACTURING COMPANY INC.	\$526.64	0	1116221	DOOR PANEL,WINDOW FRAME VEH#24
11/16/2022	306676	P	11563	SMARSH, INC.	\$2,943.20	0	1116221	SMARSH ANNUAL RENEWAL, CONTRAC
11/16/2022	306677	P	10440	SOLID WASTE SYSTEMS INC	\$16,326.79	0	1116221	FILTER VEH#3358 WO#66964
11/16/2022	306678	P	30027	SEATTLE SEWING SOLUTIONS INC	\$473.39	0	1116221	Jacket - Anderson
11/16/2022	306679	P	10536	SPRAGUE PEST SOLUTIONS	\$109.36	0	1116221	PEST CONTROL SVCS - NOVEMBER
11/16/2022	306680	P	30643	STALEY, KURTIS	\$136.00	0	1116221	CDL Reimbursement
11/16/2022	306681	P	10393	STONEWAY ELECTRIC SUPPLY	\$6.70	0	1116221	LIBRARY - CAFE ELECTRICAL PART
11/16/2022	306682	P	10961	TACOMA SCREW PRODUCTS INC	\$764.67	0	1116221	MANDRELS FOR SHOP
11/16/2022	306683	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$1,264.86	0	1116221	TIRE CHANGE VEH#3373 WO#67434
11/16/2022	306684	P	10027	THE PAPE' GROUP	\$1,244.08	0	1116221	QUICK COUPLER REPAIR VEH#7165
11/16/2022	306685	P	11108	THE PERSONAL TOUCH CLEANING INC	\$23,860.42	0	1116221	RCC - JANITORIAL - OCTOBER
11/16/2022	306686	P	11771	TOTAL COLLISION AND INJURY CARE LLC	\$260.00	0	1116221	DOT PHYSICAL: D ANDERSON
11/16/2022	306687	P	10128	THE MCCLATCHY COMPANY	\$2,275.69	0	1116221	IPL0091750 PUBLIC HEARING FOR
11/16/2022	306688	P	31958	TRUCKPRO HOLDING CORPORATION	\$509.89	0	1116221	HUBS,BRAKES VEH#6459 WO#67492

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/16/2022	306689	P	32027	TTB INVESTMENTS LLC	\$1,950.00	0	1116221	RPD STORAGE UNIT 5C RENT NOV 2
11/16/2022	306690	P	10302	UNIVAR SOLUTIONS USA INC	\$6,563.97	0	1116221	SOD PERMANG CARUSOL 19-20% IBC
11/16/2022	306691	P	11131	SANDRA R NINEMIRE	\$1,010.85	0	1116221	UNIFORM LAUNDRY SERVICE
11/16/2022	306692	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$94,182.95	0	1116221	VISIT TRI-CITIES CONTRACT DUES
11/16/2022	306693	P	30838	AMANDA WALLNER	\$13.55	0	1116221	AWALLNER TEAM BUILDING ACTIVIT
11/16/2022	306694	P	999003	WASTEWORX REFUND	\$409.43	0	1116221	MISAPPLIED TO WW ACCOUNT SENT
11/16/2022	306695	P	10815	WATER SOLUTIONS INC	\$67.39	0	1116221	WATER FILTRATION 11/07-12/06/2
11/16/2022	306696	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$1,284.20	0	1116221	EDGE VEH#6286 WO#67289
11/16/2022	306697	P	10267	WSF, LLC	\$127.70	0	1116221	FILTERS VEH#3315 WO#66952
11/16/2022	306698	P	31218	WHECO CORPORATION	\$4,662.31	0	1116221	ANNUAL LIFT INSPECTION VEH#330
11/16/2022	306699	P	31468	WASHINGTON HIGHWAY USERS FEDERATION	\$500.00	0	1116221	2023 Dues PRogalsky
11/16/2022	306700	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$28,052.86	0	1116221	STOCK - ESPLANADE
11/16/2022	306701	P	10414	WILDLANDS INC	\$4,839.87	0	1116221	Logston Wetland Maintenance 20
11/16/2022	306702	P	10194	XEROX CORPORATION	\$1,798.36	0	1116221	8TB339112 - BASE CHR9 10/1-10/
11/18/2022	306703	P	31231	ABM INDUSTRIES INC	\$15,663.53	0	1118221	MULTIPLE FACILITIES JANITORIAL
11/18/2022	306704	P	10838	GRIGG ENTERPRISES INC	\$144.51	0	1118221	FILE, LOOP, AND CHAIN FOR CHAI
11/18/2022	306705	P	11323	BRYAN L CHRISTENSEN	\$11,125.63	0	1118221	1325 Cottonwood - Geppert - Wi
11/18/2022	306706	P	11213	ALTEC INDUSTRIES INC	\$346.57	0	1118221	ELECTRONIC MODULE VEH#3313 WO#
11/18/2022	306707	P	10644	ANIXTER INC	\$3,269.86	0	1118221	METER MISC. METER RINGS
11/18/2022	306708	P	10089	THE ARC OF TRI CITIES	\$10,090.00	0	1118221	CDBG 2022 INVOICE 1 REIMBURSEM
11/18/2022	306709	P	999000	AUREF - Utility Customer Refunds	\$129.15	0	1118221	2555 BELLA COOLA LN Apt 149
11/18/2022	306710	P	999000	AUREF - Utility Customer Refunds	\$202.74	0	1118221	1347 THAYER DR
11/18/2022	306711	P	999000	AUREF - Utility Customer Refunds	\$53.91	0	1118221	1204 FONTANA CT
11/18/2022	306712	P	999000	AUREF - Utility Customer Refunds	\$152.88	0	1118221	2895 PAULING AVE Apt 148
11/18/2022	306713	P	999000	AUREF - Utility Customer Refunds	\$106.28	0	1118221	3003 QUEENSGATE DR Apt 340
11/18/2022	306714	P	999000	AUREF - Utility Customer Refunds	\$113.99	0	1118221	575 COLUMBIA POINT DR Apt 203
11/18/2022	306715	P	999000	AUREF - Utility Customer Refunds	\$95.03	0	1118221	2555 DUPORTAIL ST E138
11/18/2022	306716	P	999000	AUREF - Utility Customer Refunds	\$48.67	0	1118221	2712 GRAYHAWK LOOP
11/18/2022	306717	P	999000	AUREF - Utility Customer Refunds	\$123.45	0	1118221	2513 DUPORTAIL ST Apt 207
11/18/2022	306718	P	999000	AUREF - Utility Customer Refunds	\$152.76	0	1118221	475 COLUMBIA POINT DR
11/18/2022	306719	P	999000	AUREF - Utility Customer Refunds	\$87.81	0	1118221	1878 FOWLER ST 3
11/18/2022	306720	P	999000	AUREF - Utility Customer Refunds	\$170.53	0	1118221	575 COLUMBIA POINT DR Apt 216
11/18/2022	306721	P	999000	AUREF - Utility Customer Refunds	\$142.12	0	1118221	2550 DUPORTAIL ST R204

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/18/2022	306722	P	999000	AUREF - Utility Customer Refunds	\$11.31	0	1118221	4626 WHITE DR
11/18/2022	306723	P	999000	AUREF - Utility Customer Refunds	\$81.05	0	1118221	1950 BELLERIVE DR 219
11/18/2022	306724	P	999000	AUREF - Utility Customer Refunds	\$157.73	0	1118221	2555 DUPORTAIL ST B111
11/18/2022	306725	P	999000	AUREF - Utility Customer Refunds	\$43.35	0	1118221	2001 THOMPSON ST
11/18/2022	306726	P	999000	AUREF - Utility Customer Refunds	\$251.53	0	1118221	2550 DUPORTAIL ST J155
11/18/2022	306727	P	999000	AUREF - Utility Customer Refunds	\$104.93	0	1118221	214 ABBOT ST
11/18/2022	306728	P	999000	AUREF - Utility Customer Refunds	\$347.79	0	1118221	1603 JOHNSTON AVE
11/18/2022	306729	P	999000	AUREF - Utility Customer Refunds	\$24.87	0	1118221	2915 BELLERIVE DR
11/18/2022	306730	P	999000	AUREF - Utility Customer Refunds	\$61.58	0	1118221	900 AARON DR 136
11/18/2022	306731	P	999000	AUREF - Utility Customer Refunds	\$158.87	0	1118221	2895 PAULING AVE Apt 110
11/18/2022	306732	P	999000	AUREF - Utility Customer Refunds	\$171.76	0	1118221	2550 DUPORTAIL ST O189
11/18/2022	306733	P	999000	AUREF - Utility Customer Refunds	\$98.17	0	1118221	2105 PULLEN ST 24
11/18/2022	306734	P	999000	AUREF - Utility Customer Refunds	\$114.92	0	1118221	803 STANTON AVE
11/18/2022	306735	P	999000	AUREF - Utility Customer Refunds	\$184.98	0	1118221	2455 GEORGE WASHINGTON WAY K26
11/18/2022	306736	P	999000	AUREF - Utility Customer Refunds	\$79.23	0	1118221	3003 QUEENSGATE DR Apt 133
11/18/2022	306737	P	999000	AUREF - Utility Customer Refunds	\$71.66	0	1118221	900 AARON DR Apt 130
11/18/2022	306738	P	999000	AUREF - Utility Customer Refunds	\$63.80	0	1118221	2100 BELLERIVE DR Q179
11/18/2022	306739	P	999000	AUREF - Utility Customer Refunds	\$167.01	0	1118221	3003 QUEENSGATE DR Apt 368
11/18/2022	306740	P	999000	AUREF - Utility Customer Refunds	\$158.37	0	1118221	451 WESTCLIFFE BLVD Apt A102
11/18/2022	306741	P	999000	AUREF - Utility Customer Refunds	\$199.74	0	1118221	614 TANGLEWOOD DR
11/18/2022	306742	P	999000	AUREF - Utility Customer Refunds	\$204.31	0	1118221	2665 KINGSGATE WAY Apt B313
11/18/2022	306743	P	999000	AUREF - Utility Customer Refunds	\$152.14	0	1118221	1622 VENICE LN
11/18/2022	306744	P	999000	AUREF - Utility Customer Refunds	\$0.68	0	1118221	1220 DEL MAR CT
11/18/2022	306745	P	999000	AUREF - Utility Customer Refunds	\$177.89	0	1118221	2665 KINGSGATE WAY Apt C223
11/18/2022	306746	P	999000	AUREF - Utility Customer Refunds	\$165.88	0	1118221	575 COLUMBIA POINT DR Apt 303
11/18/2022	306747	P	999000	AUREF - Utility Customer Refunds	\$32.39	0	1118221	2908 BELLERIVE DR
11/18/2022	306748	P	999000	AUREF - Utility Customer Refunds	\$160.18	0	1118221	2895 PAULING AVE Apt 329
11/18/2022	306749	P	999000	AUREF - Utility Customer Refunds	\$334.68	0	1118221	1621 GEORGE WASHINGTON WAY C7
11/18/2022	306750	P	999000	AUREF - Utility Customer Refunds	\$14.29	0	1118221	2108 LEGACY LN
11/18/2022	306751	P	999000	AUREF - Utility Customer Refunds	\$66.76	0	1118221	4560 AVA WAY
11/18/2022	306752	P	999000	AUREF - Utility Customer Refunds	\$179.04	0	1118221	3003 QUEENSGATE DR Apt 113
11/18/2022	306753	P	999000	AUREF - Utility Customer Refunds	\$12.09	0	1118221	1900 STEVENS DR 725
11/18/2022	306754	P	999000	AUREF - Utility Customer Refunds	\$121.93	0	1118221	2500 GEORGE WASHINGTON WAY 236

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11/18/2022	306755	P	999000	AUREF - Utility Customer Refunds	\$155.79	0	1118221	2555 BELLA COOLA LN Apt 159
11/18/2022	306756	P	999000	AUREF - Utility Customer Refunds	\$127.14	0	1118221	2000 STEVENS DR 216
11/18/2022	306757	P	999000	AUREF - Utility Customer Refunds	\$13.40	0	1118221	2513 DUPORTAIL ST Apt 332
11/18/2022	306758	P	999000	AUREF - Utility Customer Refunds	\$38.66	0	1118221	2105 PULLEN ST 5
11/18/2022	306759	P	999000	AUREF - Utility Customer Refunds	\$296.67	0	1118221	2507 HARRIS AVE
11/18/2022	306760	P	999000	AUREF - Utility Customer Refunds	\$18.70	0	1118221	1904 SYMONS ST
11/18/2022	306761	P	999000	AUREF - Utility Customer Refunds	\$239.71	0	1118221	815 SNOW AVE
11/18/2022	306762	P	999000	AUREF - Utility Customer Refunds	\$12.95	0	1118221	3160 GEORGE WASHINGTON WAY A
11/18/2022	306763	P	999000	AUREF - Utility Customer Refunds	\$93.33	0	1118221	650 GEORGE WASHINGTON WAY Apt
11/18/2022	306764	P	999000	AUREF - Utility Customer Refunds	\$155.84	0	1118221	2895 PAULING AVE Apt 335
11/18/2022	306765	P	999000	AUREF - Utility Customer Refunds	\$115.75	0	1118221	2336 HOOD AVE 16
11/18/2022	306766	P	999000	AUREF - Utility Customer Refunds	\$5.48	0	1118221	1685 BRITTLEBUSH LN
11/18/2022	306767	P	999000	AUREF - Utility Customer Refunds	\$157.10	0	1118221	1500 COTTONWOOD DR
11/18/2022	306768	P	10275	BADGER METER INC.	\$49,734.16	0	1118221	BRONZE DISC WATER METERS
11/18/2022	306769	P	30328	BLANDINA RENEE VALENZUELA	\$375.00	0	1118221	VHF PROJECT MEETINGS / RESEARC
11/18/2022	306770	P	10207	BENTON COUNTY AUDITOR	\$6,877.73	0	1118221	VEH4185 WA STATE USE TAX AND L
11/18/2022	306771	P	10207	BENTON COUNTY AUDITOR	\$27,796.49	0	1118221	VEH3383 WA STATE USE TAX AND L
11/18/2022	306772	P	10546	BOUND TREE MEDICAL LLC	\$290.41	0	1118221	GLOVES XS, CURAPLEX 8" EXTEN S
11/18/2022	306773	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$1,600.00	0	1118221	1473 Oxford - Bampton - HP Reb
11/18/2022	306774	P	11685	CARDINAL HEALTH 130, LLC	\$538.31	0	1118221	NALOXONE/ONDANSETRON/EPINEPHRI
11/18/2022	306775	P	10240	CENTRAL HOSE & FITTINGS INC	\$93.97	0	1118221	HOSE ASSY VEH#0030 WO#67318
11/18/2022	306776	P	30116	CHRISTENSEN, INC.	\$3,353.77	0	1118221	HYDRAULIC OIL DRUM FOR SHOPS
11/18/2022	306777	P	10261	CITY OF RICHLAND	\$222,673.27	0	1118221	CITY UTILITY BILLS/OCT 2022
11/18/2022	306778	P	10261	CITY OF RICHLAND	\$230.00	0	1118221	BLA HORN RAPIDS INDUSTRIAL PAR
11/18/2022	306779	P	10261	CITY OF RICHLAND	\$9,955.80	0	1118221	1409 Keller - LaMastus - HP Re
11/18/2022	306780	P	30140	CHRIS JOHN RENCH	\$23,479.20	0	1118221	Re-fabrication of Parkway Ring
11/18/2022	306781	P	12486	CLARK EQUIPMENT	\$5,972.03	0	1118221	ONE NEW 2022 BOBCAT 5610G TURB
11/18/2022	306782	P	11516	COLEMAN OIL COMPANY	\$8,868.70	0	1118221	DYED DIESEL AT LANDFILL
11/18/2022	306783	P	11907	SYCURE CORP	\$830.00	0	1118221	100 MBPS FULL DUPLEX INTERNET
11/18/2022	306784	P	10542	FIANDER & ASSOCIATES LLC	\$1,740.29	0	1118221	STATION 71 PM SERVICE
11/18/2022	306785	P	10135	CI SUPPORT LLC	\$45.20	0	1118221	ONSITE 64 GALLON RECURRING SHR
11/18/2022	306786	P	10470	COMMERCIAL TIRE INC	\$1,087.00	0	1118221	TIRE TREAD TOOL FOR SHOPS
11/18/2022	306787	P	31848	CONSISTENT CARE SERVICES SPC PS	\$7,234.36	0	1118221	OCT 2022 REF CONTRACT 113-22 R

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11/18/2022	306788	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$647.68	0	1118221	STATION 73 & 75 - PLUGS FOR T
11/18/2022	306789	P	11526	CORWIN OF PASCO LLC	\$257.57	0	1118221	VALVE VEH#2421 WO#509436
11/18/2022	306790	P	11607	CUMMINS, INC	\$303.08	0	1118221	TEMP SENSOR VEH#3332 WO#67574
11/18/2022	306791	P	10039	DAILY JOURNAL OF COMMERCE	\$335.80	0	1118221	ITB22-0085 TRENCHLESS SEWER RE
11/18/2022	306792	P	10453	DELTA HEATING & COOLING INC	\$9,783.00	0	1118221	1409 Keller - LaMastus - HP Lo
11/18/2022	306793	P	10146	ENERGY NORTHWEST	\$5,597.35	0	1118221	TESTING WWTF INFLU/EFFLU SAMPL
11/18/2022	306794	P	31764	FIBER MARKETING INTERNATIONAL INC	\$91.56	0	1118221	SMALL EQUIP REPAIR - CHAINSAW
11/18/2022	306795	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$33.64	0	1118221	TELEPHONE CHARGES 11/19/22-11/
11/18/2022	306796	P	10657	FRONTIER TITLE & ESCROW COMPANY	\$2,238.50	0	1118221	Liens & Released Recording Fee
11/18/2022	306797	P	11585	GALLS, LLC	\$361.95	0	1118221	Class A Pants - Chief Clary
11/18/2022	306798	P	10050	GENERAL PACIFIC INC	\$150,097.31	0	1118221	3 PH TRANSFORMERS
11/18/2022	306799	P	10132	HD SUPPLY FACILITIES MAINTENANCE LTD	\$60.00	0	1118221	JANITORIAL CHEMICALS
11/18/2022	306800	P	12200	HUGHES FIRE EQUIPMENT, INC	\$390.97	0	1118221	GAUGE, VALVE VEH#5056 WO#67494
11/18/2022	306801	P	10037	INTERMOUNTAIN WEST INSULATION	\$1,084.52	0	1118221	1851 Jones - Roddy - INS Rebat
11/18/2022	306802	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$103.27	0	1118221	2022 Genetec Repairs, Contract
11/18/2022	306803	P	32025	IRZ CONSULTING LLC	\$6,937.50	0	1118221	HR Irrigation System - Reservo
11/18/2022	306804	P	10290	JIM'S PACIFIC GARAGES INC	\$1,188.67	0	1118221	FLEX SKIRTING MUD FLAP VEH#338
11/18/2022	306805	P	11667	KENWORTH SALES COMPANY	\$757.09	0	1118221	WRONG SIZE AUTOSOCKS-RETURNED
11/18/2022	306806	P	32043	LAKESIDE EQUIPMENT CORP	\$570.00	0	1118221	PUMP ELEMENT FOR ARCHIMEDES SC
11/18/2022	306807	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$205.38	0	1118221	TPMS SENSORS VEH#1385 WO#67213
11/18/2022	306808	P	11199	LIBERTY LAWN & SAW SHOP	\$231.90	0	1118221	IGNITION COIL VEH#3319 WO#6690
11/18/2022	306809	P	10262	LIFE ASSIST INC	\$2,127.55	0	1118221	CATHETER, AMINO IV SET, GREENL
11/18/2022	306810	P	31520	THEODORE BLAINE LIGHT III	\$4,590.00	0	1118221	146-22 CEIP SUPPORT AND COMPLI
11/18/2022	306811	P	10093	MCCURLEY INTEGRITY DEALERSHIPS, LLC	\$154.04	0	1118221	LAMPS VEH#2404 WO#67600
11/18/2022	306812	P	10909	MECHANICAL SALES INC	\$1,923.60	0	1118221	LIBRARY - HVAC PARTS
11/18/2022	306813	P	30799	MEDLINE INDUSTRIES INC.	\$529.24	0	1118221	GLOVES SIZE S
11/18/2022	306814	P	10751	CAR WASH PARTNERS INC	\$2,364.23	0	1118221	SEPTEMBER CITY CAR WASHES
11/18/2022	306815	P	10083	MONARCH MACHINE & TOOL CO INC	\$5,985.02	0	1118221	REBUILD BOX SCRAPER VEH#6286
11/18/2022	306816	P	10358	MOON SECURITY SERVICES INC	\$179.30	0	1118221	WWTF BURGLARY & FIRE NOV '22
11/18/2022	306817	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$6,359.55	0	1118221	FILTERS VEH#2426 WO#67609
11/18/2022	306818	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$529.49	0	1118221	ENG HEATER, INJECTOR VEH#3341 W
11/18/2022	306819	P	11404	NOVUS GLASS INC DBA	\$509.98	0	1118221	BACK WINDSHIELD REPLACED VEH#1

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11/18/2022	306820	P	11561	ON SCENE MEDICAL SERVICES, P.C.	\$7,149.00	0	1118221	PRE-EMP PHYS/DOT CDL PHYS: (12
11/18/2022	306821	P	11838	PACWEST MACHINERY LLC	\$334.46	0	1118221	SWTICH VEH#7140 WO#67562
11/18/2022	306822	P	12238	REXEL USA, INC	\$75.07	0	1118221	FUSES FOR HEATER IN WWTF SOLID
11/18/2022	306823	P	10047	R.D. OFFUTT COMPANY	\$230.99	0	1118221	HYD CYLINDER VEH#6286 WO#67289
11/18/2022	306824	P	11012	RH2 ENGINEERING INC	\$10,096.25	0	1118221	N Rold Wellfield & UV Disinfect
11/18/2022	306825	P	10647	RIVER CITY TOWING INC	\$48.92	0	1118221	TOW TO SHOPS VEH#2476 WO#67548
11/18/2022	306826	P	10253	SMITH INSULATION INC	\$1,166.50	0	1118221	2018 Hoxie - Ogden - INS Rebat
11/18/2022	306827	P	10440	SOLID WASTE SYSTEMS INC	\$10,027.37	0	1118221	BEAM ASSY VEH#6000 WO#67613
11/18/2022	306828	P	12430	SYSTEMS DESIGN WEST LLC	\$8,059.46	0	1118221	EMS BILLING FOR SEPTEMBER 2022
11/18/2022	306829	P	10961	TACOMA SCREW PRODUCTS INC	\$380.50	0	1118221	NYLON ROPE, GLOVES FOR VENICE
11/18/2022	306830	P	30813	CLOUDBURST CONSULTING GROUP INC	\$904.00	0	1118221	CLOUDBURST HOME ARP, CONTRACT
11/18/2022	306831	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$8,380.01	0	1118221	TIRE CHANGE VEH#3335 WO#67618
11/18/2022	306832	P	10027	THE PAPE' GROUP	\$8,638.19	0	1118221	COTTER PIN VEH#7109 WO#67576
11/18/2022	306833	P	10395	TOTAL ENERGY MANAGEMENT INC	\$10,750.43	0	1118221	1661 Mowry Ct #406 - Young - H
11/18/2022	306834	P	31958	TRUCKPRO HOLDING CORPORATION	\$126.74	0	1118221	HUB OIL CAPS VEH#4117 WO#67279
11/18/2022	306835	P	32027	TTB INVESTMENTS LLC	\$1,950.00	0	1118221	RPD STORAGE UNIT 5C RENT DEC 2
11/18/2022	306836	P	10512	US BANK N A	\$248.00	0	1118221	OCTOBER 2022 POOLED INVESTMENT
11/18/2022	306837	P	10643	WASHINGTON ASSOCIATION OF BUILDING OFFICIALS	\$50.00	0	1118221	BUILDING OFFICAL JOB POSTING
11/18/2022	306838	P	10212	WAGNER SMITH EQUIPMENT CO	\$247.84	0	1118221	OCTOBER HOT ARM RENTAL
11/18/2022	306839	P	10645	WASHINGTON ECONOMIC DEVELOPMENT ASSOCIATION (WEDA)	\$650.00	0	1118221	2023 WEDA MEMBERSHIP A WALLNER
11/18/2022	306840	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$279.08	0	1118221	HOSE SLEEVE VEH#7168 WO#67533
11/18/2022	306841	P	10267	WSF, LLC	\$1,131.43	0	1118221	NOZZLES VEH#3350 WO#67568
11/18/2022	306842	P	12400	WESTERN SYSTEMS, INC.	\$5,210.16	0	1118221	GATOR PATCH QUOTE Q-05645
11/18/2022	306843	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$25.76	0	1118221	BELT VEH#3290 WO#67577
11/18/2022	306844	P	31218	WHECO CORPORATION	\$1,317.44	0	1118221	ANNUAL SCISSOR LIFT INSPECTION
11/18/2022	306845	P	10194	XEROX CORPORATION	\$213.44	0	1118221	COPIER LEASE 10/22 C8045H/8TB-
11/21/2022	306846	P	10226	FULL SPECTRUM EYE CARE PS	\$80.81	0	112122FP	NON COVERED VISION
11/21/2022	306847	P	10167	MIKE CASE	\$188.66	0	112122PP	NON COVERED RX
11/21/2022	306848	P	10166	JAMES J DEMYER	\$1,540.00	0	112122PP	NON COVERED MEDICAL
11/21/2022	306849	P	10048	DOUGLAS D DRIVER	\$382.00	0	112122PP	NON COVERED DENTAL
11/21/2022	306850	P	10332	RANDAL L TAYLOR	\$136.56	0	112122PP	NON COVERED MEDICAL
11/22/2022	306851	P	999009	A/R REFUNDS	\$2,053.10	0	1122221	GB Customer ID 100835 Bill #45

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/22/2022	306852	P	10000	KBL, INC.	\$460.89	0	1122221	NOV SGR PRINTED MATERIAL
11/22/2022	306853	P	31231	ABM INDUSTRIES INC	\$4,606.18	0	1122221	PROUT POOL - JANITORIAL - OCTO
11/22/2022	306854	P	10838	GRIGG ENTERPRISES INC	\$649.59	0	1122221	PIPE INSLTN, ELEC TAPE, HEAT C
11/22/2022	306855	P	10333	ALLIED ARTS ASSOCIATION	\$5,000.00	0	1122221	Art in the Park 2022 - Marketi
11/22/2022	306856	P	31123	ASSOCIATED PRODUCTION MUSIC LLC	\$1,075.00	0	1122221	MUSIC USE AGREEMENT - SUBSCRIP
11/22/2022	306857	P	999000	AUREF - Utility Customer Refunds	\$107.53	0	1122221	2894 SALK AVE Apt 364
11/22/2022	306858	P	999000	AUREF - Utility Customer Refunds	\$145.86	0	1122221	2895 PAULING AVE Apt 227
11/22/2022	306859	P	999000	AUREF - Utility Customer Refunds	\$111.14	0	1122221	1529 COLUMBIA PARK TRL Apt 113
11/22/2022	306860	P	999000	AUREF - Utility Customer Refunds	\$9.80	0	1122221	160 VAN GIESEN ST 101
11/22/2022	306861	P	999000	AUREF - Utility Customer Refunds	\$31.76	0	1122221	324 ROCKWOOD DR
11/22/2022	306862	P	30312	AUST, RANDY	\$204.96	0	1122221	22-259 REIMB AUST CPSE NORTH V
11/22/2022	306863	P	11079	AUTOZONE STORES LLC	\$18.47	0	1122221	AIR CHUCK VEH#5055 WO#67606
11/22/2022	306864	P	11079	AUTOZONE STORES LLC	\$519.64	0	1122221	INVERTERS VEH#2419,7171,3368 W
11/22/2022	306865	P	10607	BADGER MOUNTAIN IRRIGATION DISTRICT	\$13,632.00	0	1122221	Q3 2022 BMID CONNECTION FEES -
11/22/2022	306866	P	12315	BATTELLE MEMORIAL INSTITUTE	\$1,500.00	0	1122221	HYDRANT METER REFUND #358
11/22/2022	306867	P	11037	AMBRO INC	\$108.69	0	1122221	BATTERY FOR PRETREATMENT AUTOS
11/22/2022	306868	P	32059	BDG INVESTMENTS LLC	\$680.65	0	1122221	HYDRANT METER REFUND #329
11/22/2022	306869	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$380.00	0	1122221	HHANDS APPLICATIONS Q3-2022
11/22/2022	306870	P	10188	BENTON FRANKLIN TITLE COMPANY	\$280.00	0	1122221	627 BASSWOOD AVE RECONVEYANCE
11/22/2022	306871	P	10008	BENTON PUD	\$5,634.59	0	1122221	C-SC157A PRE-NOTIFICATION SERV
11/22/2022	306872	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$2,081.13	0	1122221	10/22-385100 KENNEDY BOOSTER S
11/22/2022	306873	P	12126	BIG D'S CONSTRUCTION	\$1,422.15	0	1122221	REFUND HYDRANT METER #388
11/22/2022	306874	P	10468	BLACKSTONE AUDIOBOOKS	\$813.44	0	1122221	LIBRARY COLLECTION - CD
11/22/2022	306875	P	11778	DSD CAPITAL LLC	\$140.30	0	1122221	Oct 2022 Landfill Outhouse
11/22/2022	306876	P	11272	BOYD'S TREE SERVICE LLC	\$18,744.56	0	1122221	TREE PRUNING & VEGETATION MANA
11/22/2022	306877	P	10707	CABOT J DOW	\$568.75	0	1122221	LABOR RELATIONS & NEGOTIATION
11/22/2022	306878	P	10026	CASCADE NATURAL GAS CORP	\$7,768.02	0	1122221	STATION 74- GAS BILL - NOVEMBE
11/22/2022	306879	P	32037	COLTON CASILLAS	\$136.00	0	1122221	REIMB CASILLAS NREMT AEMT INIT
11/22/2022	306880	P	10240	CENTRAL HOSE & FITTINGS INC	\$1,068.91	0	1122221	MBSPP-MNPT ST/BR SWIVEL/REDUCR
11/22/2022	306881	P	10847	CERIUM NETWORKS INC	\$124,399.54	0	1122221	CISCO ISE UPGRADE
11/22/2022	306882	P	10261	CITY OF RICHLAND	\$120.00	0	1122221	EMILY & MADISON HILL BB SCHOLA
11/22/2022	306883	P	10261	CITY OF RICHLAND	\$5,161.37	0	1122221	22-214 ADV CIS ANNL CONF, LAS
11/22/2022	306884	P	11516	COLEMAN OIL COMPANY	\$31,978.09	0	1122221	WEEKLY CARD LOCK FUEL 11/14-11

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11/22/2022	306885	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$2,938.51	0	1122221	480V VFD DRIVE FOR BELT PRESS
11/22/2022	306886	P	11526	CORWIN OF PASCO LLC	\$164,451.02	0	1122221	ONE NEW 2022 POLICE INTERCEPTO
11/22/2022	306887	P	10273	CRAFTSMAN CABINETS & FLOORCOVERING INC	\$12,436.20	0	1122221	Police Training Room Carpet, C
11/22/2022	306888	P	11607	CUMMINS, INC	\$2,241.70	0	1122221	ACTUATOR VEH#5049 WO#67648
11/22/2022	306889	P	10365	DAVID EVANS & ASSOCIATES INC	\$702.09	0	1122221	Center Parkway North-Railroad
11/22/2022	306890	P	10756	DELL MARKETING LP	\$5,003.54	0	1122221	Dell - WinCam Laptop WWTP (A-1
11/22/2022	306891	P	10139	DEPARTMENT OF ECOLOGY	\$1,437.19	0	1122221	ECOLOGY VCP PROJECT CE0530 FOR
11/22/2022	306892	P	11362	ELIJAH FAMILY HOMES	\$12,170.33	0	1122221	TTS PROGRAM Q12022 GRANT PAYME
11/22/2022	306893	P	32060	ELITE CONSTRUCTION & DEVELOPMENT	\$715.75	0	1122221	HYDRANT METER REFUND #336
11/22/2022	306894	P	10268	FEDERAL EXPRESS CORP	\$198.45	0	1122221	PRETRT SAMPLE SHIP 10-31-22 FP
11/22/2022	306895	P	10315	FERGUSON US HOLDINGS INC	\$1,190.43	0	1122221	1 1/2" MIPXPE PJ COUP/IPS PEP
11/22/2022	306896	P	30874	BRENT THOMAS	\$108.70	0	1122221	HORN RAPIDS - STORAGE UNIT - N
11/22/2022	306897	P	31564	FNS COLLISION GROUP INC	\$2,212.48	0	1122221	PAINT DOORS PL UPFIT VEH#2535
11/22/2022	306898	P	11585	GALLS, LLC	\$490.08	0	1122221	CREDIT Class B's - Anderson
11/22/2022	306899	P	10050	GENERAL PACIFIC INC	\$90,588.41	0	1122221	3 PH TRANSFORMERS
11/22/2022	306900	P	10203	W.W. GRAINGER, INC	\$1,827.92	0	1122221	SAND BAG, WHITE, 26 IN L, 14 I
11/22/2022	306901	P	31965	BRITTANY SCHOCH	\$63.00	0	1122221	OCTOBER CLASS 9173
11/22/2022	306902	P	31398	H.W. LOCHNER INC	\$20,675.79	0	1122221	SOUTH GWW INTERSECTION IMPROVE
11/22/2022	306903	P	31922	KELSEY HAN	\$71.00	0	1122221	REIMB 22-278 HAN AEMT EXAM POS
11/22/2022	306904	P	11813	HERC RENTALS INC	\$1,173.96	0	1122221	BRUSH CHIPPER FOR VENICE SW PO
11/22/2022	306905	P	31209	WALTEK II, INCORPORATED	\$4,850.00	0	1122221	Quail Ridge 2 Ph1 Soil Testing
11/22/2022	306906	P	10837	INTERGRAPH CORPORATION	\$95,728.94	0	1122221	CAD UPGRADE, CONTRACT 211-22
11/22/2022	306907	P	11912	INTERMECH	\$1,470.00	0	1122221	HYDRANT METER REFUND #319
11/22/2022	306908	P	32056	KENBRIO INC	\$5,000.00	0	1122221	Facilitation of City Manager 2
11/22/2022	306909	P	11667	KENWORTH SALES COMPANY	\$513.94	0	1122221	CHAINS VEH#0030 WO#67662
11/22/2022	306910	P	12336	LCR CONSTRUCTION	\$188,948.62	0	1122221	JERICO WATER OVERSIZING AGMT
11/22/2022	306911	P	11787	MATRIX CONSULTING GROUP, LTD	\$12,180.00	0	1122221	Development Process Performanc
11/22/2022	306912	P	10665	MEIER ENTERPRISES INC	\$22,500.00	0	1122221	Library STEAM Space Improvemen
11/22/2022	306913	P	11600	MICHAEL D. TERRELL	\$2,443.75	0	1122221	Leslie Groves Tennis Court Rep
11/22/2022	306914	P	31823	MILLER'S ELECTRIC SERVICES LLC	\$296.10	0	1122221	2022 Meter Repairs, CONTRACT #
11/22/2022	306915	P	31948	MURLEY'S FLOORCOVERING LLC	\$589.90	0	1122221	RETAINAGE, CONTRACT #296-22
11/22/2022	306916	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$538.05	0	1122221	BATTERY VEH#2448 WO#67622
11/22/2022	306917	P	31428	NATIONAL SAFETY INC	\$478.38	0	1122221	FALL HARNESSSES FOR POWER OPS

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11/22/2022	306918	P	30088	NCR PAYMENT SOLUTIONS CORPORATION	\$8,451.92	0	1122221	MERCHANT SERVICE CHARGES OCTOB
11/22/2022	306919	P	31638	JESSE OLSON	\$150.00	0	1122221	REIMB JESSE OLSON FOR BOOTS
11/22/2022	306920	P	10981	OIL RE-REFINING CO	\$445.80	0	1122221	Recycled Oil Hauled 11/16/22-L
11/22/2022	306921	P	10862	PARAMETRIX INC	\$18,246.40	0	1122221	2022 Horn Rapids Landfill Envi
11/22/2022	306922	P	10102	PASCO RANCH AND HOME INC	\$329.39	0	1122221	PALLET WTR SOFT SALT 50 LB WTP
11/22/2022	306923	P	11136	RICHARD SCHURFELD	\$258.00	0	1122221	PORTAL SERVICE LOCATES OCTOBER
11/22/2022	306924	P	10939	RETAIL LOCKBOX INC	\$3,017.12	0	1122221	UB PAYMENT PROCESSING OCTOBER
11/22/2022	306925	P	11012	RH2 ENGINEERING INC	\$149.06	0	1122221	WWTF DIGESTER IMPROVEMENTS - 3
11/22/2022	306926	P	12318	RINGOLD EMBROIDERY	\$358.11	0	1122221	KICKBALL SHIRTS - 2ND ORDER
11/22/2022	306927	P	10647	RIVER CITY TOWING INC	\$48.92	0	1122221	TOW BILL VEH#2498 WO#67304
11/22/2022	306928	P	10239	CLEARWATER TECH LLC	\$47,102.16	0	1122221	Emergency Sewer Line Repair-Th
11/22/2022	306929	P	11616	THE RUDE MECHANICALS	\$2,608.50	0	1122221	Shakespeare in the Park - Gran
11/22/2022	306930	P	10280	SHERWIN WILLIAMS CO	\$122.27	0	1122221	PAINT FOR NEW OFFICE AT WWTF
11/22/2022	306931	P	32061	SIERRA ELECTRIC	\$2,932.60	0	1122221	HYDRANT METER REFUND #373
11/22/2022	306932	P	31869	KRISTI SMITH	\$1,209.00	0	1122221	NOVEMBER 2022 FIREFIGHTERS SEC
11/22/2022	306933	P	10253	SMITH INSULATION INC	\$2,103.20	0	1122221	1103 Winslow - Martin - Insula
11/22/2022	306934	P	10536	SPRAGUE PEST SOLUTIONS	\$154.48	0	1122221	RCC - PEST CONTROL
11/22/2022	306935	P	11195	STRATEGIC GOVERNMENT RESOURCES INC	\$5,673.42	0	1122221	NOVEMBER SGR SESSIONS
11/22/2022	306936	P	10900	SUNBELT RENTALS INC	\$2,012.44	0	1122221	WWL - TELEHANDLER FORKLIFT REN
11/22/2022	306937	P	31290	SYNCHRONIZED CHRISTMAS INC.	\$1,662.56	0	1122221	WWL - PIXEL PACKAGE
11/22/2022	306938	P	11442	T TAP CONSTRUCTION SERVICES	\$618.85	0	1122221	HYDRANT METER REFUND #371
11/22/2022	306939	P	10961	TACOMA SCREW PRODUCTS INC	\$237.03	0	1122221	FITTINGS VEH#3321 WO#67654
11/22/2022	306940	P	30808	TANKMAX INC.	\$289.38	0	1122221	DRIVELINE VEH#3345 WO#67602
11/22/2022	306941	P	31606	TAPANI INC	\$720.00	0	1122221	HYDRANT METER REFUND #313
11/22/2022	306942	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$5,382.95	0	1122221	TIRES VEH#3322 WO#67650
11/22/2022	306943	P	10027	THE PAPE' GROUP	\$60,516.71	0	1122221	ONE NEW 2022 HYSTER E40HSD3 EL
11/22/2022	306944	P	10535	COUNTRY DANCE AND SONG SOCIETY	\$4,000.00	0	1122221	26th Annual Tumbleweed Music F
11/22/2022	306945	P	10395	TOTAL ENERGY MANAGEMENT INC	\$9,906.27	0	1122221	City Hall ED Suite Offices Add
11/22/2022	306946	P	11239	TOTAL SITE SERVICES LLC	\$165,227.12	0	1122221	Uptown ADA Parking Lot Improve
11/22/2022	306947	P	10122	TRAFFIC SAFETY SUPPLY CO INC	\$11,345.02	0	1122221	STREETS MATERIALS
11/22/2022	306948	P	31951	TRANTEX TRANSPORTATION PRODUCTS OF TEXAS INC	\$123,665.00	0	1122221	TRANTEX PREMELTER TRAILER
11/22/2022	306949	P	10861	TRICOMP INC	\$1,470.00	0	1122221	JOB NOV 2022 E-NEWSLETTER AD
11/22/2022	306950	P	11129	TU DECIDES MEDIA INC	\$600.00	0	1122221	ITB 22-0062 JADWIN PEDESTRIAN

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/22/2022	306951	P	31326	E SOURCE COMPANIES LLC	\$3,500.00	0	1122221	C95-19 SMART GRID PROGRAM MANA
11/22/2022	306952	P	10138	WA STATE AUDITOR'S OFFICE	\$11,314.63	0	1122221	AUDIT SERVICES OCTOBER 2022
11/22/2022	306953	P	11015	WEBCHECK INC	\$890.25	0	1122221	WEBCHECK SERVICE OCTOBER 2022
11/22/2022	306954	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$96.20	0	1122221	FUEL CAP VEH#7168 WO#67533
11/22/2022	306955	P	31218	WHECO CORPORATION	\$8,481.84	0	1122221	ANNUAL INSPECTION VEH#3325 WO#
11/22/2022	306956	P	10194	XEROX CORPORATION	\$1,648.36	0	1122221	CITY MGR COPIER SERIAL #3TX411
11/30/2022	306957	P	10439	PYC LLC	\$849.29	0	1130221	RPD UNIFORM LAUNDRY OCTOBER 22
11/30/2022	306958	P	12310	AAA CONCRETE, INC	\$1,481.03	0	1130221	10YD- CONCRETE - 5.5 SK EXT 3/
11/30/2022	306959	P	10838	GRIGG ENTERPRISES INC	\$339.19	0	1130221	CHAIN TO LOCK VENICE SW POND
11/30/2022	306960	P	11492	ALS GROUP USA CORP	\$2,605.00	0	1130221	WWTF INFLUENT/EFFLUENT SAMPLIN
11/30/2022	306961	P	31753	MICHAEL ALVAREZ	\$125.90	0	1130221	TRIP#22-231 ALVAREZ NATIONAL C
11/30/2022	306962	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$1,160.92	0	1130221	8YD-CONCRETE - 5.5 SK EXT 3/4"
11/30/2022	306963	P	10644	ANIXTER INC	\$4,145.27	0	1130221	BOLTS
11/30/2022	306964	P	10317	APOLLO SHEET METAL INC	\$848.38	0	1130221	CONTROL BOARD REPLACEMENT AT B
11/30/2022	306965	P	10670	ARROW CONSTRUCTION SUPPLY INC	\$3,587.10	0	1130221	2-RENT CRAFCO PATCHER II/FREIG
11/30/2022	306966	P	10518	BEAVER BARK & ROCK	\$981.11	0	1130221	CONCRETE - 5LB BAG MIX 1.75YD/
11/30/2022	306967	P	31109	BENTON CONSERVATION DISTRICT	\$382.77	0	1130221	C11-20 SALMON POWER PROGRAM IL
11/30/2022	306968	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$10.00	0	1130221	Low Income Program Process Fee
11/30/2022	306969	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$3,619.55	0	1130221	WATER SAMPLING ANALYSIS WTP
11/30/2022	306970	P	11203	BIBLIOTHECA LLC	\$1,438.80	0	1130221	RFID TAG
11/30/2022	306971	P	11272	BOYD'S TREE SERVICE LLC	\$49,061.91	0	1130221	2022 Tree Service Removal City
11/30/2022	306972	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$12,364.15	0	1130221	CP Golf Course Café HVAC, CONT
11/30/2022	306973	P	12229	CANON FINANCIAL SERVICES, INC	\$971.24	0	1130221	OCT COPIER CHARGES FOR PURCHAS
11/30/2022	306974	P	11685	CARDINAL HEALTH 130, LLC	\$261.23	0	1130221	FENTANYL
11/30/2022	306975	P	10026	CASCADE NATURAL GAS CORP	\$10,598.84	0	1130221	CITY HALL - GAS BILL - NOVEMBE
11/30/2022	306976	P	11075	CHINOOK HEATING & AIR INC	\$10,985.90	0	1130221	1315 Totten - Evergreen - HP L
11/30/2022	306977	P	10261	CITY OF RICHLAND	\$2,103.61	0	1130221	22-143 BRIERE LIFEGUARD INSTRU
11/30/2022	306978	P	10261	CITY OF RICHLAND	\$1,300.00	0	1130221	266 Saint - Duea - HP Rebate
11/30/2022	306979	P	31028	TONI CLARK	\$30.63	0	1130221	REIMB NOV. 2022 MILEAGE AND RE
11/30/2022	306980	P	10429	CODE PUBLISHING INC	\$97.51	0	1130221	MUNICIPAL CODE WEB UPDATE
11/30/2022	306981	P	11516	COLEMAN OIL COMPANY	\$18,298.73	0	1130221	WEEKLY CARD LOCK FUEL 11/21-11
11/30/2022	306982	P	10135	CI SUPPORT LLC	\$41.82	0	1130221	CI SHRED SERVICE - WO CODE 025

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/30/2022	306983	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$1,448.81	0	1130221	30W WALL PACK WTP MECH SHOP
11/30/2022	306984	P	12494	CONSOR NORTH AMERICA INC	\$16,700.03	0	1130221	WWTF AERATION BASIN #2 RETROFI
11/30/2022	306985	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$3,837.11	0	1130221	JANITORIAL PAPER PRODUCTS
11/30/2022	306986	P	11663	D&D TELECOMMUNICATION PROPERTIES LLC	\$752.24	0	1130221	DECEMBER 2022 - INSPIRATION PO
11/30/2022	306987	P	10756	DELL MARKETING LP	\$1,647.11	0	1130221	Dell GIS Workstation for IT Ma
11/30/2022	306988	P	10139	DEPARTMENT OF ECOLOGY	\$588.00	0	1130221	OPERATOR CERT RENEWAL 2023 - M
11/30/2022	306989	P	11169	EFFICIENCY SOLUTIONS LLC	\$7,222.50	0	1130221	C07-21 COMMERCIAL ENERGY EFFIC
11/30/2022	306990	P	12498	EMS TECHNOLOGY SOLUTIONS, LLC	\$3,576.28	0	1130221	9 ANNUAL LICENSES OPERATIVE IQ
11/30/2022	306991	P	10146	ENERGY NORTHWEST	\$35,559.39	0	1130221	HRSST Quarterly O&M 2022
11/30/2022	306992	P	10821	ENVIRO-CLEAN EQUIPMENT INC	\$2,929.57	0	1130221	CERAMIC CYLINDER VEH#3338 WO#6
11/30/2022	306993	P	11044	EWING IRRIGATION PRODUCTS INC	\$219.14	0	1130221	WWL - MAGNETIC CLIP SOCKETS
11/30/2022	306994	P	31170	HIS DIME, LLC	\$49.83	0	1130221	DECALS VEH#7188 WO#67543
11/30/2022	306995	P	10508	FASTENAL COMPANY	\$710.16	0	1130221	10/12/20 INVOICE NUTS/WASHERS/
11/30/2022	306996	P	10315	FERGUSON US HOLDINGS INC	\$150.56	0	1130221	SHOPS 100 - PLUMBING PARTS
11/30/2022	306997	P	32021	FORD OF HERMISTON LLC	\$1,740.55	0	1130221	TOM DENCHEL FORD VEH#1215 WO#6
11/30/2022	306998	P	31564	FNS COLLISION GROUP INC	\$513.61	0	1130221	PAINT BUMPER VEH#3364 WO#67444
11/30/2022	306999	P	31564	FNS COLLISION GROUP INC	\$3,763.48	0	1130221	BODY REPAIR VEH#2466 WO#67799
11/30/2022	307000	P	10369	G & R AG PRODUCTS INC	\$50.71	0	1130221	QICK SPL ANGLE/RUBBER WASHER
11/30/2022	307001	P	11585	GALLS, LLC	\$166.86	0	1130221	Class A Pants - Kane
11/30/2022	307002	P	31421	GARY A TUCCI	\$19,688.41	0	1130221	35 HRSST October Invoice 2022
11/30/2022	307003	P	10050	GENERAL PACIFIC INC	\$308,805.84	0	1130221	3 PH TRANSFORMERS
11/30/2022	307004	P	11856	GRANICH ENGINEERED PRODUCTS, INC	\$129.45	0	1130221	HVAC - COMPRESSOR PARTS
11/30/2022	307005	P	10394	GRANITE CONSTRUCTION COMPANY	\$23,503.61	0	1130221	135.7500 TON ASPHALT - 1/2" HM
11/30/2022	307006	P	10132	HD SUPPLY FACILITIES MAINTENANCE LTD	\$354.59	0	1130221	CASE-KIMWIPES DISPOSABLE WIPES
11/30/2022	307007	P	10132	HD SUPPLY FACILITIES MAINTENANCE LTD	\$360.01	0	1130221	JANITORIAL CHEMICALS
11/30/2022	307008	P	11813	HERC RENTALS INC	\$49.43	0	1130221	10.6 GALLON OF LIQUID PROPANE
11/30/2022	307009	P	10294	HORIZON DISTRIBUTION INC	\$1,254.48	0	1130221	HORIZON MISC SUPPLIES
11/30/2022	307010	P	11165	HYAS GROUP LLC	\$12,750.00	0	1130221	4Q 2022 401A & 457B CONSULTING
11/30/2022	307011	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	\$121.24	0	1130221	CHRIS - TRI-FLOW SPRAY CAN
11/30/2022	307012	P	10406	JUB ENGINEERS INC	\$14,299.00	0	1130221	Traffic Impact Fee Update-Zone
11/30/2022	307013	P	10063	JACOBS & RHODES INC	\$1,900.00	0	1130221	2344 Greenbrook - Heaberlin -
11/30/2022	307014	P	31181	LJ KIT BLOCKER INC	\$24.31	0	1130221	RADIAL BALL BEARING FOR EXHAUS
11/30/2022	307015	P	10449	KING COUNTY DIRECTORS ASN PURCHASING DEPT	\$1,510.55	0	1130221	IT Furniture

Accounts Payable Checks

11/1/2022 - 11/30/2022

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/30/2022	307016	P	31623	KELLER ASSOCIATES INC	\$3,935.00	0	1130221	TAPTEAL BOOSTER PUMP STATION &
11/30/2022	307017	P	10262	LIFE ASSIST INC	\$1,248.74	0	1130221	REEVES STRETCHER
11/30/2022	307018	P	31780	MAIL BY THE MALL LLC	\$1,839.09	0	1130221	Relocation Assistance - Cent P
11/30/2022	307019	P	30799	MEDLINE INDUSTRIES INC.	\$3,150.53	0	1130221	GLOVES / 2 CASES M, 4 CASES L,
11/30/2022	307020	P	30109	MICHEL'S CORPORATION	\$1,458.95	0	1130221	HYDRANT METER REFUND #385
11/30/2022	307021	P	10371	MOTOROLA SOLUTIONS INC	\$1,126.95	0	1130221	Accessories for APX 6000s
11/30/2022	307022	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$192.99	0	1130221	FITTINGS FOR SHOPS
11/30/2022	307023	P	30899	NATIONAL HOSE TESTING SPECIALTIES, INC	\$7,167.13	0	1130221	2022 LADDER AND HOSE TESTING
11/30/2022	307024	P	30268	LES NIELD	\$136.00	0	1130221	CDL Reimbursement
11/30/2022	307025	P	30271	NORTH TECH EQUIPMENT REPAIR, LLC	\$434.80	0	1130221	CALIBRATE VGT VEH#5049 WO#6764
11/30/2022	307026	P	30912	NORTHWEST RENTAL CENTER, INC.	\$308.10	0	1130221	7.20 GALLON OF LIQUID PROPANE
11/30/2022	307027	P	10357	OXARC INC	\$81.81	0	1130221	WTP OCTOBER 2022 CYLINDER REN
11/30/2022	307028	P	31206	CI - PW LLC	\$29.32	0	1130221	Water for Landfill Nov 2022
11/30/2022	307029	P	10971	PARAMOUNT COMMUNICATIONS INC	\$765.00	0	1130221	PARAMOUNT 2022 FIBER BUILDS, C
11/30/2022	307030	P	999011	PARK PARTNERSHIP PROGRAM	\$5,000.00	0	1130221	Contract No. 118-21 2021 PPP F
11/30/2022	307031	P	10232	PERFECTION GLASS INC	\$2,272.20	0	1130221	54 Proton - Loosmore - Window
11/30/2022	307032	P	10828	PIPE OF WASHINGTON	\$84,553.43	0	1130221	N Richland UV Disinfection Sys
11/30/2022	307033	P	30055	POWER CITY ELECTRIC INC	\$19,132.65	0	1130221	City View Sandhill Crane Relay
11/30/2022	307034	P	10936	PREMIER EXCAVATION INC	\$76,626.69	0	1130221	HENDERSON LOOP PHASE 2 CONSTRU
11/30/2022	307035	P	31210	LEPS-PSS, PLLC	\$3,175.00	0	1130221	POST COE PSYCH EVAL/SAR: (11)
11/30/2022	307036	P	10829	RADIAN RESEARCH INC	\$1,119.61	0	1130221	WATT-Net Express Annual Suppor
11/30/2022	307037	P	10647	RIVER CITY TOWING INC	\$244.60	0	1130221	RPD TOW CHARGE
11/30/2022	307038	P	31308	SAFE SET CONSTRUCTION LLC	\$7,602.00	0	1130221	2 DAYS CAT RENTAL
11/30/2022	307039	P	10311	SEA WESTERN INC	\$3,540.22	0	1130221	FD SECOND SET OF TURNOUT GEAR
11/30/2022	307040	P	10433	J.R. SETINA MANUFACTURING COMPANY INC.	\$11,976.84	0	1130221	PL UPFIT DRAWER VEH#2537
11/30/2022	307041	P	11022	MARY LOU GNOZA	\$130.44	0	1130221	PANTS HEMMED / NAME TAGGED - E
11/30/2022	307042	P	10253	SMITH INSULATION INC	\$940.35	0	1130221	2204 Humphreys - Anderson - In
11/30/2022	307043	P	30027	SEATTLE SEWING SOLUTIONS INC	\$2,522.39	0	1130221	Jacket - Denslow
11/30/2022	307044	P	10536	SPRAGUE PEST SOLUTIONS	\$738.46	0	1130221	STATION 71 - PEST CONTROL
11/30/2022	307045	P	10205	STAR RENTALS & SALES	\$121.74	0	1130221	FRONT WATER SPRAY BAR VEH#0030
11/30/2022	307046	P	10118	STEEBER'S LOCK SERVICE	\$111.95	0	1130221	DUPLICATE KEY VEH#2521 WO#6763
11/30/2022	307047	P	11271	STRIPE RITE INC	\$66,226.14	0	1130221	2022 Miscellaneous Striping, C
11/30/2022	307048	P	10530	SUMMIT LAW GROUP PLLC	\$8,028.09	0	1130221	CITY OF RICHLAND - LABOR & EMP

Accounts Payable Checks

11/1/2022 - 11/30/2022

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/30/2022	307049	P	10961	TACOMA SCREW PRODUCTS INC	\$246.89	0	1130221	DRIVER BITS, SCREWDRIVERS FOR
11/30/2022	307050	P	32051	TELECOMMUNICATION SYSTEMS INC	\$8,038.37	0	1130221	CPE Upgrade
11/30/2022	307051	P	30086	TELEFLEX LLC	\$1,345.50	0	1130221	EZ IO 45MM & 15MM NEEDLE SET
11/30/2022	307052	P	31735	MARQUES HARRER	\$1,177.78	0	1130221	Command Class A's - Jansen
11/30/2022	307053	P	32063	THE CROWN GROUP INC	\$173,749.00	0	1130221	CONTRACT 54-15 A5 REIMBURSEMEN
11/30/2022	307054	P	11771	TOTAL COLLISION AND INJURY CARE LLC	\$260.00	0	1130221	DOT PHYSICAL: T MARTIN
11/30/2022	307055	P	10395	TOTAL ENERGY MANAGEMENT INC	\$10,571.08	0	1130221	266 Saint - Duea - HP Loan
11/30/2022	307056	P	12054	TRANSP0 GROUP USA, INC	\$20,770.25	0	1130221	Downtown Connectivity Design -
11/30/2022	307057	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$960.74	0	1130221	RETURN ON 2018 INV 127412
11/30/2022	307058	P	10335	TRI CITY DEVELOPMENT COUNCIL	\$24,538.61	0	1130221	Q3 2022 HANFORD COMMUNITY REIM
11/30/2022	307059	P	11129	TU DECIDES MEDIA INC	\$150.00	0	1130221	AUG AD 2022 BILINGUAL NEWSPAPE
11/30/2022	307060	P	12160	TYLER TECHNOLOGIES, INC	\$700.00	0	1130221	EnerGov per Contract 184-17 Am
11/30/2022	307061	P	10302	UNIVAR SOLUTIONS USA INC	\$495.92	0	1130221	SOD HYPO 12.5 LIQUICHLOR 1061
11/30/2022	307062	P	10839	MICHAEL E WEST ENTERPRISES, INC.	\$101.88	0	1130221	36" BROOM/HANDLE
11/30/2022	307063	P	31680	WOLVERINE WEST LLC	\$12,225.00	0	1130221	Winter Wonderland Pyro Contrac
11/30/2022	307064	P	10194	XEROX CORPORATION	\$1,019.54	0	1130221	3UA-295969 09/21/22 TO 10/21/2
					\$5,019,801.36	\$7,565.31		

Accounts Payable Wires 11/1/2022 - 11/30/2022

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
11/01/2022	9283	189,425.43	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 10/24-10/30/22	W
11/01/2022	9284	3,706.00	4MYBENEFITS, INC	November 2022 Admin Fee/Annual	W
11/01/2022	9285	7,442,872.13	US BANK ST PAUL	DEBT SERVIC NOV 2022	W
11/01/2022	9286	53,152.23	WA STATE DEPARTMENT OF REVENUE	LEASEHOLD TAX 3RD QTR 2022	W
11/01/2022	9287	29,209.00	BONNEVILLE POWER ADMINISTRATION	AUG22-PAT02-10089	W
11/01/2022	9288	2,608.27	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA Deduction on 10/31/22	W
11/01/2022	9289	1,200,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/04/2022	9290	55,600.54	CORVEL CORPORATION	October 2022 Claims/Fees	W
11/04/2022	9291	1,250.00	4MYBENEFITS, INC	Plansource Data Mapping Servic	W
11/04/2022	9292	383.25	A.W. REHN & ASSOCIATES INC	October 2022 Admin Fee	W
11/02/2022	9293	3,701.54	PAYMENT PROCESSING INC	Landfill Merchant Services Fee	W
11/02/2022	9294	85.86	BANK OF AMERICA	Library Merchant Services Fees	W
11/03/2022	9295	700,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/04/2022	9296	182,535.50	RICHLAND GOLF MANAGEMENT CORPORATION	CPGC Op Reimb - 10/22	W
11/07/2022	9297	1,300,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/08/2022	9298	950.58	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 11/7/22	W
11/10/2022	9299	126,913.67	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 10/31-11/6/22	W
11/10/2022	9300	556.06	4MYBENEFITS, INC	Plansource printing/labor and	W
11/10/2022	9301	15.00	WASHINGTON STATE TREASURER	Employee Driving Extracts	W
11/10/2022	9302	2,000,000.00	WELLS FARGO	FHLB #3130ATP24-6.00% (11/27)	W
11/15/2022	9303	149,549.38	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 11/7-11/13/22	W
11/14/2022	9304	126,108.00	NW INTERGOVERNMENTAL ENERGY SUPPLY	TransAlta Purchase FY 2023 Jan	W
11/14/2022	9305	1,700,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/15/2022	9306	1,698.83	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 11/14/22	W
11/16/2022	9307	5,116.00	WASHINGTON STATE TREASURER	State Share of CPL	W
11/16/2022	9308	805,642.48	CHICAGO TITLE CO OF WASHINGTON	Land purchase - 4307 Trowbridg	W
11/17/2022	9309	600,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/29/2022	9310	372,820.63	WA STATE DEPARTMENT OF REVENUE	COMBINED EXCISE TAX - OCTOBER	W
11/25/2022	9311	114,825.39	BANK OF AMERICA	OCTOBER 2022 PCARD	W

Accounts Payable Wires 11/1/2022 - 11/30/2022

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
11/21/2022	9312	33,472.84	PAYMENTUS CORPORATION	Merchant Service Fees	W
11/21/2022	9313	154,033.28	NW INTERGOVERNMENTAL ENERGY SUPPLY	Jan power \$171,184, Oct Credit	W
11/22/2022	9314	194,439.02	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 11/14-11/20/22	W
11/22/2022	9315	18,837.36	CIGNA HEALTH AND LIFE INSURANCE COMPANY	November 2022 Admin Fees	W
11/22/2022	9316	66,547.74	QBE INSURANCE CORPORATION	November 2022 Stop Loss Premiu	W
11/22/2022	9317	743.51	MAGELLAN HEALTHCARE INC	November 2022 EAP Premium	W
11/22/2022	9318	541.65	PLANSOURCE BENEFITS ADMINISTRATION, INC	October 2022 Admin Fee	W
11/23/2022	9319	126,411.21	LAW ENFORCEMENT OFFICERS AND FIREFIGHTERS	December 2022 Premium	W
11/21/2022	9320	8,844.93	VISION SERVICE PLAN (WA)	Monthly Invoice Nov-22	W
11/22/2022	9321	1,882.08	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 11/23/22	W
11/29/2022	9322	271,151.14	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical claims 11/21/22-11/27/	W
11/28/2022	9323	2,704,088.00	BONNEVILLE POWER ADMINISTRATION	OCT22-PAT01-10089	W
11/30/2022	9324	15,724.51	SUN LIFE ASSURANCE COMPANY OF CANADA	November 2022 Premium	W
11/29/2022	9325	3,589.05	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 11/28/22	W
TOTAL WIRE		\$20,769,032.09			

Payroll Wires and ACH 11/1/2022 thru 11/30/2022

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
11/10/2022	13050	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$380.99	
11/10/2022	13051	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$309,503.76	
11/10/2022	13052	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$189,289.72	
11/10/2022	13053	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$11,265.88	
11/10/2022	13054	10573	A.W. REHN & ASSOCIATES INC	\$25,312.50	
11/10/2022	13055	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$7,761.79	
11/10/2022	13056	10696	UNITED STATES TREASURY	\$414,531.00	
11/10/2022	13057	10698	RICHLAND POLICE GUILD	\$8,570.00	
11/10/2022	13058	10699	IUOE LOCAL #280	\$6,784.50	
11/10/2022	13059	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	\$4,014.49	
11/10/2022	13060	10701	SOUTHEAST WASHINGTON TELECOMMUNICATORS GUILD	\$725.10	
11/10/2022	13061	10702	DIVISION OF CHILD SUPPORT	\$3,901.11	
11/10/2022	13062	10736	CITY OF RICHLAND	\$5,202.52	
11/10/2022	13063	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$2,075.86	
11/10/2022	13064	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$521,919.69	
11/10/2022	13065	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3,046.35	
11/10/2022	13066	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$31,211.49	
11/10/2022	13067	10786	CITY OF RICHLAND CIGNA DISABILITY	\$3,482.52	
11/10/2022	13068	10787	CITY OF RICHLAND CIGNA LIFE	\$5,718.23	
11/10/2022	13069	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$1,588.00	
11/10/2022	13070	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$1,223.89	
11/10/2022	13071	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$152.40	
11/10/2022	13072	10791	CITY OF RICHLAND ER POST RETIREMENT	\$54,432.00	
11/10/2022	13073	10792	CITY OF RICHLAND ER MEDICAL INS PR	\$21,168.00	
11/10/2022	13074	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$36,115.55	
11/10/2022	13075	53342	PROVIDENT LIFE	\$4,684.76	
11/10/2022	13076	53343	SUN LIFE OPTIONAL LIFE INS	\$26.00	
			EFFECTIVE DATE TOTAL	\$1,674,088.10	
11/23/2022	13077	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$385.99	
11/23/2022	13078	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$325,834.89	
11/23/2022	13079	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$203,963.70	
11/23/2022	13080	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$11,771.25	
11/23/2022	13081	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$7,761.79	
11/23/2022	13082	10696	UNITED STATES TREASURY	\$445,970.22	
11/23/2022	13083	10702	DIVISION OF CHILD SUPPORT	\$3,901.11	

Payroll Wires and ACH 11/1/2022 thru 11/30/2022

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
11/23/2022	13084	10736	CITY OF RICHLAND	\$5,202.52	
11/23/2022	13085	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$2,492.53	
11/23/2022	13086	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$456,239.07	
11/23/2022	13087	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3,331.45	
11/23/2022	13088	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$33,672.95	
11/23/2022	13089	10786	CITY OF RICHLAND CIGNA DISABILITY	\$3,465.28	
11/23/2022	13090	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$36,221.71	
11/23/2022	13091	31408	AMERICAN FAMILY LIFE ASSURANCE COMPANY OF COLUMBUS	\$4,863.83	
11/23/2022	13092	31409	NATIONWIDE	\$634.55	
11/23/2022	13093	31410	ARAG	\$664.80	
11/23/2022	13094	31411	ALLSTATE	\$766.00	
11/23/2022	13095	53342	PROVIDENT LIFE	\$4,660.64	
11/23/2022	13096	53343	SUN LIFE OPTIONAL LIFE INS	\$6,456.00	
			EFFECTIVE DATE TOTAL	\$1,558,260.28	
11/30/2022	13097	10696	UNITED STATES TREASURY	\$978.05	
			EFFECTIVE DATE TOTAL	\$978.05	
Total			WIRE TOTAL FOR SELECTED TIME PERIOD	\$3,233,326.43	

Payroll Direct Deposits / Checks 11/1/2022 - 11/30/2022

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2022-11-10	11/10/2022	200664		0		\$2204.27	0
PAYROLL - 2022-11-10	11/10/2022	200665		0		\$1088.52	0
PAYROLL - 2022-11-10	11/10/2022	200666		0		\$2404.81	0
PAYROLL - 2022-11-10	11/10/2022	200667		0		\$1524.79	0
PAYROLL - 2022-11-10	11/10/2022	200668		0		\$1985.86	0
PAYROLL - 2022-11-10	11/10/2022	200669		0		\$4353.43	0
PAYROLL - 2022-11-10	11/10/2022	200670		0		\$1611.58	0
PAYROLL - 2022-11-10	11/10/2022	200671		0		\$2015.34	0
PAYROLL - 2022-11-10	11/10/2022	200672		0		\$1500.22	0
PAYROLL - 2022-11-10	11/10/2022	200673		0		\$2103.45	0
PAYROLL - 2022-11-10	11/10/2022	200674		0		\$2657.09	0
PAYROLL - 2022-11-10	11/10/2022	200675		0		\$2458.36	0
PAYROLL - 2022-11-10	11/10/2022	200676		0		\$1317.72	0
PAYROLL - 2022-11-10	11/10/2022	200677		0		\$4471.58	0
PAYROLL - 2022-11-10	11/10/2022	200678		0		\$6291.18	0
PAYROLL - 2022-11-10	11/10/2022	200679		0		\$4672.84	0
PAYROLL - 2022-11-10	11/10/2022	200680		0		\$1851.24	0
PAYROLL - 2022-11-10	11/10/2022	200681		0		\$1110.15	0
PAYROLL - 2022-11-10	11/10/2022	200682		0		\$1860.87	0
PAYROLL - 2022-11-10	11/10/2022	200683		0		\$1264.42	0
PAYROLL - 2022-11-10	11/10/2022	200684		0		\$1232.00	0
PAYROLL - 2022-11-10	11/10/2022	200685		0		\$1390.00	0
PAYROLL - 2022-11-10	11/10/2022	200686		0		\$1880.65	0
PAYROLL - 2022-11-10	11/10/2022	200687		0		\$1214.94	0
PAYROLL - 2022-11-10	11/10/2022	200688		0		\$1040.68	0
PAYROLL - 2022-11-10	11/10/2022	200689		0		\$1402.25	0
PAYROLL - 2022-11-10	11/10/2022	200690		0		\$2105.44	0
PAYROLL - 2022-11-10	11/10/2022	200691		0		\$1266.69	0
PAYROLL - 2022-11-10	11/10/2022	200692		0		\$1793.13	0

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PAYROLL - 2022-11-10	11/10/2022	200693		0		\$2621.43	0
PAYROLL - 2022-11-10	11/10/2022	200694		0		\$1577.89	0
PAYROLL - 2022-11-10	11/10/2022	200695		0		\$1272.77	0
PAYROLL - 2022-11-10	11/10/2022	200696		0		\$2153.36	0
PAYROLL - 2022-11-10	11/10/2022	200697		0		\$1882.75	0
PAYROLL - 2022-11-10	11/10/2022	200698		0		\$1180.27	0
PAYROLL - 2022-11-10	11/10/2022	200699		0		\$1179.79	0
PAYROLL - 2022-11-10	11/10/2022	200700		0		\$1659.81	0
PAYROLL - 2022-11-10	11/10/2022	200701		0		\$1577.80	0
PAYROLL - 2022-11-10	11/10/2022	200702		0		\$1653.87	0
PAYROLL - 2022-11-10	11/10/2022	200703		0		\$1832.65	0
PAYROLL - 2022-11-10	11/10/2022	200704		0		\$1548.83	0
PAYROLL - 2022-11-10	11/10/2022	200705		0		\$1009.54	0
PAYROLL - 2022-11-10	11/10/2022	200706		0		\$1111.65	0
PAYROLL - 2022-11-10	11/10/2022	200707		0		\$4970.14	0
PAYROLL - 2022-11-10	11/10/2022	200708		0		\$1674.76	0
PAYROLL - 2022-11-10	11/10/2022	200709		0		\$1971.84	0
PAYROLL - 2022-11-10	11/10/2022	200710		0		\$1342.79	0
PAYROLL - 2022-11-10	11/10/2022	200711		0		\$1676.84	0
PAYROLL - 2022-11-10	11/10/2022	200712		0		\$1282.32	0
PAYROLL - 2022-11-10	11/10/2022	200713		0		\$1218.88	0
PAYROLL - 2022-11-10	11/10/2022	200714		0		\$1609.50	0
PAYROLL - 2022-11-10	11/10/2022	200715		0		\$1620.32	0
PAYROLL - 2022-11-10	11/10/2022	200716		0		\$1848.64	0
PAYROLL - 2022-11-10	11/10/2022	200717		0		\$2325.43	0
PAYROLL - 2022-11-10	11/10/2022	200718		0		\$2083.83	0
PAYROLL - 2022-11-10	11/10/2022	200719		0		\$1173.91	0
PAYROLL - 2022-11-10	11/10/2022	200720		0		\$1464.07	0
PAYROLL - 2022-11-10	11/10/2022	200721		0		\$2127.76	0

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PAYROLL - 2022-11-10	11/10/2022	200722		0		\$4448.51	0
PAYROLL - 2022-11-10	11/10/2022	200723		0		\$2507.55	0
PAYROLL - 2022-11-10	11/10/2022	200724		0		\$2409.74	0
PAYROLL - 2022-11-10	11/10/2022	200725		0		\$4389.69	0
PAYROLL - 2022-11-10	11/10/2022	200726		0		\$1669.60	0
PAYROLL - 2022-11-10	11/10/2022	200727		0		\$1507.00	0
PAYROLL - 2022-11-10	11/10/2022	200728		0		\$1392.36	0
PAYROLL - 2022-11-10	11/10/2022	200729		0		\$1939.35	0
PAYROLL - 2022-11-10	11/10/2022	200730		0		\$1458.30	0
PAYROLL - 2022-11-10	11/10/2022	200731		0		\$1479.15	0
PAYROLL - 2022-11-10	11/10/2022	200732		0		\$2613.60	0
PAYROLL - 2022-11-10	11/10/2022	200733		0		\$1392.15	0
PAYROLL - 2022-11-10	11/10/2022	200734		0		\$2424.26	0
PAYROLL - 2022-11-10	11/10/2022	200735		0		\$1323.34	0
PAYROLL - 2022-11-10	11/10/2022	200736		0		\$1600.40	0
PAYROLL - 2022-11-10	11/10/2022	200737		0		\$2313.18	0
PAYROLL - 2022-11-10	11/10/2022	200738		0		\$1822.27	0
PAYROLL - 2022-11-10	11/10/2022	200739		0		\$1562.75	0
PAYROLL - 2022-11-10	11/10/2022	200740		0		\$2078.10	0
PAYROLL - 2022-11-10	11/10/2022	200741		0		\$1899.58	0
PAYROLL - 2022-11-10	11/10/2022	200742		0		\$4053.07	0
PAYROLL - 2022-11-10	11/10/2022	200743		0		\$2598.94	0
PAYROLL - 2022-11-10	11/10/2022	200744		0		\$1695.31	0
PAYROLL - 2022-11-10	11/10/2022	200745		0		\$1390.38	0
PAYROLL - 2022-11-10	11/10/2022	200746		0		\$1472.17	0
PAYROLL - 2022-11-10	11/10/2022	200747		0		\$2005.64	0
PAYROLL - 2022-11-10	11/10/2022	200748		0		\$3554.05	0
PAYROLL - 2022-11-10	11/10/2022	200749		0		\$3224.56	0
PAYROLL - 2022-11-10	11/10/2022	200750		0		\$1861.98	0

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PAYROLL - 2022-11-10	11/10/2022	200751		0		\$1864.97	0
PAYROLL - 2022-11-10	11/10/2022	200752		0		\$1568.66	0
PAYROLL - 2022-11-10	11/10/2022	200753		0		\$2556.24	0
PAYROLL - 2022-11-10	11/10/2022	200754		0		\$1941.16	0
PAYROLL - 2022-11-10	11/10/2022	200755		0		\$1468.25	0
PAYROLL - 2022-11-10	11/10/2022	200756		0		\$1880.88	0
PAYROLL - 2022-11-10	11/10/2022	200757		0		\$1947.51	0
PAYROLL - 2022-11-10	11/10/2022	200758		0		\$3172.32	0
PAYROLL - 2022-11-10	11/10/2022	200759		0		\$1797.98	0
PAYROLL - 2022-11-10	11/10/2022	200760		0		\$60.31	0
PAYROLL - 2022-11-10	11/10/2022	200761		0		\$397.22	0
PAYROLL - 2022-11-10	11/10/2022	200762		0		\$304.52	0
PAYROLL - 2022-11-10	11/10/2022	200763		0		\$876.72	0
PAYROLL - 2022-11-10	11/10/2022	200764		0		\$1862.84	0
PAYROLL - 2022-11-10	11/10/2022	200765		0		\$271.41	0
PAYROLL - 2022-11-10	11/10/2022	200766		0		\$728.86	0
PAYROLL - 2022-11-10	11/10/2022	200767		0		\$468.39	0
PAYROLL - 2022-11-10	11/10/2022	200768		0		\$1804.40	0
PAYROLL - 2022-11-10	11/10/2022	200769		0		\$719.63	0
PAYROLL - 2022-11-10	11/10/2022	200770		0		\$13.24	0
PAYROLL - 2022-11-10	11/10/2022	200771		0		\$1435.31	0
PAYROLL - 2022-11-10	11/10/2022	200772		0		\$1909.43	0
PAYROLL - 2022-11-10	11/10/2022	200773		0		\$591.99	0
PAYROLL - 2022-11-10	11/10/2022	200774		0		\$1112.42	0
PAYROLL - 2022-11-10	11/10/2022	200775		0		\$238.32	0
PAYROLL - 2022-11-10	11/10/2022	200776		0		\$2057.88	0
PAYROLL - 2022-11-10	11/10/2022	200777		0		\$1844.39	0
PAYROLL - 2022-11-10	11/10/2022	200778		0		\$191.97	0
PAYROLL - 2022-11-10	11/10/2022	200779		0		\$2429.94	0

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PAYROLL - 2022-11-10	11/10/2022	200780		0		\$331.00	0
PAYROLL - 2022-11-10	11/10/2022	200781		0		\$344.23	0
PAYROLL - 2022-11-10	11/10/2022	200782		0		\$1575.28	0
PAYROLL - 2022-11-10	11/10/2022	200783		0		\$394.55	0
PAYROLL - 2022-11-10	11/10/2022	200784		0		\$374.02	0
PAYROLL - 2022-11-10	11/10/2022	200785		0		\$1497.79	0
PAYROLL - 2022-11-10	11/10/2022	200786		0		\$696.22	0
PAYROLL - 2022-11-10	11/10/2022	200787		0		\$211.84	0
PAYROLL - 2022-11-10	11/10/2022	200788		0		\$218.47	0
PAYROLL - 2022-11-10	11/10/2022	200789		0		\$732.09	0
PAYROLL - 2022-11-10	11/10/2022	200790		0		\$532.10	0
PAYROLL - 2022-11-10	11/10/2022	200791		0		\$278.06	0
PAYROLL - 2022-11-10	11/10/2022	200792		0		\$400.52	0
PAYROLL - 2022-11-10	11/10/2022	200793		0		\$271.41	0
PAYROLL - 2022-11-10	11/10/2022	200794		0		\$62.45	0
PAYROLL - 2022-11-10	11/10/2022	200795		0		\$2349.83	0
PAYROLL - 2022-11-10	11/10/2022	200796		0		\$2733.87	0
PAYROLL - 2022-11-10	11/10/2022	200797		0		\$1991.02	0
PAYROLL - 2022-11-10	11/10/2022	200798		0		\$1819.82	0
PAYROLL - 2022-11-10	11/10/2022	200799		0		\$2947.51	0
PAYROLL - 2022-11-10	11/10/2022	200800		0		\$1869.47	0
PAYROLL - 2022-11-10	11/10/2022	200801		0		\$2026.62	0
PAYROLL - 2022-11-10	11/10/2022	200802		0		\$2745.10	0
PAYROLL - 2022-11-10	11/10/2022	200803		0		\$3035.28	0
PAYROLL - 2022-11-10	11/10/2022	200804		0		\$1686.86	0
PAYROLL - 2022-11-10	11/10/2022	200805		0		\$2213.33	0
PAYROLL - 2022-11-10	11/10/2022	200806		0		\$1701.54	0
PAYROLL - 2022-11-10	11/10/2022	200807		0		\$1725.06	0
PAYROLL - 2022-11-10	11/10/2022	200808		0		\$1832.99	0

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PAYROLL - 2022-11-10	11/10/2022	200809		0		\$2076.16	0
PAYROLL - 2022-11-10	11/10/2022	200810		0		\$1097.90	0
PAYROLL - 2022-11-10	11/10/2022	200811		0		\$1850.13	0
PAYROLL - 2022-11-10	11/10/2022	200812		0		\$2189.83	0
PAYROLL - 2022-11-10	11/10/2022	200813		0		\$1568.31	0
PAYROLL - 2022-11-10	11/10/2022	200814		0		\$1969.40	0
PAYROLL - 2022-11-10	11/10/2022	200815		0		\$2287.77	0
PAYROLL - 2022-11-10	11/10/2022	200816		0		\$1980.28	0
PAYROLL - 2022-11-10	11/10/2022	200817		0		\$1893.08	0
PAYROLL - 2022-11-10	11/10/2022	200818		0		\$2210.26	0
PAYROLL - 2022-11-10	11/10/2022	200819		0		\$1940.18	0
PAYROLL - 2022-11-10	11/10/2022	200820		0		\$2422.98	0
PAYROLL - 2022-11-10	11/10/2022	200821		0		\$1958.12	0
PAYROLL - 2022-11-10	11/10/2022	200822		0		\$1911.80	0
PAYROLL - 2022-11-10	11/10/2022	200823		0		\$1378.71	0
PAYROLL - 2022-11-10	11/10/2022	200824		0		\$1661.79	0
PAYROLL - 2022-11-10	11/10/2022	200825		0		\$2171.48	0
PAYROLL - 2022-11-10	11/10/2022	200826		0		\$1828.65	0
PAYROLL - 2022-11-10	11/10/2022	200827		0		\$1867.08	0
PAYROLL - 2022-11-10	11/10/2022	200828		0		\$1886.30	0
PAYROLL - 2022-11-10	11/10/2022	200829		0		\$2382.94	0
PAYROLL - 2022-11-10	11/10/2022	200830		0		\$2896.01	0
PAYROLL - 2022-11-10	11/10/2022	200831		0		\$4030.19	0
PAYROLL - 2022-11-10	11/10/2022	200832		0		\$3739.22	0
PAYROLL - 2022-11-10	11/10/2022	200833		0		\$3123.71	0
PAYROLL - 2022-11-10	11/10/2022	200834		0		\$1885.35	0
PAYROLL - 2022-11-10	11/10/2022	200835		0		\$3075.90	0
PAYROLL - 2022-11-10	11/10/2022	200836		0		\$2865.10	0
PAYROLL - 2022-11-10	11/10/2022	200837		0		\$3062.44	0

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PAYROLL - 2022-11-10	11/10/2022	200838		0		\$3184.14	0
PAYROLL - 2022-11-10	11/10/2022	200839		0		\$3535.09	0
PAYROLL - 2022-11-10	11/10/2022	200840		0		\$3192.63	0
PAYROLL - 2022-11-10	11/10/2022	200841		0		\$3074.45	0
PAYROLL - 2022-11-10	11/10/2022	200842		0		\$2466.43	0
PAYROLL - 2022-11-10	11/10/2022	200843		0		\$1715.00	0
PAYROLL - 2022-11-10	11/10/2022	200844		0		\$2306.76	0
PAYROLL - 2022-11-10	11/10/2022	200845		0		\$2344.61	0
PAYROLL - 2022-11-10	11/10/2022	200846		0		\$3979.44	0
PAYROLL - 2022-11-10	11/10/2022	200847		0		\$2512.86	0
PAYROLL - 2022-11-10	11/10/2022	200848		0		\$2229.87	0
PAYROLL - 2022-11-10	11/10/2022	200849		0		\$2613.40	0
PAYROLL - 2022-11-10	11/10/2022	200850		0		\$2841.77	0
PAYROLL - 2022-11-10	11/10/2022	200851		0		\$2761.04	0
PAYROLL - 2022-11-10	11/10/2022	200852		0		\$3192.37	0
PAYROLL - 2022-11-10	11/10/2022	200853		0		\$3402.79	0
PAYROLL - 2022-11-10	11/10/2022	200854		0		\$2646.38	0
PAYROLL - 2022-11-10	11/10/2022	200855		0		\$2958.16	0
PAYROLL - 2022-11-10	11/10/2022	200856		0		\$2434.20	0
PAYROLL - 2022-11-10	11/10/2022	200857		0		\$2187.08	0
PAYROLL - 2022-11-10	11/10/2022	200858		0		\$3202.41	0
PAYROLL - 2022-11-10	11/10/2022	200859		0		\$1606.61	0
PAYROLL - 2022-11-10	11/10/2022	200860		0		\$2981.08	0
PAYROLL - 2022-11-10	11/10/2022	200861		0		\$1862.44	0
PAYROLL - 2022-11-10	11/10/2022	200862		0		\$2481.50	0
PAYROLL - 2022-11-10	11/10/2022	200863		0		\$2956.83	0
PAYROLL - 2022-11-10	11/10/2022	200864		0		\$3692.83	0
PAYROLL - 2022-11-10	11/10/2022	200865		0		\$9229.95	0
PAYROLL - 2022-11-10	11/10/2022	200866		0		\$3588.13	0

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PAYROLL - 2022-11-10	11/10/2022	200867		0		\$3595.87	0
PAYROLL - 2022-11-10	11/10/2022	200868		0		\$1894.38	0
PAYROLL - 2022-11-10	11/10/2022	200869		0		\$4534.98	0
PAYROLL - 2022-11-10	11/10/2022	200870		0		\$1956.92	0
PAYROLL - 2022-11-10	11/10/2022	200871		0		\$1239.08	0
PAYROLL - 2022-11-10	11/10/2022	200872		0		\$3607.16	0
PAYROLL - 2022-11-10	11/10/2022	200873		0		\$2743.93	0
PAYROLL - 2022-11-10	11/10/2022	200874		0		\$2311.98	0
PAYROLL - 2022-11-10	11/10/2022	200875		0		\$2126.97	0
PAYROLL - 2022-11-10	11/10/2022	200876		0		\$3224.09	0
PAYROLL - 2022-11-10	11/10/2022	200877		0		\$1523.45	0
PAYROLL - 2022-11-10	11/10/2022	200878		0		\$2658.17	0
PAYROLL - 2022-11-10	11/10/2022	200879		0		\$2542.84	0
PAYROLL - 2022-11-10	11/10/2022	200880		0		\$2343.80	0
PAYROLL - 2022-11-10	11/10/2022	200881		0		\$2444.53	0
PAYROLL - 2022-11-10	11/10/2022	200882		0		\$2310.48	0
PAYROLL - 2022-11-10	11/10/2022	200883		0		\$2599.92	0
PAYROLL - 2022-11-10	11/10/2022	200884		0		\$4345.76	0
PAYROLL - 2022-11-10	11/10/2022	200885		0		\$3742.62	0
PAYROLL - 2022-11-10	11/10/2022	200886		0		\$3533.76	0
PAYROLL - 2022-11-10	11/10/2022	200887		0		\$3426.99	0
PAYROLL - 2022-11-10	11/10/2022	200888		0		\$2389.10	0
PAYROLL - 2022-11-10	11/10/2022	200889		0		\$3841.32	0
PAYROLL - 2022-11-10	11/10/2022	200890		0		\$2361.89	0
PAYROLL - 2022-11-10	11/10/2022	200891		0		\$2814.78	0
PAYROLL - 2022-11-10	11/10/2022	200892		0		\$2196.22	0
PAYROLL - 2022-11-10	11/10/2022	200893		0		\$3509.02	0
PAYROLL - 2022-11-10	11/10/2022	200894		0		\$2329.79	0
PAYROLL - 2022-11-10	11/10/2022	200895		0		\$3793.56	0

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PAYROLL - 2022-11-10	11/10/2022	200896		0		\$2772.66	0
PAYROLL - 2022-11-10	11/10/2022	200897		0		\$2952.85	0
PAYROLL - 2022-11-10	11/10/2022	200898		0		\$1230.19	0
PAYROLL - 2022-11-10	11/10/2022	200899		0		\$2016.18	0
PAYROLL - 2022-11-10	11/10/2022	200900		0		\$8422.99	0
PAYROLL - 2022-11-10	11/10/2022	200901		0		\$2171.82	0
PAYROLL - 2022-11-10	11/10/2022	200902		0		\$3190.38	0
PAYROLL - 2022-11-10	11/10/2022	200903		0		\$2625.85	0
PAYROLL - 2022-11-10	11/10/2022	200904		0		\$2581.36	0
PAYROLL - 2022-11-10	11/10/2022	200905		0		\$2502.41	0
PAYROLL - 2022-11-10	11/10/2022	200906		0		\$7837.41	0
PAYROLL - 2022-11-10	11/10/2022	200907		0		\$3436.36	0
PAYROLL - 2022-11-10	11/10/2022	200908		0		\$1478.33	0
PAYROLL - 2022-11-10	11/10/2022	200909		0		\$2375.41	0
PAYROLL - 2022-11-10	11/10/2022	200910		0		\$1851.07	0
PAYROLL - 2022-11-10	11/10/2022	200911		0		\$4091.63	0
PAYROLL - 2022-11-10	11/10/2022	200912		0		\$5514.21	0
PAYROLL - 2022-11-10	11/10/2022	200913		0		\$3181.25	0
PAYROLL - 2022-11-10	11/10/2022	200914		0		\$1068.29	0
PAYROLL - 2022-11-10	11/10/2022	200915		0		\$2045.45	0
PAYROLL - 2022-11-10	11/10/2022	200916		0		\$4209.16	0
PAYROLL - 2022-11-10	11/10/2022	200917		0		\$4542.62	0
PAYROLL - 2022-11-10	11/10/2022	200918		0		\$2413.54	0
PAYROLL - 2022-11-10	11/10/2022	200919		0		\$2140.12	0
PAYROLL - 2022-11-10	11/10/2022	200920		0		\$1763.81	0
PAYROLL - 2022-11-10	11/10/2022	200921		0		\$4092.30	0
PAYROLL - 2022-11-10	11/10/2022	200922		0		\$4338.18	0
PAYROLL - 2022-11-10	11/10/2022	200923		0		\$2346.52	0
PAYROLL - 2022-11-10	11/10/2022	200924		0		\$3527.47	0

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PAYROLL - 2022-11-10	11/10/2022	200925		0		\$3232.37	0
PAYROLL - 2022-11-10	11/10/2022	200926		0		\$3256.77	0
PAYROLL - 2022-11-10	11/10/2022	200927		0		\$3642.64	0
PAYROLL - 2022-11-10	11/10/2022	200928		0		\$1419.06	0
PAYROLL - 2022-11-10	11/10/2022	200929		0		\$1861.04	0
PAYROLL - 2022-11-10	11/10/2022	200930		0		\$2806.38	0
PAYROLL - 2022-11-10	11/10/2022	200931		0		\$1673.41	0
PAYROLL - 2022-11-10	11/10/2022	200932		0		\$2788.93	0
PAYROLL - 2022-11-10	11/10/2022	200933		0		\$1930.20	0
PAYROLL - 2022-11-10	11/10/2022	200934		0		\$2708.31	0
PAYROLL - 2022-11-10	11/10/2022	200935		0		\$2772.90	0
PAYROLL - 2022-11-10	11/10/2022	200936		0		\$3313.59	0
PAYROLL - 2022-11-10	11/10/2022	200937		0		\$5188.13	0
PAYROLL - 2022-11-10	11/10/2022	200938		0		\$3598.35	0
PAYROLL - 2022-11-10	11/10/2022	200939		0		\$3886.84	0
PAYROLL - 2022-11-10	11/10/2022	200940		0		\$2483.49	0
PAYROLL - 2022-11-10	11/10/2022	200941		0		\$4426.86	0
PAYROLL - 2022-11-10	11/10/2022	200942		0		\$2222.72	0
PAYROLL - 2022-11-10	11/10/2022	200943		0		\$2114.81	0
PAYROLL - 2022-11-10	11/10/2022	200944		0		\$2492.53	0
PAYROLL - 2022-11-10	11/10/2022	200945		0		\$1353.66	0
PAYROLL - 2022-11-10	11/10/2022	200946		0		\$2118.31	0
PAYROLL - 2022-11-10	11/10/2022	200947		0		\$3076.11	0
PAYROLL - 2022-11-10	11/10/2022	200948		0		\$4983.66	0
PAYROLL - 2022-11-10	11/10/2022	200949		0		\$1398.33	0
PAYROLL - 2022-11-10	11/10/2022	200950		0		\$2873.37	0
PAYROLL - 2022-11-10	11/10/2022	200951		0		\$2750.14	0
PAYROLL - 2022-11-10	11/10/2022	200952		0		\$2670.65	0
PAYROLL - 2022-11-10	11/10/2022	200953		0		\$1521.05	0

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PAYROLL - 2022-11-10	11/10/2022	200954		0		\$3285.80	0
PAYROLL - 2022-11-10	11/10/2022	200955		0		\$3392.59	0
PAYROLL - 2022-11-10	11/10/2022	200956		0		\$2594.61	0
PAYROLL - 2022-11-10	11/10/2022	200957		0		\$2254.48	0
PAYROLL - 2022-11-10	11/10/2022	200958		0		\$2317.93	0
PAYROLL - 2022-11-10	11/10/2022	200959		0		\$3527.45	0
PAYROLL - 2022-11-10	11/10/2022	200960		0		\$4359.27	0
PAYROLL - 2022-11-10	11/10/2022	200961		0		\$2696.37	0
PAYROLL - 2022-11-10	11/10/2022	200962		0		\$1490.25	0
PAYROLL - 2022-11-10	11/10/2022	200963		0		\$2783.61	0
PAYROLL - 2022-11-10	11/10/2022	200964		0		\$4424.20	0
PAYROLL - 2022-11-10	11/10/2022	200965		0		\$2521.74	0
PAYROLL - 2022-11-10	11/10/2022	200966		0		\$2581.35	0
PAYROLL - 2022-11-10	11/10/2022	200967		0		\$3987.93	0
PAYROLL - 2022-11-10	11/10/2022	200968		0		\$2259.88	0
PAYROLL - 2022-11-10	11/10/2022	200969		0		\$1147.28	0
PAYROLL - 2022-11-10	11/10/2022	200970		0		\$2931.86	0
PAYROLL - 2022-11-10	11/10/2022	200971		0		\$2519.62	0
PAYROLL - 2022-11-10	11/10/2022	200972		0		\$2647.26	0
PAYROLL - 2022-11-10	11/10/2022	200973		0		\$3868.56	0
PAYROLL - 2022-11-10	11/10/2022	200974		0		\$3285.73	0
PAYROLL - 2022-11-10	11/10/2022	200975		0		\$5212.09	0
PAYROLL - 2022-11-10	11/10/2022	200976		0		\$3007.28	0
PAYROLL - 2022-11-10	11/10/2022	200977		0		\$3035.48	0
PAYROLL - 2022-11-10	11/10/2022	200978		0		\$3326.77	0
PAYROLL - 2022-11-10	11/10/2022	200979		0		\$3366.40	0
PAYROLL - 2022-11-10	11/10/2022	200980		0		\$4338.93	0
PAYROLL - 2022-11-10	11/10/2022	200981		0		\$3064.44	0
PAYROLL - 2022-11-10	11/10/2022	200982		0		\$1455.73	0

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PAYROLL - 2022-11-10	11/10/2022	200983		0		\$3812.66	0
PAYROLL - 2022-11-10	11/10/2022	200984		0		\$1284.73	0
PAYROLL - 2022-11-10	11/10/2022	200985		0		\$3397.00	0
PAYROLL - 2022-11-10	11/10/2022	200986		0		\$3298.00	0
PAYROLL - 2022-11-10	11/10/2022	200987		0		\$1489.59	0
PAYROLL - 2022-11-10	11/10/2022	200988		0		\$1716.38	0
PAYROLL - 2022-11-10	11/10/2022	200989		0		\$2419.36	0
PAYROLL - 2022-11-10	11/10/2022	200990		0		\$722.00	0
PAYROLL - 2022-11-10	11/10/2022	200991		0		\$2039.86	0
PAYROLL - 2022-11-10	11/10/2022	200992		0		\$10004.24	0
PAYROLL - 2022-11-10	11/10/2022	200993		0		\$1600.05	0
PAYROLL - 2022-11-10	11/10/2022	200994		0		\$6274.51	0
PAYROLL - 2022-11-10	11/10/2022	200995		0		\$5406.29	0
PAYROLL - 2022-11-10	11/10/2022	200996		0		\$2000.61	0
PAYROLL - 2022-11-10	11/10/2022	200997		0		\$2365.07	0
PAYROLL - 2022-11-10	11/10/2022	200998		0		\$7897.32	0
PAYROLL - 2022-11-10	11/10/2022	200999		0		\$3898.15	0
PAYROLL - 2022-11-10	11/10/2022	201000		0		\$8257.64	0
PAYROLL - 2022-11-10	11/10/2022	201001		0		\$5560.49	0
PAYROLL - 2022-11-10	11/10/2022	201002		0		\$1514.18	0
PAYROLL - 2022-11-10	11/10/2022	201003		0		\$2699.13	0
PAYROLL - 2022-11-10	11/10/2022	201004		0		\$2783.36	0
PAYROLL - 2022-11-10	11/10/2022	201005		0		\$5645.74	0
PAYROLL - 2022-11-10	11/10/2022	201006		0		\$4648.54	0
PAYROLL - 2022-11-10	11/10/2022	201007		0		\$3741.92	0
PAYROLL - 2022-11-10	11/10/2022	201008		0		\$6742.07	0
PAYROLL - 2022-11-10	11/10/2022	201009		0		\$2338.41	0
PAYROLL - 2022-11-10	11/10/2022	201010		0		\$3195.14	0
PAYROLL - 2022-11-10	11/10/2022	201011		0		\$1648.70	0

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PAYROLL - 2022-11-10	11/10/2022	201012		0		\$2113.81	0
PAYROLL - 2022-11-10	11/10/2022	201013		0		\$8574.45	0
PAYROLL - 2022-11-10	11/10/2022	201014		0		\$5044.88	0
PAYROLL - 2022-11-10	11/10/2022	201015		0		\$2632.99	0
PAYROLL - 2022-11-10	11/10/2022	201016		0		\$2514.56	0
PAYROLL - 2022-11-10	11/10/2022	201017		0		\$2925.18	0
PAYROLL - 2022-11-10	11/10/2022	201018		0		\$2407.28	0
PAYROLL - 2022-11-10	11/10/2022	201019		0		\$1485.69	0
PAYROLL - 2022-11-10	11/10/2022	201020		0		\$1776.65	0
PAYROLL - 2022-11-10	11/10/2022	201021		0		\$1330.30	0
PAYROLL - 2022-11-10	11/10/2022	201022		0		\$2846.43	0
PAYROLL - 2022-11-10	11/10/2022	201023		0		\$6569.31	0
PAYROLL - 2022-11-10	11/10/2022	201024		0		\$5034.58	0
PAYROLL - 2022-11-10	11/10/2022	201025		0		\$1536.98	0
PAYROLL - 2022-11-10	11/10/2022	201026		0		\$3051.42	0
PAYROLL - 2022-11-10	11/10/2022	201027		0		\$2758.62	0
PAYROLL - 2022-11-10	11/10/2022	201028		0		\$5665.34	0
PAYROLL - 2022-11-10	11/10/2022	201029		0		\$5322.56	0
PAYROLL - 2022-11-10	11/10/2022	201030		0		\$4335.94	0
PAYROLL - 2022-11-10	11/10/2022	201031		0		\$2211.52	0
PAYROLL - 2022-11-10	11/10/2022	201032		0		\$2897.50	0
PAYROLL - 2022-11-10	11/10/2022	201033		0		\$4025.08	0
PAYROLL - 2022-11-10	11/10/2022	201034		0		\$1590.74	0
PAYROLL - 2022-11-10	11/10/2022	201035		0		\$2417.17	0
PAYROLL - 2022-11-10	11/10/2022	201036		0		\$4163.53	0
PAYROLL - 2022-11-10	11/10/2022	201037		0		\$3432.37	0
PAYROLL - 2022-11-10	11/10/2022	201038		0		\$6658.57	0
PAYROLL - 2022-11-10	11/10/2022	201039		0		\$2651.31	0
PAYROLL - 2022-11-10	11/10/2022	201040		0		\$2017.28	0

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PAYROLL - 2022-11-10	11/10/2022	201041		0		\$2781.58	0
PAYROLL - 2022-11-10	11/10/2022	201042		0		\$2868.21	0
PAYROLL - 2022-11-10	11/10/2022	201043		0		\$401.59	0
PAYROLL - 2022-11-10	11/10/2022	201044		0		\$1585.14	0
PAYROLL - 2022-11-10	11/10/2022	201045		0		\$2103.90	0
PAYROLL - 2022-11-10	11/10/2022	201046		0		\$2199.49	0
PAYROLL - 2022-11-10	11/10/2022	201047		0		\$2278.17	0
PAYROLL - 2022-11-10	11/10/2022	201048		0		\$765.42	0
PAYROLL - 2022-11-10	11/10/2022	201049		0		\$2372.93	0
PAYROLL - 2022-11-10	11/10/2022	201050		0		\$1355.94	0
PAYROLL - 2022-11-10	11/10/2022	201051		0		\$396.80	0
PAYROLL - 2022-11-10	11/10/2022	201052		0		\$1807.72	0
PAYROLL - 2022-11-10	11/10/2022	201053		0		\$2464.65	0
PAYROLL - 2022-11-10	11/10/2022	201054		0		\$2643.54	0
PAYROLL - 2022-11-10	11/10/2022	201055		0		\$1748.93	0
PAYROLL - 2022-11-10	11/10/2022	201056		0		\$5110.28	0
PAYROLL - 2022-11-10	11/10/2022	201057		0		\$1890.80	0
PAYROLL - 2022-11-10	11/10/2022	201058		0		\$2141.67	0
PAYROLL - 2022-11-10	11/10/2022	201059		0		\$2216.41	0
PAYROLL - 2022-11-10	11/10/2022	201060		0		\$2921.81	0
PAYROLL - 2022-11-10	11/10/2022	201061		0		\$1723.76	0
PAYROLL - 2022-11-10	11/10/2022	201062		0		\$1624.49	0
PAYROLL - 2022-11-10	11/10/2022	201063		0		\$1550.28	0
PAYROLL - 2022-11-10	11/10/2022	201064		0		\$2071.94	0
PAYROLL - 2022-11-10	11/10/2022	201065		0		\$2100.72	0
PAYROLL - 2022-11-10	11/10/2022	201066		0		\$1946.80	0
PAYROLL - 2022-11-10	11/10/2022	201067		0		\$2869.65	0
PAYROLL - 2022-11-10	11/10/2022	201068		0		\$2728.53	0
PAYROLL - 2022-11-10	11/10/2022	201069		0		\$1497.66	0

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PAYROLL - 2022-11-10	11/10/2022	201070		0		\$1800.92	0
PAYROLL - 2022-11-10	11/10/2022	201071		0		\$1746.62	0
PAYROLL - 2022-11-10	11/10/2022	201072		0		\$2134.66	0
PAYROLL - 2022-11-10	11/10/2022	201073		0		\$1967.11	0
PAYROLL - 2022-11-10	11/10/2022	201074		0		\$1959.69	0
PAYROLL - 2022-11-10	11/10/2022	201075		0		\$1614.24	0
PAYROLL - 2022-11-10	11/10/2022	201076		0		\$1742.93	0
PAYROLL - 2022-11-10	11/10/2022	201077		0		\$2231.39	0
PAYROLL - 2022-11-10	11/10/2022	201078		0		\$1328.50	0
PAYROLL - 2022-11-10	11/10/2022	201079		0		\$1970.16	0
PAYROLL - 2022-11-10	11/10/2022	201080		0		\$1819.74	0
PAYROLL - 2022-11-10	11/10/2022	201081		0		\$1679.03	0
PAYROLL - 2022-11-10	11/10/2022	201082		0		\$1627.11	0
PAYROLL - 2022-11-10	11/10/2022	201083		0		\$1607.48	0
PAYROLL - 2022-11-10	11/10/2022	201084		0		\$1578.05	0
PAYROLL - 2022-11-10	11/10/2022	201085		0		\$1502.13	0
PAYROLL - 2022-11-10	11/10/2022	201086		0		\$1888.80	0
PAYROLL - 2022-11-10	11/10/2022	201087		0		\$2042.79	0
PAYROLL - 2022-11-10	11/10/2022	201088		0		\$2205.70	0
PAYROLL - 2022-11-10	11/10/2022	201089		0		\$1730.35	0
PAYROLL - 2022-11-10	11/10/2022	201090		0		\$1847.58	0
PAYROLL - 2022-11-10	11/10/2022	201091		0		\$1697.26	0
PAYROLL - 2022-11-10	11/10/2022	201092		0		\$2283.40	0
PAYROLL - 2022-11-10	11/10/2022	201093		0		\$1039.84	0
PAYROLL - 2022-11-10	11/10/2022	201094		0		\$1680.66	0
PAYROLL - 2022-11-10	11/10/2022	201095		0		\$1835.17	0
PAYROLL - 2022-11-10	11/10/2022	201096		0		\$1991.18	0
PAYROLL - 2022-11-10	11/10/2022	201097		0		\$1574.49	0
PAYROLL - 2022-11-10	11/10/2022	201098		0		\$1744.20	0

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PAYROLL - 2022-11-10	11/10/2022	201099		0		\$1719.26	0
PAYROLL - 2022-11-10	11/10/2022	201100		0		\$1725.67	0
PAYROLL - 2022-11-10	11/10/2022	201101		0		\$1136.24	0
PAYROLL - 2022-11-10	11/10/2022	201102		0		\$1499.79	0
PAYROLL - 2022-11-10	11/10/2022	201103		0		\$2867.96	0
PAYROLL - 2022-11-10	11/10/2022	201104		0		\$592.44	0
PAYROLL - 2022-11-10	11/10/2022	201105		0		\$2096.58	0
PAYROLL - 2022-11-10	11/10/2022	201106		0		\$1692.11	0
PAYROLL - 2022-11-10	11/10/2022	201107		0		\$1835.18	0
PAYROLL - 2022-11-10	11/10/2022	201108		0		\$2011.31	0
PAYROLL - 2022-11-10	11/10/2022	201109		0		\$1804.38	0
PAYROLL - 2022-11-10	11/10/2022	201110		0		\$1690.08	0
PAYROLL - 2022-11-10	11/10/2022	201111		0		\$1968.74	0
PAYROLL - 2022-11-10	11/10/2022	201112		0		\$1156.95	0
PAYROLL - 2022-11-10	11/10/2022	201113		0		\$1806.82	0
PAYROLL - 2022-11-10	11/10/2022	201114		0		\$1169.43	0
PAYROLL - 2022-11-10	11/10/2022	201115		0		\$1904.99	0
PAYROLL - 2022-11-10	11/10/2022	201116		0		\$1770.89	0
PAYROLL - 2022-11-10	11/10/2022	201117		0		\$2016.70	0
PAYROLL - 2022-11-10	11/10/2022	201118		0		\$1521.80	0
PAYROLL - 2022-11-10	11/10/2022	201119		0		\$2242.75	0
PAYROLL - 2022-11-10	11/10/2022	201120		0		\$1984.40	0
PAYROLL - 2022-11-10	11/10/2022	201121		0		\$1656.91	0
PAYROLL - 2022-11-10	11/10/2022	201122		0		\$1779.02	0
PAYROLL - 2022-11-10	11/10/2022	201123		0		\$1451.99	0
PAYROLL - 2022-11-10	11/10/2022	201124		0		\$2249.44	0
PAYROLL - 2022-11-10	11/10/2022	201125		0		\$2135.64	0
PAYROLL - 2022-11-10	11/10/2022	201126		0		\$1952.30	0
PAYROLL - 2022-11-10	11/10/2022	201127		0		\$1515.19	0

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PAYROLL - 2022-11-10	11/10/2022	201128		0		\$2407.71	0
PAYROLL - 2022-11-10	11/10/2022	201129		0		\$1881.18	0
PAYROLL - 2022-11-10	11/10/2022	201130		0		\$2773.28	0
PAYROLL - 2022-11-10	11/10/2022	201131		0		\$2296.25	0
PAYROLL - 2022-11-10	11/10/2022	201132		0		\$1298.07	0
PAYROLL - 2022-11-10	11/10/2022	201133		0		\$2278.41	0
PAYROLL - 2022-11-10	11/10/2022	201134		0		\$2071.81	0
PAYROLL - 2022-11-10	11/10/2022	201135		0		\$2857.85	0
PAYROLL - 2022-11-10	11/10/2022	201136		0		\$1363.37	0
PAYROLL - 2022-11-10	11/10/2022	201137		0		\$1740.11	0
PAYROLL - 2022-11-10	11/10/2022	201138		0		\$744.41	0
PAYROLL - 2022-11-10	11/10/2022	201139		0		\$2530.81	0
PAYROLL - 2022-11-10	11/10/2022	201140		0		\$3243.66	0
PAYROLL - 2022-11-10	11/10/2022	201141		0		\$2990.20	0
PAYROLL - 2022-11-10	11/10/2022	201142		0		\$1940.10	0
PAYROLL - 2022-11-10	11/10/2022	201143		0		\$2145.20	0
PAYROLL - 2022-11-10	11/10/2022	201144		0		\$1901.36	0
PAYROLL - 2022-11-10	11/10/2022	201145		0		\$2161.11	0
PAYROLL - 2022-11-10	11/10/2022	201146		0		\$1535.92	0
PAYROLL - 2022-11-10	11/10/2022	201147		0		\$1352.90	0
PAYROLL - 2022-11-10	11/10/2022	201148		0		\$1708.11	0
PAYROLL - 2022-11-10	11/10/2022	201149		0		\$4342.83	0
PAYROLL - 2022-11-10	11/10/2022	201150		0		\$3095.88	0
PAYROLL - 2022-11-10	11/10/2022	201151		0		\$1965.91	0
PAYROLL - 2022-11-10	11/10/2022	201152		0		\$1174.06	0
PAYROLL - 2022-11-10	11/10/2022	201153		0		\$1888.93	0
PAYROLL - 2022-11-10	11/10/2022	201154		0		\$2079.57	0
PAYROLL - 2022-11-10	11/10/2022	201155		0		\$2277.56	0
PAYROLL - 2022-11-10	11/10/2022	201156		0		\$2837.47	0

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PAYROLL - 2022-11-10	11/10/2022	201157		0		\$3748.24	0
PAYROLL - 2022-11-10	11/10/2022	201158		0		\$1665.05	0
PAYROLL - 2022-11-10	11/10/2022	201159		0		\$620.95	0
PAYROLL - 2022-11-10	11/10/2022	201160		0		\$2186.87	0
PAYROLL - 2022-11-10	11/10/2022	201161		0		\$2226.19	0
PAYROLL - 2022-11-10	11/10/2022	201162		0		\$1573.17	0
PAYROLL - 2022-11-10	11/10/2022	201163		0		\$1396.74	0
PAYROLL - 2022-11-10	11/10/2022	201164		0		\$2803.09	0
PAYROLL - 2022-11-10	11/10/2022	201165		0		\$361.83	0
PAYROLL - 2022-11-10	11/10/2022	201166		0		\$3215.84	0
PAYROLL - 2022-11-10	11/10/2022	201167		0		\$3942.71	0
PAYROLL - 2022-11-10	11/10/2022	201168		0		\$1762.71	0
PAYROLL - 2022-11-10	11/10/2022	201169		0		\$2951.89	0
PAYROLL - 2022-11-10	11/10/2022	201170		0		\$4130.80	0
PAYROLL - 2022-11-10	11/10/2022	201171		0		\$2107.27	0
PAYROLL - 2022-11-10	11/10/2022	201172		0		\$2912.44	0
PAYROLL - 2022-11-10	11/10/2022	201173		0		\$2522.29	0
PAYROLL - 2022-11-10	11/10/2022	201174		0		\$5570.27	0
PAYROLL - 2022-11-10	11/10/2022	201175		0		\$1792.69	0
PAYROLL - 2022-11-10	11/10/2022	201176		0		\$2368.35	0
PAYROLL - 2022-11-10	11/10/2022	201177		0		\$3764.20	0
PAYROLL - 2022-11-10	11/10/2022	201178		0		\$3426.77	0
PAYROLL - 2022-11-10	11/10/2022	201179		0		\$1720.06	0
PAYROLL - 2022-11-10	11/10/2022	201180		0		\$3099.53	0
PAYROLL - 2022-11-10	11/10/2022	201181		0		\$3858.55	0
PAYROLL - 2022-11-10	11/10/2022	201182		0		\$4924.38	0
PAYROLL - 2022-11-10	11/10/2022	201183		0		\$1119.94	0
PAYROLL - 2022-11-10	11/10/2022	201184		0		\$2299.08	0
PAYROLL - 2022-11-10	11/10/2022	201185		0		\$1493.94	0

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PAYROLL - 2022-11-10	11/10/2022	201186		0		\$2133.28	0
PAYROLL - 2022-11-10	11/10/2022	201187		0		\$949.39	0
PAYROLL - 2022-11-10	11/10/2022	201188		0		\$2485.19	0
PAYROLL - 2022-11-10	11/10/2022	201189		0		\$1491.19	0
PAYROLL - 2022-11-10	11/10/2022	201190		0		\$2217.99	0
PAYROLL - 2022-11-10	11/10/2022	201191		0		\$4463.56	0
PAYROLL - 2022-11-10	11/10/2022	201192		0		\$1124.98	0
PAYROLL - 2022-11-10	11/10/2022	201193		0		\$2685.95	0
PAYROLL - 2022-11-10	11/10/2022	201194		0		\$3007.80	0
PAYROLL - 2022-11-10	11/10/2022	201195		0		\$1760.45	0
PAYROLL - 2022-11-10	11/10/2022	201196		0		\$1154.77	0
PAYROLL - 2022-11-10	11/10/2022	201197		0		\$1902.98	0
PAYROLL - 2022-11-10	11/10/2022	201198		0		\$1803.11	0
PAYROLL - 2022-11-10	11/10/2022	201199		0		\$1100.46	0
PAYROLL - 2022-11-10	11/10/2022	201200		0		\$1766.91	0
PAYROLL - 2022-11-10	11/10/2022	201201		0		\$952.75	0
PAYROLL - 2022-11-10	11/10/2022	201202		0		\$874.78	0
PAYROLL - 2022-11-10	11/10/2022	201203		0		\$475.83	0
PAYROLL - 2022-11-10	11/10/2022	201204		0		\$569.62	0
PAYROLL - 2022-11-10	11/10/2022	201205		0		\$775.04	0
PAYROLL - 2022-11-10	11/10/2022	201206		0		\$136.18	0
PAYROLL - 2022-11-10	11/10/2022	201207		0		\$1901.77	0
PAYROLL - 2022-11-10	11/10/2022	201208		0		\$710.99	0
PAYROLL - 2022-11-10	11/10/2022	201209		0		\$910.62	0
PAYROLL - 2022-11-10	11/10/2022	201210		0		\$1675.00	0
PAYROLL - 2022-11-10	11/10/2022	201211		0		\$451.93	0
PAYROLL - 2022-11-10	11/10/2022	201212		0		\$2536.24	0
PAYROLL - 2022-11-10	11/10/2022	201213		0		\$1178.29	0
PAYROLL - 2022-11-10	11/10/2022	201214		0		\$782.13	0

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PAYROLL - 2022-11-10	11/10/2022	201215		0		\$1693.52	0
PAYROLL - 2022-11-10	11/10/2022	201216		0		\$1118.19	0
PAYROLL - 2022-11-10	11/10/2022	201217		0		\$1865.44	0
PAYROLL - 2022-11-10	11/10/2022	201218		0		\$1007.21	0
PAYROLL - 2022-11-10	11/10/2022	201219		0		\$807.45	0
PAYROLL - 2022-11-10	11/10/2022	201220		0		\$1496.30	0
PAYROLL - 2022-11-10	11/10/2022	201221		0		\$564.71	0
PAYROLL - 2022-11-10	11/10/2022	201222		0		\$858.13	0
PAYROLL - 2022-11-10	11/10/2022	201223		0		\$1572.59	0
PAYROLL - 2022-11-10	11/10/2022	201224		0		\$618.58	0
PAYROLL - 2022-11-10	11/10/2022	201225		0		\$930.90	0
PAYROLL - 2022-11-10	11/10/2022	201226		0		\$340.74	0
PAYROLL - 2022-11-10	11/10/2022	201227		0		\$480.00	0
PAYROLL - 2022-11-10	11/10/2022	201228		0		\$363.50	0
PAYROLL - 2022-11-10	11/10/2022	201229		0		\$47.50	0
PAYROLL - 2022-11-10	11/10/2022	201230		0		\$6839.33	0
PAYROLL - 2022-11-10	TOTALS:					\$1,322,654.68	0
PAYROLL - 2022-11-23	11/23/2022	201231		0		\$2212.75	0
PAYROLL - 2022-11-23	11/23/2022	201232		0		\$1091.38	0
PAYROLL - 2022-11-23	11/23/2022	201233		0		\$1007.26	0
PAYROLL - 2022-11-23	11/23/2022	201234		0		\$1497.22	0
PAYROLL - 2022-11-23	11/23/2022	201235		0		\$1987.01	0
PAYROLL - 2022-11-23	11/23/2022	201236		0		\$4417.67	0
PAYROLL - 2022-11-23	11/23/2022	201237		0		\$1542.23	0
PAYROLL - 2022-11-23	11/23/2022	201238		0		\$2007.17	0
PAYROLL - 2022-11-23	11/23/2022	201239		0		\$1483.90	0
PAYROLL - 2022-11-23	11/23/2022	201240		0		\$2114.11	0
PAYROLL - 2022-11-23	11/23/2022	201241		0		\$2606.87	0
PAYROLL - 2022-11-23	11/23/2022	201242		0		\$5138.56	0

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PAYROLL - 2022-11-23	11/23/2022	201243		0		\$1362.70	0
PAYROLL - 2022-11-23	11/23/2022	201244		0		\$4549.20	0
PAYROLL - 2022-11-23	11/23/2022	201245		0		\$1065.56	0
PAYROLL - 2022-11-23	11/23/2022	201246		0		\$5888.10	0
PAYROLL - 2022-11-23	11/23/2022	201247		0		\$1016.71	0
PAYROLL - 2022-11-23	11/23/2022	201248		0		\$1180.50	0
PAYROLL - 2022-11-23	11/23/2022	201249		0		\$1144.67	0
PAYROLL - 2022-11-23	11/23/2022	201250		0		\$765.70	0
PAYROLL - 2022-11-23	11/23/2022	201251		0		\$1034.16	0
PAYROLL - 2022-11-23	11/23/2022	201252		0		\$4471.37	0
PAYROLL - 2022-11-23	11/23/2022	201253		0		\$1773.75	0
PAYROLL - 2022-11-23	11/23/2022	201254		0		\$1190.06	0
PAYROLL - 2022-11-23	11/23/2022	201255		0		\$1211.49	0
PAYROLL - 2022-11-23	11/23/2022	201256		0		\$1894.17	0
PAYROLL - 2022-11-23	11/23/2022	201257		0		\$992.60	0
PAYROLL - 2022-11-23	11/23/2022	201258		0		\$1578.85	0
PAYROLL - 2022-11-23	11/23/2022	201259		0		\$1367.37	0
PAYROLL - 2022-11-23	11/23/2022	201260		0		\$2064.41	0
PAYROLL - 2022-11-23	11/23/2022	201261		0		\$1298.40	0
PAYROLL - 2022-11-23	11/23/2022	201262		0		\$1180.22	0
PAYROLL - 2022-11-23	11/23/2022	201263		0		\$1978.73	0
PAYROLL - 2022-11-23	11/23/2022	201264		0		\$1458.41	0
PAYROLL - 2022-11-23	11/23/2022	201265		0		\$1657.18	0
PAYROLL - 2022-11-23	11/23/2022	201266		0		\$2621.79	0
PAYROLL - 2022-11-23	11/23/2022	201267		0		\$1666.88	0
PAYROLL - 2022-11-23	11/23/2022	201268		0		\$562.74	0
PAYROLL - 2022-11-23	11/23/2022	201269		0		\$2154.70	0
PAYROLL - 2022-11-23	11/23/2022	201270		0		\$2205.99	0
PAYROLL - 2022-11-23	11/23/2022	201271		0		\$677.32	0

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PAYROLL - 2022-11-23	11/23/2022	201272		0		\$1257.03	0
PAYROLL - 2022-11-23	11/23/2022	201273		0		\$1673.30	0
PAYROLL - 2022-11-23	11/23/2022	201274		0		\$1632.21	0
PAYROLL - 2022-11-23	11/23/2022	201275		0		\$1440.66	0
PAYROLL - 2022-11-23	11/23/2022	201276		0		\$1928.69	0
PAYROLL - 2022-11-23	11/23/2022	201277		0		\$1505.63	0
PAYROLL - 2022-11-23	11/23/2022	201278		0		\$2952.78	0
PAYROLL - 2022-11-23	11/23/2022	201279		0		\$1743.15	0
PAYROLL - 2022-11-23	11/23/2022	201280		0		\$1341.29	0
PAYROLL - 2022-11-23	11/23/2022	201281		0		\$1667.72	0
PAYROLL - 2022-11-23	11/23/2022	201282		0		\$1688.50	0
PAYROLL - 2022-11-23	11/23/2022	201283		0		\$1945.03	0
PAYROLL - 2022-11-23	11/23/2022	201284		0		\$2308.45	0
PAYROLL - 2022-11-23	11/23/2022	201285		0		\$2066.72	0
PAYROLL - 2022-11-23	11/23/2022	201286		0		\$1390.57	0
PAYROLL - 2022-11-23	11/23/2022	201287		0		\$4331.52	0
PAYROLL - 2022-11-23	11/23/2022	201288		0		\$4096.38	0
PAYROLL - 2022-11-23	11/23/2022	201289		0		\$2449.37	0
PAYROLL - 2022-11-23	11/23/2022	201290		0		\$2399.40	0
PAYROLL - 2022-11-23	11/23/2022	201291		0		\$4083.84	0
PAYROLL - 2022-11-23	11/23/2022	201292		0		\$1631.45	0
PAYROLL - 2022-11-23	11/23/2022	201293		0		\$1507.83	0
PAYROLL - 2022-11-23	11/23/2022	201294		0		\$1241.35	0
PAYROLL - 2022-11-23	11/23/2022	201295		0		\$1963.88	0
PAYROLL - 2022-11-23	11/23/2022	201296		0		\$1478.26	0
PAYROLL - 2022-11-23	11/23/2022	201297		0		\$2610.12	0
PAYROLL - 2022-11-23	11/23/2022	201298		0		\$1393.65	0
PAYROLL - 2022-11-23	11/23/2022	201299		0		\$2392.26	0
PAYROLL - 2022-11-23	11/23/2022	201300		0		\$799.43	0

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PAYROLL - 2022-11-23	11/23/2022	201301		0		\$1315.94	0
PAYROLL - 2022-11-23	11/23/2022	201302		0		\$1603.31	0
PAYROLL - 2022-11-23	11/23/2022	201303		0		\$2285.79	0
PAYROLL - 2022-11-23	11/23/2022	201304		0		\$1800.20	0
PAYROLL - 2022-11-23	11/23/2022	201305		0		\$1549.73	0
PAYROLL - 2022-11-23	11/23/2022	201306		0		\$2068.58	0
PAYROLL - 2022-11-23	11/23/2022	201307		0		\$1891.15	0
PAYROLL - 2022-11-23	11/23/2022	201308		0		\$1960.40	0
PAYROLL - 2022-11-23	11/23/2022	201309		0		\$2493.51	0
PAYROLL - 2022-11-23	11/23/2022	201310		0		\$1656.11	0
PAYROLL - 2022-11-23	11/23/2022	201311		0		\$961.51	0
PAYROLL - 2022-11-23	11/23/2022	201312		0		\$1427.14	0
PAYROLL - 2022-11-23	11/23/2022	201313		0		\$2010.79	0
PAYROLL - 2022-11-23	11/23/2022	201314		0		\$2226.94	0
PAYROLL - 2022-11-23	11/23/2022	201315		0		\$1824.05	0
PAYROLL - 2022-11-23	11/23/2022	201316		0		\$1865.86	0
PAYROLL - 2022-11-23	11/23/2022	201317		0		\$1953.70	0
PAYROLL - 2022-11-23	11/23/2022	201318		0		\$1539.55	0
PAYROLL - 2022-11-23	11/23/2022	201319		0		\$2030.39	0
PAYROLL - 2022-11-23	11/23/2022	201320		0		\$1931.35	0
PAYROLL - 2022-11-23	11/23/2022	201321		0		\$1493.26	0
PAYROLL - 2022-11-23	11/23/2022	201322		0		\$1877.31	0
PAYROLL - 2022-11-23	11/23/2022	201323		0		\$1921.93	0
PAYROLL - 2022-11-23	11/23/2022	201324		0		\$2868.76	0
PAYROLL - 2022-11-23	11/23/2022	201325		0		\$1735.25	0
PAYROLL - 2022-11-23	11/23/2022	201326		0		\$253.26	0
PAYROLL - 2022-11-23	11/23/2022	201327		0		\$231.70	0
PAYROLL - 2022-11-23	11/23/2022	201328		0		\$774.05	0
PAYROLL - 2022-11-23	11/23/2022	201329		0		\$1812.25	0

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PAYROLL - 2022-11-23	11/23/2022	201330		0		\$632.78	0
PAYROLL - 2022-11-23	11/23/2022	201331		0		\$86.06	0
PAYROLL - 2022-11-23	11/23/2022	201332		0		\$1771.73	0
PAYROLL - 2022-11-23	11/23/2022	201333		0		\$715.99	0
PAYROLL - 2022-11-23	11/23/2022	201334		0		\$260.25	0
PAYROLL - 2022-11-23	11/23/2022	201335		0		\$1437.83	0
PAYROLL - 2022-11-23	11/23/2022	201336		0		\$1771.39	0
PAYROLL - 2022-11-23	11/23/2022	201337		0		\$547.18	0
PAYROLL - 2022-11-23	11/23/2022	201338		0		\$1024.39	0
PAYROLL - 2022-11-23	11/23/2022	201339		0		\$211.84	0
PAYROLL - 2022-11-23	11/23/2022	201340		0		\$26.47	0
PAYROLL - 2022-11-23	11/23/2022	201341		0		\$2048.91	0
PAYROLL - 2022-11-23	11/23/2022	201342		0		\$1850.17	0
PAYROLL - 2022-11-23	11/23/2022	201343		0		\$198.60	0
PAYROLL - 2022-11-23	11/23/2022	201344		0		\$26.47	0
PAYROLL - 2022-11-23	11/23/2022	201345		0		\$2419.14	0
PAYROLL - 2022-11-23	11/23/2022	201346		0		\$86.06	0
PAYROLL - 2022-11-23	11/23/2022	201347		0		\$119.16	0
PAYROLL - 2022-11-23	11/23/2022	201348		0		\$1579.70	0
PAYROLL - 2022-11-23	11/23/2022	201349		0		\$198.61	0
PAYROLL - 2022-11-23	11/23/2022	201350		0		\$218.46	0
PAYROLL - 2022-11-23	11/23/2022	201351		0		\$1499.84	0
PAYROLL - 2022-11-23	11/23/2022	201352		0		\$557.19	0
PAYROLL - 2022-11-23	11/23/2022	201353		0		\$112.53	0
PAYROLL - 2022-11-23	11/23/2022	201354		0		\$165.49	0
PAYROLL - 2022-11-23	11/23/2022	201355		0		\$105.91	0
PAYROLL - 2022-11-23	11/23/2022	201356		0		\$628.54	0
PAYROLL - 2022-11-23	11/23/2022	201357		0		\$639.70	0
PAYROLL - 2022-11-23	11/23/2022	201358		0		\$273.18	0

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PAYROLL - 2022-11-23	11/23/2022	201359		0		\$86.06	0
PAYROLL - 2022-11-23	11/23/2022	201360		0		\$3533.65	0
PAYROLL - 2022-11-23	11/23/2022	201361		0		\$2738.48	0
PAYROLL - 2022-11-23	11/23/2022	201362		0		\$1758.73	0
PAYROLL - 2022-11-23	11/23/2022	201363		0		\$1813.69	0
PAYROLL - 2022-11-23	11/23/2022	201364		0		\$2452.21	0
PAYROLL - 2022-11-23	11/23/2022	201365		0		\$1951.46	0
PAYROLL - 2022-11-23	11/23/2022	201366		0		\$1997.04	0
PAYROLL - 2022-11-23	11/23/2022	201367		0		\$2205.37	0
PAYROLL - 2022-11-23	11/23/2022	201368		0		\$3021.38	0
PAYROLL - 2022-11-23	11/23/2022	201369		0		\$1931.93	0
PAYROLL - 2022-11-23	11/23/2022	201370		0		\$2299.32	0
PAYROLL - 2022-11-23	11/23/2022	201371		0		\$1689.38	0
PAYROLL - 2022-11-23	11/23/2022	201372		0		\$1801.15	0
PAYROLL - 2022-11-23	11/23/2022	201373		0		\$1842.57	0
PAYROLL - 2022-11-23	11/23/2022	201374		0		\$2646.44	0
PAYROLL - 2022-11-23	11/23/2022	201375		0		\$1120.03	0
PAYROLL - 2022-11-23	11/23/2022	201376		0		\$1937.24	0
PAYROLL - 2022-11-23	11/23/2022	201377		0		\$2428.82	0
PAYROLL - 2022-11-23	11/23/2022	201378		0		\$1647.06	0
PAYROLL - 2022-11-23	11/23/2022	201379		0		\$2043.53	0
PAYROLL - 2022-11-23	11/23/2022	201380		0		\$2433.93	0
PAYROLL - 2022-11-23	11/23/2022	201381		0		\$1987.78	0
PAYROLL - 2022-11-23	11/23/2022	201382		0		\$2532.37	0
PAYROLL - 2022-11-23	11/23/2022	201383		0		\$2083.45	0
PAYROLL - 2022-11-23	11/23/2022	201384		0		\$2024.16	0
PAYROLL - 2022-11-23	11/23/2022	201385		0		\$1618.05	0
PAYROLL - 2022-11-23	11/23/2022	201386		0		\$3143.28	0
PAYROLL - 2022-11-23	11/23/2022	201387		0		\$2133.07	0

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PAYROLL - 2022-11-23	11/23/2022	201388		0		\$1464.59	0
PAYROLL - 2022-11-23	11/23/2022	201389		0		\$2042.10	0
PAYROLL - 2022-11-23	11/23/2022	201390		0		\$1632.32	0
PAYROLL - 2022-11-23	11/23/2022	201391		0		\$1828.34	0
PAYROLL - 2022-11-23	11/23/2022	201392		0		\$1956.12	0
PAYROLL - 2022-11-23	11/23/2022	201393		0		\$2016.22	0
PAYROLL - 2022-11-23	11/23/2022	201394		0		\$2971.75	0
PAYROLL - 2022-11-23	11/23/2022	201395		0		\$2229.97	0
PAYROLL - 2022-11-23	11/23/2022	201396		0		\$1946.64	0
PAYROLL - 2022-11-23	11/23/2022	201397		0		\$6289.08	0
PAYROLL - 2022-11-23	11/23/2022	201398		0		\$4294.07	0
PAYROLL - 2022-11-23	11/23/2022	201399		0		\$2882.17	0
PAYROLL - 2022-11-23	11/23/2022	201400		0		\$3893.73	0
PAYROLL - 2022-11-23	11/23/2022	201401		0		\$3413.67	0
PAYROLL - 2022-11-23	11/23/2022	201402		0		\$4037.87	0
PAYROLL - 2022-11-23	11/23/2022	201403		0		\$3496.08	0
PAYROLL - 2022-11-23	11/23/2022	201404		0		\$3659.70	0
PAYROLL - 2022-11-23	11/23/2022	201405		0		\$3562.79	0
PAYROLL - 2022-11-23	11/23/2022	201406		0		\$3733.99	0
PAYROLL - 2022-11-23	11/23/2022	201407		0		\$3926.50	0
PAYROLL - 2022-11-23	11/23/2022	201408		0		\$1991.05	0
PAYROLL - 2022-11-23	11/23/2022	201409		0		\$2626.42	0
PAYROLL - 2022-11-23	11/23/2022	201410		0		\$2759.08	0
PAYROLL - 2022-11-23	11/23/2022	201411		0		\$3979.92	0
PAYROLL - 2022-11-23	11/23/2022	201412		0		\$2899.45	0
PAYROLL - 2022-11-23	11/23/2022	201413		0		\$2323.44	0
PAYROLL - 2022-11-23	11/23/2022	201414		0		\$2749.96	0
PAYROLL - 2022-11-23	11/23/2022	201415		0		\$3215.15	0
PAYROLL - 2022-11-23	11/23/2022	201416		0		\$3479.42	0

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PAYROLL - 2022-11-23	11/23/2022	201417		0		\$3640.37	0
PAYROLL - 2022-11-23	11/23/2022	201418		0		\$3585.27	0
PAYROLL - 2022-11-23	11/23/2022	201419		0		\$2921.47	0
PAYROLL - 2022-11-23	11/23/2022	201420		0		\$3062.28	0
PAYROLL - 2022-11-23	11/23/2022	201421		0		\$2250.77	0
PAYROLL - 2022-11-23	11/23/2022	201422		0		\$3453.08	0
PAYROLL - 2022-11-23	11/23/2022	201423		0		\$3507.21	0
PAYROLL - 2022-11-23	11/23/2022	201424		0		\$2623.63	0
PAYROLL - 2022-11-23	11/23/2022	201425		0		\$3223.73	0
PAYROLL - 2022-11-23	11/23/2022	201426		0		\$2364.08	0
PAYROLL - 2022-11-23	11/23/2022	201427		0		\$2830.98	0
PAYROLL - 2022-11-23	11/23/2022	201428		0		\$3389.29	0
PAYROLL - 2022-11-23	11/23/2022	201429		0		\$3287.72	0
PAYROLL - 2022-11-23	11/23/2022	201430		0		\$3776.25	0
PAYROLL - 2022-11-23	11/23/2022	201431		0		\$3480.96	0
PAYROLL - 2022-11-23	11/23/2022	201432		0		\$4257.35	0
PAYROLL - 2022-11-23	11/23/2022	201433		0		\$2240.90	0
PAYROLL - 2022-11-23	11/23/2022	201434		0		\$3231.14	0
PAYROLL - 2022-11-23	11/23/2022	201435		0		\$2038.61	0
PAYROLL - 2022-11-23	11/23/2022	201436		0		\$1240.93	0
PAYROLL - 2022-11-23	11/23/2022	201437		0		\$4205.59	0
PAYROLL - 2022-11-23	11/23/2022	201438		0		\$2634.69	0
PAYROLL - 2022-11-23	11/23/2022	201439		0		\$4371.54	0
PAYROLL - 2022-11-23	11/23/2022	201440		0		\$2402.58	0
PAYROLL - 2022-11-23	11/23/2022	201441		0		\$3307.16	0
PAYROLL - 2022-11-23	11/23/2022	201442		0		\$1512.64	0
PAYROLL - 2022-11-23	11/23/2022	201443		0		\$3307.34	0
PAYROLL - 2022-11-23	11/23/2022	201444		0		\$2764.94	0
PAYROLL - 2022-11-23	11/23/2022	201445		0		\$3845.02	0

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PAYROLL - 2022-11-23	11/23/2022	201446		0		\$2805.41	0
PAYROLL - 2022-11-23	11/23/2022	201447		0		\$2948.83	0
PAYROLL - 2022-11-23	11/23/2022	201448		0		\$2837.14	0
PAYROLL - 2022-11-23	11/23/2022	201449		0		\$3428.36	0
PAYROLL - 2022-11-23	11/23/2022	201450		0		\$3251.33	0
PAYROLL - 2022-11-23	11/23/2022	201451		0		\$3911.76	0
PAYROLL - 2022-11-23	11/23/2022	201452		0		\$2905.44	0
PAYROLL - 2022-11-23	11/23/2022	201453		0		\$2788.88	0
PAYROLL - 2022-11-23	11/23/2022	201454		0		\$7381.87	0
PAYROLL - 2022-11-23	11/23/2022	201455		0		\$2652.49	0
PAYROLL - 2022-11-23	11/23/2022	201456		0		\$4460.70	0
PAYROLL - 2022-11-23	11/23/2022	201457		0		\$2537.79	0
PAYROLL - 2022-11-23	11/23/2022	201458		0		\$3513.37	0
PAYROLL - 2022-11-23	11/23/2022	201459		0		\$2857.62	0
PAYROLL - 2022-11-23	11/23/2022	201460		0		\$5621.99	0
PAYROLL - 2022-11-23	11/23/2022	201461		0		\$3275.76	0
PAYROLL - 2022-11-23	11/23/2022	201462		0		\$3151.99	0
PAYROLL - 2022-11-23	11/23/2022	201463		0		\$1213.13	0
PAYROLL - 2022-11-23	11/23/2022	201464		0		\$2404.44	0
PAYROLL - 2022-11-23	11/23/2022	201465		0		\$5412.63	0
PAYROLL - 2022-11-23	11/23/2022	201466		0		\$2346.42	0
PAYROLL - 2022-11-23	11/23/2022	201467		0		\$3915.03	0
PAYROLL - 2022-11-23	11/23/2022	201468		0		\$2884.02	0
PAYROLL - 2022-11-23	11/23/2022	201469		0		\$2815.90	0
PAYROLL - 2022-11-23	11/23/2022	201470		0		\$2799.86	0
PAYROLL - 2022-11-23	11/23/2022	201471		0		\$5754.14	0
PAYROLL - 2022-11-23	11/23/2022	201472		0		\$3214.37	0
PAYROLL - 2022-11-23	11/23/2022	201473		0		\$1417.22	0
PAYROLL - 2022-11-23	11/23/2022	201474		0		\$3230.43	0

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PAYROLL - 2022-11-23	11/23/2022	201475		0		\$2059.05	0
PAYROLL - 2022-11-23	11/23/2022	201476		0		\$9815.48	0
PAYROLL - 2022-11-23	11/23/2022	201477		0		\$7555.90	0
PAYROLL - 2022-11-23	11/23/2022	201478		0		\$1067.64	0
PAYROLL - 2022-11-23	11/23/2022	201479		0		\$2050.81	0
PAYROLL - 2022-11-23	11/23/2022	201480		0		\$4230.63	0
PAYROLL - 2022-11-23	11/23/2022	201481		0		\$5509.52	0
PAYROLL - 2022-11-23	11/23/2022	201482		0		\$5937.33	0
PAYROLL - 2022-11-23	11/23/2022	201483		0		\$4570.06	0
PAYROLL - 2022-11-23	11/23/2022	201484		0		\$1765.10	0
PAYROLL - 2022-11-23	11/23/2022	201485		0		\$6951.01	0
PAYROLL - 2022-11-23	11/23/2022	201486		0		\$8234.16	0
PAYROLL - 2022-11-23	11/23/2022	201487		0		\$2466.90	0
PAYROLL - 2022-11-23	11/23/2022	201488		0		\$6570.21	0
PAYROLL - 2022-11-23	11/23/2022	201489		0		\$4419.94	0
PAYROLL - 2022-11-23	11/23/2022	201490		0		\$6332.53	0
PAYROLL - 2022-11-23	11/23/2022	201491		0		\$8120.15	0
PAYROLL - 2022-11-23	11/23/2022	201492		0		\$1447.77	0
PAYROLL - 2022-11-23	11/23/2022	201493		0		\$1856.82	0
PAYROLL - 2022-11-23	11/23/2022	201494		0		\$2979.50	0
PAYROLL - 2022-11-23	11/23/2022	201495		0		\$1859.45	0
PAYROLL - 2022-11-23	11/23/2022	201496		0		\$3941.76	0
PAYROLL - 2022-11-23	11/23/2022	201497		0		\$1922.03	0
PAYROLL - 2022-11-23	11/23/2022	201498		0		\$7611.38	0
PAYROLL - 2022-11-23	11/23/2022	201499		0		\$6625.86	0
PAYROLL - 2022-11-23	11/23/2022	201500		0		\$7391.51	0
PAYROLL - 2022-11-23	11/23/2022	201501		0		\$3898.45	0
PAYROLL - 2022-11-23	11/23/2022	201502		0		\$3601.98	0
PAYROLL - 2022-11-23	11/23/2022	201503		0		\$3896.96	0

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PAYROLL - 2022-11-23	11/23/2022	201504		0		\$5988.39	0
PAYROLL - 2022-11-23	11/23/2022	201505		0		\$6552.54	0
PAYROLL - 2022-11-23	11/23/2022	201506		0		\$2293.75	0
PAYROLL - 2022-11-23	11/23/2022	201507		0		\$2200.00	0
PAYROLL - 2022-11-23	11/23/2022	201508		0		\$2631.31	0
PAYROLL - 2022-11-23	11/23/2022	201509		0		\$1348.08	0
PAYROLL - 2022-11-23	11/23/2022	201510		0		\$6503.36	0
PAYROLL - 2022-11-23	11/23/2022	201511		0		\$8250.45	0
PAYROLL - 2022-11-23	11/23/2022	201512		0		\$6931.88	0
PAYROLL - 2022-11-23	11/23/2022	201513		0		\$1397.16	0
PAYROLL - 2022-11-23	11/23/2022	201514		0		\$7008.44	0
PAYROLL - 2022-11-23	11/23/2022	201515		0		\$2941.02	0
PAYROLL - 2022-11-23	11/23/2022	201516		0		\$3467.18	0
PAYROLL - 2022-11-23	11/23/2022	201517		0		\$1527.08	0
PAYROLL - 2022-11-23	11/23/2022	201518		0		\$8041.27	0
PAYROLL - 2022-11-23	11/23/2022	201519		0		\$8039.32	0
PAYROLL - 2022-11-23	11/23/2022	201520		0		\$2315.84	0
PAYROLL - 2022-11-23	11/23/2022	201521		0		\$3854.99	0
PAYROLL - 2022-11-23	11/23/2022	201522		0		\$2478.94	0
PAYROLL - 2022-11-23	11/23/2022	201523		0		\$3542.48	0
PAYROLL - 2022-11-23	11/23/2022	201524		0		\$3233.15	0
PAYROLL - 2022-11-23	11/23/2022	201525		0		\$2776.41	0
PAYROLL - 2022-11-23	11/23/2022	201526		0		\$1476.61	0
PAYROLL - 2022-11-23	11/23/2022	201527		0		\$3646.32	0
PAYROLL - 2022-11-23	11/23/2022	201528		0		\$9905.23	0
PAYROLL - 2022-11-23	11/23/2022	201529		0		\$2736.67	0
PAYROLL - 2022-11-23	11/23/2022	201530		0		\$4288.87	0
PAYROLL - 2022-11-23	11/23/2022	201531		0		\$3940.27	0
PAYROLL - 2022-11-23	11/23/2022	201532		0		\$3772.88	0

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PAYROLL - 2022-11-23	11/23/2022	201533		0		\$1318.24	0
PAYROLL - 2022-11-23	11/23/2022	201534		0		\$6517.25	0
PAYROLL - 2022-11-23	11/23/2022	201535		0		\$5862.16	0
PAYROLL - 2022-11-23	11/23/2022	201536		0		\$6371.61	0
PAYROLL - 2022-11-23	11/23/2022	201537		0		\$3830.53	0
PAYROLL - 2022-11-23	11/23/2022	201538		0		\$8448.51	0
PAYROLL - 2022-11-23	11/23/2022	201539		0		\$6736.59	0
PAYROLL - 2022-11-23	11/23/2022	201540		0		\$4072.57	0
PAYROLL - 2022-11-23	11/23/2022	201541		0		\$6600.97	0
PAYROLL - 2022-11-23	11/23/2022	201542		0		\$7158.00	0
PAYROLL - 2022-11-23	11/23/2022	201543		0		\$7517.88	0
PAYROLL - 2022-11-23	11/23/2022	201544		0		\$9082.56	0
PAYROLL - 2022-11-23	11/23/2022	201545		0		\$7993.43	0
PAYROLL - 2022-11-23	11/23/2022	201546		0		\$1478.13	0
PAYROLL - 2022-11-23	11/23/2022	201547		0		\$8820.38	0
PAYROLL - 2022-11-23	11/23/2022	201548		0		\$1291.86	0
PAYROLL - 2022-11-23	11/23/2022	201549		0		\$7829.21	0
PAYROLL - 2022-11-23	11/23/2022	201550		0		\$5137.15	0
PAYROLL - 2022-11-23	11/23/2022	201551		0		\$1500.34	0
PAYROLL - 2022-11-23	11/23/2022	201552		0		\$1682.16	0
PAYROLL - 2022-11-23	11/23/2022	201553		0		\$2428.67	0
PAYROLL - 2022-11-23	11/23/2022	201554		0		\$1428.35	0
PAYROLL - 2022-11-23	11/23/2022	201555		0		\$2004.61	0
PAYROLL - 2022-11-23	11/23/2022	201556		0		\$5515.67	0
PAYROLL - 2022-11-23	11/23/2022	201557		0		\$1854.39	0
PAYROLL - 2022-11-23	11/23/2022	201558		0		\$5347.76	0
PAYROLL - 2022-11-23	11/23/2022	201559		0		\$4031.82	0
PAYROLL - 2022-11-23	11/23/2022	201560		0		\$2008.22	0
PAYROLL - 2022-11-23	11/23/2022	201561		0		\$2807.83	0

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PAYROLL - 2022-11-23	11/23/2022	201562		0		\$4963.00	0
PAYROLL - 2022-11-23	11/23/2022	201563		0		\$3265.15	0
PAYROLL - 2022-11-23	11/23/2022	201564		0		\$4763.78	0
PAYROLL - 2022-11-23	11/23/2022	201565		0		\$6382.96	0
PAYROLL - 2022-11-23	11/23/2022	201566		0		\$1511.43	0
PAYROLL - 2022-11-23	11/23/2022	201567		0		\$2694.98	0
PAYROLL - 2022-11-23	11/23/2022	201568		0		\$2720.43	0
PAYROLL - 2022-11-23	11/23/2022	201569		0		\$4018.57	0
PAYROLL - 2022-11-23	11/23/2022	201570		0		\$6819.97	0
PAYROLL - 2022-11-23	11/23/2022	201571		0		\$2990.92	0
PAYROLL - 2022-11-23	11/23/2022	201572		0		\$4116.46	0
PAYROLL - 2022-11-23	11/23/2022	201573		0		\$2329.78	0
PAYROLL - 2022-11-23	11/23/2022	201574		0		\$3186.70	0
PAYROLL - 2022-11-23	11/23/2022	201575		0		\$1513.89	0
PAYROLL - 2022-11-23	11/23/2022	201576		0		\$5938.29	0
PAYROLL - 2022-11-23	11/23/2022	201577		0		\$4820.77	0
PAYROLL - 2022-11-23	11/23/2022	201578		0		\$3793.95	0
PAYROLL - 2022-11-23	11/23/2022	201579		0		\$3122.82	0
PAYROLL - 2022-11-23	11/23/2022	201580		0		\$2659.73	0
PAYROLL - 2022-11-23	11/23/2022	201581		0		\$2221.48	0
PAYROLL - 2022-11-23	11/23/2022	201582		0		\$2407.09	0
PAYROLL - 2022-11-23	11/23/2022	201583		0		\$1538.83	0
PAYROLL - 2022-11-23	11/23/2022	201584		0		\$1772.13	0
PAYROLL - 2022-11-23	11/23/2022	201585		0		\$1289.80	0
PAYROLL - 2022-11-23	11/23/2022	201586		0		\$2564.12	0
PAYROLL - 2022-11-23	11/23/2022	201587		0		\$7113.82	0
PAYROLL - 2022-11-23	11/23/2022	201588		0		\$4123.38	0
PAYROLL - 2022-11-23	11/23/2022	201589		0		\$1538.51	0
PAYROLL - 2022-11-23	11/23/2022	201590		0		\$3310.69	0

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PAYROLL - 2022-11-23	11/23/2022	201591		0		\$2752.83	0
PAYROLL - 2022-11-23	11/23/2022	201592		0		\$4915.06	0
PAYROLL - 2022-11-23	11/23/2022	201593		0		\$4084.98	0
PAYROLL - 2022-11-23	11/23/2022	201594		0		\$4219.43	0
PAYROLL - 2022-11-23	11/23/2022	201595		0		\$2189.53	0
PAYROLL - 2022-11-23	11/23/2022	201596		0		\$2898.47	0
PAYROLL - 2022-11-23	11/23/2022	201597		0		\$3887.42	0
PAYROLL - 2022-11-23	11/23/2022	201598		0		\$1591.05	0
PAYROLL - 2022-11-23	11/23/2022	201599		0		\$3111.59	0
PAYROLL - 2022-11-23	11/23/2022	201600		0		\$3812.53	0
PAYROLL - 2022-11-23	11/23/2022	201601		0		\$3383.99	0
PAYROLL - 2022-11-23	11/23/2022	201602		0		\$6040.31	0
PAYROLL - 2022-11-23	11/23/2022	201603		0		\$5265.25	0
PAYROLL - 2022-11-23	11/23/2022	201604		0		\$1931.20	0
PAYROLL - 2022-11-23	11/23/2022	201605		0		\$2774.80	0
PAYROLL - 2022-11-23	11/23/2022	201606		0		\$2860.04	0
PAYROLL - 2022-11-23	11/23/2022	201607		0		\$268.92	0
PAYROLL - 2022-11-23	11/23/2022	201608		0		\$1588.42	0
PAYROLL - 2022-11-23	11/23/2022	201609		0		\$3891.16	0
PAYROLL - 2022-11-23	11/23/2022	201610		0		\$2201.02	0
PAYROLL - 2022-11-23	11/23/2022	201611		0		\$2273.03	0
PAYROLL - 2022-11-23	11/23/2022	201612		0		\$757.03	0
PAYROLL - 2022-11-23	11/23/2022	201613		0		\$2304.20	0
PAYROLL - 2022-11-23	11/23/2022	201614		0		\$2499.80	0
PAYROLL - 2022-11-23	11/23/2022	201615		0		\$358.40	0
PAYROLL - 2022-11-23	11/23/2022	201616		0		\$1815.53	0
PAYROLL - 2022-11-23	11/23/2022	201617		0		\$2437.75	0
PAYROLL - 2022-11-23	11/23/2022	201618		0		\$2613.69	0
PAYROLL - 2022-11-23	11/23/2022	201619		0		\$1754.25	0

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PAYROLL - 2022-11-23	11/23/2022	201620		0		\$4838.77	0
PAYROLL - 2022-11-23	11/23/2022	201621		0		\$1871.90	0
PAYROLL - 2022-11-23	11/23/2022	201622		0		\$2151.30	0
PAYROLL - 2022-11-23	11/23/2022	201623		0		\$2210.60	0
PAYROLL - 2022-11-23	11/23/2022	201624		0		\$2917.29	0
PAYROLL - 2022-11-23	11/23/2022	201625		0		\$1732.51	0
PAYROLL - 2022-11-23	11/23/2022	201626		0		\$1617.20	0
PAYROLL - 2022-11-23	11/23/2022	201627		0		\$1546.08	0
PAYROLL - 2022-11-23	11/23/2022	201628		0		\$2085.76	0
PAYROLL - 2022-11-23	11/23/2022	201629		0		\$2121.21	0
PAYROLL - 2022-11-23	11/23/2022	201630		0		\$2031.99	0
PAYROLL - 2022-11-23	11/23/2022	201631		0		\$2190.16	0
PAYROLL - 2022-11-23	11/23/2022	201632		0		\$2710.72	0
PAYROLL - 2022-11-23	11/23/2022	201633		0		\$1735.97	0
PAYROLL - 2022-11-23	11/23/2022	201634		0		\$1751.65	0
PAYROLL - 2022-11-23	11/23/2022	201635		0		\$1610.46	0
PAYROLL - 2022-11-23	11/23/2022	201636		0		\$2085.70	0
PAYROLL - 2022-11-23	11/23/2022	201637		0		\$2114.39	0
PAYROLL - 2022-11-23	11/23/2022	201638		0		\$1913.71	0
PAYROLL - 2022-11-23	11/23/2022	201639		0		\$1582.27	0
PAYROLL - 2022-11-23	11/23/2022	201640		0		\$2142.34	0
PAYROLL - 2022-11-23	11/23/2022	201641		0		\$2143.86	0
PAYROLL - 2022-11-23	11/23/2022	201642		0		\$1337.56	0
PAYROLL - 2022-11-23	11/23/2022	201643		0		\$2824.73	0
PAYROLL - 2022-11-23	11/23/2022	201644		0		\$1821.01	0
PAYROLL - 2022-11-23	11/23/2022	201645		0		\$1669.11	0
PAYROLL - 2022-11-23	11/23/2022	201646		0		\$1624.94	0
PAYROLL - 2022-11-23	11/23/2022	201647		0		\$1621.96	0
PAYROLL - 2022-11-23	11/23/2022	201648		0		\$1986.55	0

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PAYROLL - 2022-11-23	11/23/2022	201649		0		\$1496.98	0
PAYROLL - 2022-11-23	11/23/2022	201650		0		\$1935.79	0
PAYROLL - 2022-11-23	11/23/2022	201651		0		\$2378.82	0
PAYROLL - 2022-11-23	11/23/2022	201652		0		\$2489.53	0
PAYROLL - 2022-11-23	11/23/2022	201653		0		\$2214.11	0
PAYROLL - 2022-11-23	11/23/2022	201654		0		\$3257.04	0
PAYROLL - 2022-11-23	11/23/2022	201655		0		\$1222.51	0
PAYROLL - 2022-11-23	11/23/2022	201656		0		\$2296.40	0
PAYROLL - 2022-11-23	11/23/2022	201657		0		\$962.16	0
PAYROLL - 2022-11-23	11/23/2022	201658		0		\$1647.78	0
PAYROLL - 2022-11-23	11/23/2022	201659		0		\$2623.57	0
PAYROLL - 2022-11-23	11/23/2022	201660		0		\$1857.26	0
PAYROLL - 2022-11-23	11/23/2022	201661		0		\$1982.52	0
PAYROLL - 2022-11-23	11/23/2022	201662		0		\$2044.83	0
PAYROLL - 2022-11-23	11/23/2022	201663		0		\$2036.57	0
PAYROLL - 2022-11-23	11/23/2022	201664		0		\$2176.51	0
PAYROLL - 2022-11-23	11/23/2022	201665		0		\$1143.64	0
PAYROLL - 2022-11-23	11/23/2022	201666		0		\$1855.39	0
PAYROLL - 2022-11-23	11/23/2022	201667		0		\$2566.61	0
PAYROLL - 2022-11-23	11/23/2022	201668		0		\$595.58	0
PAYROLL - 2022-11-23	11/23/2022	201669		0		\$2087.27	0
PAYROLL - 2022-11-23	11/23/2022	201670		0		\$2042.65	0
PAYROLL - 2022-11-23	11/23/2022	201671		0		\$2108.55	0
PAYROLL - 2022-11-23	11/23/2022	201672		0		\$2337.87	0
PAYROLL - 2022-11-23	11/23/2022	201673		0		\$2213.93	0
PAYROLL - 2022-11-23	11/23/2022	201674		0		\$2132.56	0
PAYROLL - 2022-11-23	11/23/2022	201675		0		\$3502.57	0
PAYROLL - 2022-11-23	11/23/2022	201676		0		\$1107.04	0
PAYROLL - 2022-11-23	11/23/2022	201677		0		\$2215.55	0

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PAYROLL - 2022-11-23	11/23/2022	201678		0		\$1648.95	0
PAYROLL - 2022-11-23	11/23/2022	201679		0		\$2411.05	0
PAYROLL - 2022-11-23	11/23/2022	201680		0		\$2168.37	0
PAYROLL - 2022-11-23	11/23/2022	201681		0		\$1875.39	0
PAYROLL - 2022-11-23	11/23/2022	201682		0		\$1598.81	0
PAYROLL - 2022-11-23	11/23/2022	201683		0		\$2410.38	0
PAYROLL - 2022-11-23	11/23/2022	201684		0		\$2022.59	0
PAYROLL - 2022-11-23	11/23/2022	201685		0		\$1744.05	0
PAYROLL - 2022-11-23	11/23/2022	201686		0		\$1764.86	0
PAYROLL - 2022-11-23	11/23/2022	201687		0		\$1334.14	0
PAYROLL - 2022-11-23	11/23/2022	201688		0		\$2221.56	0
PAYROLL - 2022-11-23	11/23/2022	201689		0		\$2132.28	0
PAYROLL - 2022-11-23	11/23/2022	201690		0		\$1930.26	0
PAYROLL - 2022-11-23	11/23/2022	201691		0		\$1491.45	0
PAYROLL - 2022-11-23	11/23/2022	201692		0		\$2391.10	0
PAYROLL - 2022-11-23	11/23/2022	201693		0		\$1884.22	0
PAYROLL - 2022-11-23	11/23/2022	201694		0		\$2711.32	0
PAYROLL - 2022-11-23	11/23/2022	201695		0		\$2300.74	0
PAYROLL - 2022-11-23	11/23/2022	201696		0		\$1296.99	0
PAYROLL - 2022-11-23	11/23/2022	201697		0		\$2197.06	0
PAYROLL - 2022-11-23	11/23/2022	201698		0		\$2081.06	0
PAYROLL - 2022-11-23	11/23/2022	201699		0		\$2821.83	0
PAYROLL - 2022-11-23	11/23/2022	201700		0		\$1276.81	0
PAYROLL - 2022-11-23	11/23/2022	201701		0		\$1566.50	0
PAYROLL - 2022-11-23	11/23/2022	201702		0		\$744.71	0
PAYROLL - 2022-11-23	11/23/2022	201703		0		\$2776.04	0
PAYROLL - 2022-11-23	11/23/2022	201704		0		\$3246.29	0
PAYROLL - 2022-11-23	11/23/2022	201705		0		\$2974.91	0
PAYROLL - 2022-11-23	11/23/2022	201706		0		\$1945.43	0

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PAYROLL - 2022-11-23	11/23/2022	201707		0		\$2251.63	0
PAYROLL - 2022-11-23	11/23/2022	201708		0		\$1925.32	0
PAYROLL - 2022-11-23	11/23/2022	201709		0		\$1526.29	0
PAYROLL - 2022-11-23	11/23/2022	201710		0		\$2130.49	0
PAYROLL - 2022-11-23	11/23/2022	201711		0		\$1537.99	0
PAYROLL - 2022-11-23	11/23/2022	201712		0		\$1356.77	0
PAYROLL - 2022-11-23	11/23/2022	201713		0		\$1677.04	0
PAYROLL - 2022-11-23	11/23/2022	201714		0		\$4047.54	0
PAYROLL - 2022-11-23	11/23/2022	201715		0		\$4997.55	0
PAYROLL - 2022-11-23	11/23/2022	201716		0		\$2051.80	0
PAYROLL - 2022-11-23	11/23/2022	201717		0		\$1173.83	0
PAYROLL - 2022-11-23	11/23/2022	201718		0		\$1874.78	0
PAYROLL - 2022-11-23	11/23/2022	201719		0		\$3948.84	0
PAYROLL - 2022-11-23	11/23/2022	201720		0		\$2252.49	0
PAYROLL - 2022-11-23	11/23/2022	201721		0		\$2814.54	0
PAYROLL - 2022-11-23	11/23/2022	201722		0		\$2488.49	0
PAYROLL - 2022-11-23	11/23/2022	201723		0		\$1621.99	0
PAYROLL - 2022-11-23	11/23/2022	201724		0		\$1496.85	0
PAYROLL - 2022-11-23	11/23/2022	201725		0		\$3523.37	0
PAYROLL - 2022-11-23	11/23/2022	201726		0		\$2140.30	0
PAYROLL - 2022-11-23	11/23/2022	201727		0		\$1885.17	0
PAYROLL - 2022-11-23	11/23/2022	201728		0		\$1399.72	0
PAYROLL - 2022-11-23	11/23/2022	201729		0		\$2695.43	0
PAYROLL - 2022-11-23	11/23/2022	201730		0		\$1494.88	0
PAYROLL - 2022-11-23	11/23/2022	201731		0		\$2909.01	0
PAYROLL - 2022-11-23	11/23/2022	201732		0		\$4598.63	0
PAYROLL - 2022-11-23	11/23/2022	201733		0		\$2244.51	0
PAYROLL - 2022-11-23	11/23/2022	201734		0		\$3638.45	0
PAYROLL - 2022-11-23	11/23/2022	201735		0		\$5965.53	0

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PAYROLL - 2022-11-23	11/23/2022	201736		0		\$2144.22	0
PAYROLL - 2022-11-23	11/23/2022	201737		0		\$2429.45	0
PAYROLL - 2022-11-23	11/23/2022	201738		0		\$3317.57	0
PAYROLL - 2022-11-23	11/23/2022	201739		0		\$2712.04	0
PAYROLL - 2022-11-23	11/23/2022	201740		0		\$1708.82	0
PAYROLL - 2022-11-23	11/23/2022	201741		0		\$3245.95	0
PAYROLL - 2022-11-23	11/23/2022	201742		0		\$3770.50	0
PAYROLL - 2022-11-23	11/23/2022	201743		0		\$4789.25	0
PAYROLL - 2022-11-23	11/23/2022	201744		0		\$1711.41	0
PAYROLL - 2022-11-23	11/23/2022	201745		0		\$3245.05	0
PAYROLL - 2022-11-23	11/23/2022	201746		0		\$2919.66	0
PAYROLL - 2022-11-23	11/23/2022	201747		0		\$2337.08	0
PAYROLL - 2022-11-23	11/23/2022	201748		0		\$1159.02	0
PAYROLL - 2022-11-23	11/23/2022	201749		0		\$4198.18	0
PAYROLL - 2022-11-23	11/23/2022	201750		0		\$1300.46	0
PAYROLL - 2022-11-23	11/23/2022	201751		0		\$745.25	0
PAYROLL - 2022-11-23	11/23/2022	201752		0		\$2600.45	0
PAYROLL - 2022-11-23	11/23/2022	201753		0		\$4228.41	0
PAYROLL - 2022-11-23	11/23/2022	201754		0		\$1438.27	0
PAYROLL - 2022-11-23	11/23/2022	201755		0		\$2931.77	0
PAYROLL - 2022-11-23	11/23/2022	201756		0		\$2320.78	0
PAYROLL - 2022-11-23	11/23/2022	201757		0		\$1121.04	0
PAYROLL - 2022-11-23	11/23/2022	201758		0		\$2802.17	0
PAYROLL - 2022-11-23	11/23/2022	201759		0		\$2969.08	0
PAYROLL - 2022-11-23	11/23/2022	201760		0		\$1781.36	0
PAYROLL - 2022-11-23	11/23/2022	201761		0		\$1155.19	0
PAYROLL - 2022-11-23	11/23/2022	201762		0		\$1868.41	0
PAYROLL - 2022-11-23	11/23/2022	201763		0		\$1769.75	0
PAYROLL - 2022-11-23	11/23/2022	201764		0		\$1082.51	0

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PAYROLL - 2022-11-23	11/23/2022	201765		0		\$1721.63	0
PAYROLL - 2022-11-23	11/23/2022	201766		0		\$957.64	0
PAYROLL - 2022-11-23	11/23/2022	201767		0		\$817.37	0
PAYROLL - 2022-11-23	11/23/2022	201768		0		\$207.64	0
PAYROLL - 2022-11-23	11/23/2022	201769		0		\$551.53	0
PAYROLL - 2022-11-23	11/23/2022	201770		0		\$775.04	0
PAYROLL - 2022-11-23	11/23/2022	201771		0		\$115.24	0
PAYROLL - 2022-11-23	11/23/2022	201772		0		\$1886.73	0
PAYROLL - 2022-11-23	11/23/2022	201773		0		\$674.33	0
PAYROLL - 2022-11-23	11/23/2022	201774		0		\$911.36	0
PAYROLL - 2022-11-23	11/23/2022	201775		0		\$1609.90	0
PAYROLL - 2022-11-23	11/23/2022	201776		0		\$279.77	0
PAYROLL - 2022-11-23	11/23/2022	201777		0		\$2527.64	0
PAYROLL - 2022-11-23	11/23/2022	201778		0		\$1180.92	0
PAYROLL - 2022-11-23	11/23/2022	201779		0		\$828.15	0
PAYROLL - 2022-11-23	11/23/2022	201780		0		\$1703.68	0
PAYROLL - 2022-11-23	11/23/2022	201781		0		\$1002.32	0
PAYROLL - 2022-11-23	11/23/2022	201782		0		\$1782.11	0
PAYROLL - 2022-11-23	11/23/2022	201783		0		\$939.89	0
PAYROLL - 2022-11-23	11/23/2022	201784		0		\$771.73	0
PAYROLL - 2022-11-23	11/23/2022	201785		0		\$1463.11	0
PAYROLL - 2022-11-23	11/23/2022	201786		0		\$549.81	0
PAYROLL - 2022-11-23	11/23/2022	201787		0		\$780.52	0
PAYROLL - 2022-11-23	11/23/2022	201788		0		\$1534.27	0
PAYROLL - 2022-11-23	11/23/2022	201789		0		\$673.84	0
PAYROLL - 2022-11-23	11/23/2022	201790		0		\$1784.13	0
PAYROLL - 2022-11-23	11/23/2022	201791		0		\$136.18	0
PAYROLL - 2022-11-23	11/23/2022	201792		0		\$80.83	0
PAYROLL - 2022-11-23	11/23/2022	201793		0		\$7175.00	0

Payroll Direct Deposits / Checks 11/1/2022 - 11/30/2022

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2022-11-23	11/23/2022	201794		0		\$44.00	0
PAYROLL - 2022-11-23	11/23/2022	201795		0		\$480.00	0
PAYROLL - 2022-11-23	11/23/2022	201796		0		\$363.50	0
PAYROLL - 2022-11-23	11/23/2022	201797		0		\$47.50	0
PAYROLL - 2022-11-23	11/23/2022	201798		0		\$6890.86	0
PAYROLL - 2022-11-23	TOTALS:					\$1,481,961.41	0
					Grand Total	\$2,804,616.09	0

Pension Checks 11/1/2022 - 11/30/2022

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
PENSION - 2022-11-30	11/30/2022	6316	N	0		\$815.99
PENSION - 2022-11-30	11/30/2022	6317	N	0		\$880.35
PENSION - 2022-11-30	11/30/2022	6318	N	0		\$624.62
PENSION - 2022-11-30	11/30/2022	6319	N	0		\$1067.86
PENSION - 2022-11-30	11/30/2022	6320	N	0		\$590.64
PENSION - 2022-11-30	11/30/2022	6321	N	0		\$1557.67
PENSION - 2022-11-30	11/30/2022	6322	N	0		\$748.26
PENSION - 2022-11-30	11/30/2022	6323	N	0		\$897.57
PENSION - 2022-11-30	11/30/2022	6324	N	0		\$789.35
PENSION - 2022-11-30	11/30/2022	6325	N	0		\$1214.88
PENSION - 2022-11-30	11/30/2022	6326	N	0		\$973.77
PENSION - 2022-11-30	11/30/2022	6327	N	0		\$3024.00
PENSION - 2022-11-30	11/30/2022	6328	N	0		\$1452.91
PENSION - 2022-11-30	11/30/2022	6329	N	0		\$1065.14
PENSION - 2022-11-30	11/30/2022	6330	N	0		\$1130.76
PENSION - 2022-11-30	11/30/2022	6331	N	0		\$379.31
PENSION - 2022-11-30	11/30/2022	6332	N	0		\$511.00
PENSION - 2022-11-30	11/30/2022	6333	N	0		\$483.58
PENSION - 2022-11-30	11/30/2022	6334	N	0		\$115.31
PENSION - 2022-11-30	11/30/2022	6335	N	0		\$1025.67
PENSION - 2022-11-30	11/30/2022	6336	N	0		\$1176.07
PENSION - 2022-11-30	11/30/2022	6337	N	0		\$1038.75
PENSION - 2022-11-30	11/30/2022	6338	N	0		\$1967.85
PENSION - 2022-11-30	11/30/2022	6339	N	0		\$509.51
PENSION - 2022-11-30	11/30/2022	6340	N	0		\$791.41
PENSION - 2022-11-30	TOTALS:					\$24,832.23
					Grand Total	\$24,832.23



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Items of Business

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 3 - Increase Economic Vitality

Core Focus Area 5 - Maximize Community Amenities

Core Focus Area 6 - Enhance Neighborhood & Community Safety

Subject:

Resolution No. 2022-153, Authorizing an Interlocal Agreement with Benton County to provide Local Homeless Housing and Assistance Plans and Programs using HHAA/2163 Funds

Department/Office
Development Services

Ordinance/Resolution Number:
2022-153

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-153, authorizing an interlocal agreement with Benton County and the cities of Kennewick, Prosser, Benton City, and West Richland to provide local homeless housing and assistance plans and programs via HHAA/2163 funds.

Summary:

The City of Richland, along with the cities of Benton City, Kennewick, Prosser and West Richland, entered into an interlocal agreement with Benton County in 2017 that established a structure and process for the administration and distribution of funds to support homeless housing services. The existing five-year agreement terminated on September 12, 2022. Benton County is now requesting that their partner cities enter into a new interlocal agreement for the next five-year period.

House Bill 2163 provides an estimated \$1.8 million in annual funding to address homelessness (HHAA/2163 funds). Counties can access the funds generated locally by developing a ten-year homeless housing plan and entering into agreements with the cities to distribute funds to address homelessness. Alternatively, cities can opt out of a county's planning system and develop specific plans to include revenue sharing with the applicable county. Counties may also opt out of the program altogether and authorize the State of Washington to develop and implement a plan to address homelessness in their particular county.

Benton County has chosen to access the funds, and in 2006 the County developed a ten-year homeless housing plan in conjunction with Franklin County. In 2012, a ten-year update was completed. The Continuum of Care (CoC) Committee and Benton-Franklin Department of Human Services then developed a five-year plan which runs from 2020-2025. The Benton-Franklin Department of Human Services manages and administers a "Continuum of Care System" for both counties. Projects funded through the plan are located throughout each county, and include properties within the Richland city limits.

Staff recommends approval of Resolution No. 2022-153.

Fiscal Impact: None.

Attachments:

1. Resolution No. 2022-153
2. Proposed Interlocal Agreement regarding 2163 Funds

RESOLUTION NO. 2022-153

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN INTERLOCAL AGREEMENT WITH BENTON
COUNTY AND THE CITIES OF KENNEWICK, PROSSER, BENTON
CITY AND WEST RICHLAND FOR LOCAL HOMELESS HOUSING
AND ASSISTANCE PLANS AND PROGRAMS USING HHAA/2163
FUNDS.**

WHEREAS, pursuant to Chapter 43.185C RCW, Benton County collects and distributes funds generated via recording fees for the purpose of addressing local homelessness; and

WHEREAS, on September 12, 2017, the City of Richland, along with several other cities, entered into an interlocal agreement with Benton County to disperse funds used to address homelessness, the term of which expired on September 12, 2022 (Richland Contract No. 215-17); and

WHEREAS, throughout the 2017 interlocal agreement, Benton County endeavored to collaborate with the cities located within its boundaries to distribute those funds to enable the participating cities to assist in providing homeless housing services to citizens of Benton County; and

WHEREAS, a new interlocal agreement is recommended to replace the expired agreement.

NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Richland that the City Manager is authorized to sign and execute an interlocal agreement with Benton County and the cities of Kennewick, Prosser, Benton City and West Richland authorizing Benton County to receive and direct the City of Richland's portion of HHAA/2163 funds toward programs that accomplish the goals of Benton County's homeless housing program.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

WHEN RECORDED RETURN TO:

City of Benton City
708 Ninth Street
PO Box 70
Benton City, WA 99320

City of Kennewick
210 West Sixth
PO Box 6108
Kennewick, WA 99336

City of Prosser
601 Seventh
PO Box 271
Prosser, WA 99350

City of Richland
625 Swift Blvd
PO Box 190
Richland, WA 99352

City of West Richland
3100 Belmont Blvd. Ste. 100
West Richland, WA 99353

**INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF BENTON, AND:
THE CITY OF BENTON CITY, THE CITY OF KENNEWICK, THE CITY OF
PROSSER, THE CITY OF RICHLAND, AND THE CITY OF WEST RICHLAND;
FOR PROVIDING FOR LOCAL HOMELESS HOUSING AND
ASSISTANCE PLANS AND PROGRAMS**

This Interlocal Agreement, hereinafter referred to as "Agreement," is entered into between Benton County, a political subdivision of the State of Washington, hereinafter referred to as "COUNTY," with its principal offices located at 620 Market Street, Prosser, Washington 99350; the City of Benton City, a municipal corporation with its principal offices located at 708 Ninth Street, Benton City, Washington 99320; the City of Kennewick, a municipal corporation with its principal offices located at 210 West Sixth, Kennewick, Washington 99336; the City of Prosser, a municipal corporation with its principal offices located at 601 Seventh Street, Prosser, Washington 99350; the City of Richland, a municipal corporation with its principal offices located at 625 Swift Boulevard, Richland, Washington 99352; and the City of West Richland, a municipal corporation with its principal offices located at 3100 Belmont Blvd. Ste. 100, West Richland, Washington 99353; hereinafter all the aforementioned cities referred to collectively as "CITIES."

This Agreement is entered into by the COUNTY under the authority of RCW 36.32.120, RCW 36.22.179, and Chapter 43.185C RCW. This Agreement is entered into by the CITIES under authority of RCW 36.22.179 and Chapter 43.185C RCW. This Agreement is in conformity with Chapter 39.34 RCW, the Interlocal Cooperation Act.

To carry out the purposes of this Agreement and in consideration of the benefits to be received by each party it is agreed as follows:

Sec. 1. Purpose:

The purpose of this Agreement shall be to provide for the collection, administration, and expenditure of RCW 36.22.179 funds (also commonly referred to as "HHAA" or "2163" funds, after the name and number of the enacting legislation) to accomplish the purposes of chapter 484, Laws of 2005, RCW 36.22.179, and Chapter 43.185C RCW.

Sec. 2. Parties:

The parties to this Agreement shall be Benton County, the City of Benton City, the City of Kennewick, the City of Prosser, the City of Richland, and the City of West Richland.

Sec. 3. Term:

This Agreement shall be for five (5) years from the date of execution unless any party elects to terminate the Agreement per the termination clause of this Agreement. Renewal of this Agreement shall be by separate written agreement of the parties.

Sec. 4. The COUNTY:

- a) The COUNTY shall collect all funds authorized by RCW 36.22.179.
- b) The COUNTY shall maintain the Homeless Housing and Assistance Fund, created by Benton County Resolution No. 05-505 on August 8, 2005, for continued deposit of funds as specified in this Agreement.
- c) The COUNTY shall distribute all funds collected under RCW 36.22.179 in the following sequential order:
 - i) Two percent (2%) of all funds collected under RCW 36.22.179 shall be deposited in the COUNTY's general fund as reimbursement for collection costs and administration.
 - ii) Of the remainder, the COUNTY shall deposit sixty percent (60%) into the Homeless Housing and Assistance Fund, six percent (6%) of which subsequently may be paid to the COUNTY's general fund to satisfy its administrative costs related to the homeless housing program/plan, and the balance may be used by the COUNTY for programs that directly accomplish the goals of the Benton County 10-Year Homeless Housing Plan and in accordance with RCW 43.185C.050, as now in effect or hereafter amended.
 - iii) The remaining portion of the funds collected under RCW 36.22.179 funds shall be remitted to the State Treasurer for deposit in the State's homeless housing account.
- d) The COUNTY may enter into a separate Professional Services Agreement with an independent contractor to assist with the continued development and management of the Benton County homeless housing plan referenced above, and the implementation thereof; and use any or all of the six percent (6%) of

funds in the Homeless Housing and Assistance Fund allocated for administrative costs, referenced above, to pay for such services.

- e) The Benton County Department of Human Services is designated as the representative of the COUNTY and as the “local government” designated in the Acts for administering ESSHB 2163 (Chapter 484, Laws of 2005) and ESSHB 1359 (Chapter 427, Laws of 2007) funds retained by the COUNTY Auditor pursuant to the Acts, to be used for the following purposes within Benton County:
- i) Rental and furnishings of units for the use of homeless persons.
 - ii) Costs of developing affordable housing for homeless persons and services for formerly homeless individuals and families residing in transitional housing or permanent housing and still at risk of homelessness.
 - iii) Operating subsidies for transitional housing or permanent housing serving formerly homeless families or individuals.
 - iv) Services to prevent homelessness, such as emergency eviction prevention programs including temporary rental subsidies to prevent homelessness.
 - v) Temporary services to assist persons leaving state institutions and other state programs to prevent them from becoming or remaining homeless.
 - vi) Outreach services for homeless individuals and families.
 - vii) Development and management of local homeless plans including homeless census data collection; identification of goals, performance measures, strategies, and costs; and evaluation of progress towards established goals.
 - viii) Rental vouchers payable to landlords for persons who are homeless or below thirty percent (30%) of the median income or in immediate danger of becoming homeless.
 - ix) Other activities to reduce and prevent homelessness as identified for funding in the local plan.
 - x) Other duties as required by the State of Washington and the U.S. Department of Housing and Urban Development such as the COUNTY'S administration of the annual Point in Time Count, submission of data and required reports, participation in a

Homeless Management Information System (HMIS), and coordination of a countywide homeless housing taskforce.

Sec. 5. The CITIES:

- a) Each city is authorized to appoint two (2) persons to the Benton Franklin Housing Continuum of Care, which shall serve in an advisory capacity to the Benton County Department of Human Services. These seats may be filled with elected officials or designees, to be determined by the individual city.
- b) The right provided to the CITIES under Section 5(a) is in return for the CITIES decision not to receive funds collected by the COUNTY under RCW 36.22.1791 for the purpose of operating their own homeless housing program as authorized by RCW 43.185C.080. The funds collected by the COUNTY under RCW 36.22.1791 instead shall be directed towards programs that accomplish the goals of the COUNTY's homeless housing program.
- c) By executing this Agreement, the CITIES authorize the COUNTY to contract for services, as referenced in Section 4(d) of this Agreement.

Sec. 6. Mutual Cooperation:

All parties to this Agreement agree to provide mutual cooperation and make good faith efforts to assist one another in fulfilling the terms of this Agreement.

Sec. 7. No Property Acquisition or Joint Financing: This Agreement does not provide for the acquisition, holding, or disposal of property other than the funds collected hereunder. Nor does this Agreement contemplate the financing of any joint or cooperative undertaking. There shall be no budget maintained for any joint or cooperative undertaking pursuant to this Agreement.

Sec. 8. Termination: Notwithstanding any other provision of this Agreement, any party may terminate this Agreement effective January 1st of any given year by giving written notice of intent to terminate by July 1st of the preceding year, with the termination to become effective no earlier than January 1st of the following year. Such notice of termination shall be by appropriate action of the elected governing body of the terminating party and shall be provided to all parties subject to this Agreement.

Sec. 9. Notice: Any formal notice or communication to be given under this Agreement shall be deemed properly given either (1) immediately if hand-delivered to

the following addresses, or (2) three days following the date of mailing if mailed postage prepaid to the following addresses:

To: Benton County
Attn: County Administrator
Post Office Box 150
Prosser, Washington 99350

To: City of Prosser
601 Seventh
Post Office Box 271
Prosser, Washington 99350

To: City of Benton City
708 Ninth Street
Post Office Box 70
Benton City, Washington 99320

To: City of Richland
625 Swift Boulevard
Post Office Box 190
Richland, Washington 99350

To: City of Kennewick
210 West Sixth
Post Office Box 6108
Kennewick, Washington 99336

To: City of West Richland
3100 Belmont Blvd. Ste. 100
West Richland, Washington 99353

Sec. 10. Independent Contractors: The parties and their employees or agents performing under this Agreement are not deemed to be employees, officers, or agents of the other parties to this Agreement and shall be considered independent contractors.

Sec. 11. Record Keeping: All parties to this Agreement shall maintain books, records, documents, and other evidence that properly reflect all costs of any nature expended in the performance of this Agreement. Such records shall reflect financial procedures and practices, participant records, statistical records, property and materials records, and supporting documentation. These records shall be subject at all reasonable times to review and audit by the parties to this Agreement, the Office of the Washington State Auditor, and other officials so authorized by law.

Sec. 12. Non-Discrimination: All parties to this Agreement certify that they are equal opportunity employers.

Sec. 13. Liability: Each party to this Agreement shall assume the risk of, be liable for, and pay all damage, loss, cost, and expense of its officers, officials, and employees arising out of any duty performed, or not performed, while acting in good faith within the scope of this Agreement.

Sec. 14. No Third-Party Beneficiaries: The parties to this Agreement do not intend by this Agreement to assume any contractual obligations to anyone other than the

parties to this Agreement. The parties do not intend that there be any third-party beneficiaries.

Sec. 15. Assignment: No parties to this Agreement shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder without the prior written consent of the other parties.

Sec. 16. Amendments or Modifications: This Agreement may be amended, altered, or changed in any manner by the mutual written consent of all parties.

Sec. 17. Waiver: No waiver by any party of any term or condition of this Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach, whether of the same or a different provision of this Agreement.

Sec. 18. Severability: If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the remaining provisions shall continue in full force and effect.

Sec. 19. Administrator Designee for this Interlocal Cooperation Agreement: The Board of Benton County Commissioners is designated as the administrator responsible for overseeing and administering this Agreement which provides for a joint and cooperative undertaking.

Sec. 20. Filing: Copies of this Agreement shall be filed with the Benton County Auditor and the Secretary of State after execution of this Agreement by all parties.

Sec. 21. Counterparts: This Agreement may be executed by facsimile and in any number of current parts and signature pages hereof with the same effect as if all parties to this Agreement had all signed the same document. All executed current parts shall be construed together, and shall, together with the text of this Agreement, constitute one and the same instrument.

Sec. 22. Effective: This Agreement shall become effective upon approval by all of the parties and recording with the Benton County Auditor.

Dated this _____ day of _____, 2022.

BOARD OF COMMISSIONERS
BENTON COUNTY, WASHINGTON

Chairman

Member

Member

Attest:

Approved as to Form:

Clerk of the Board

Deputy Prosecuting Attorney

CITY OF BENTON CITY

Linda Lehman, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft

CITY OF KENNEWICK

Bill McKay, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft

CITY OF PROSSER

Randy Taylor, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft

CITY OF RICHLAND

Jon Amundson, ICMA-CM, City Manager

Attest:

Jennifer Rogers, City Clerk

Title: _____

Approved as to Form:

Heather Kintzley, City Attorney

Title: _____

Draft

CITY OF WEST RICHLAND

Brent Gerry, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Items of Business

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 3 - Increase Economic Vitality

Core Focus Area 5 - Maximize Community Amenities

Core Focus Area 6 - Enhance Neighborhood & Community Safety

Subject:

Resolution No. 2022-154, Authorizing an Interlocal Agreement with Benton County for Collection and Distribution of 2060 Funds

Department/Office
Development Services

Ordinance/Resolution Number:
2022-154

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-154, authorizing the City Manager to sign and execute an interlocal agreement with Benton County and the cities of Benton City, Kennewick, Prosser and West Richland regarding collection and distribution of 2060 funds.

Summary:

In 2002, the Washington State Legislature passed Substitute House Bill 2060 (codified as RCW 36.22.178) which directs a thirteen-dollar (\$13) surcharge on certain documents recorded with County Auditors across the State of Washington. Referred to as the "Affordable Housing for All Surcharge," the purpose of the surcharge is to provide funds for affordable low-income housing.

For years, the Benton County Department of Human Services has administered the Affordable Housing Fund (also known as 2060 funds) and dispersed money to community organizations within the area to provide affordable housing services to residents of Benton County, including residents within the boundaries of Richland.

The proposed interlocal agreement is a renewal of a now expired interlocal agreement (Contract No. 181-15) that will continue to authorize Benton County to collect and allocate 2060 funds for eligible housing activities that serve residents whose income is at or below 50% AMI (Area Median Income). Examples of projects receiving financial support are local emergency shelters and youth shelters.

The proposed interlocal agreement is effective for five (5) years and will allow Benton County's administration of 2060 funds to continue uninterrupted.

Staff recommends approval of Resolution No. 2022-154.

Fiscal Impact: None.

Attachments:

1. Resolution No. 2022-154
2. Proposed Interlocal Agreement regarding 2060 Funds

RESOLUTION NO. 2022-154

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN INTERLOCAL AGREEMENT WITH BENTON
COUNTY FOR RECEIPT AND ALLOCATION OF 2060 FUNDS.**

WHEREAS, the Washington State Legislature passed Substitute House Bill 2060 during the 57th Legislative Session which became effective June 13, 2002 and is codified as RCW 36.22.178; and

WHEREAS, RCW 36.22.178 directs a thirteen dollar (\$13) surcharge titled “Affordable Housing for All Surcharge” on certain documents recorded with all County Auditors across the State for the purpose of providing funds for affordable low-income housing, including Benton County; and

WHEREAS, RCW 36.22.178 directs that a portion of the funds collected under the surcharge be retained by Benton County and allocated to eligible housing activities that serve low and very low-income households in Benton County and the cities within Benton County consistent with countywide and local housing needs and policies; and

WHEREAS, Benton County and the cities within Benton County have operated for several years under an interlocal agreement that identifies how 2060 funds would be administered; and

WHEREAS, the most recent interlocal agreement between the parties has expired (*see* (Richland Contract No. 181-15).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute the Benton County Affordable Housing (2060) Interlocal Agreement between Benton County and the cities of Benton City, Kennewick, Prosser, Richland and West Richland.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

**INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF BENTON, AND: THE
CITY OF BENTON CITY, THE CITY OF KENNEWICK, THE CITY OF PROSSER,
THE CITY OF RICHLAND, AND THE CITY OF WEST RICHLAND REGARDING
ADMINISTERING FUNDS GENERATED AS A RESULT OF STATE OF THE
AFFORDABLE HOUSING FOR ALL SURCHARGE,
RCW 36.22.178**

This Interlocal Agreement, hereafter referred to as "AGREEMENT", is entered into between Benton County, a political subdivision of the State of Washington, hereinafter referred to as "COUNTY", with its principal offices located at 620 Market Street, Prosser, Washington, 99350; the City of Benton City, a municipal corporation with its principal offices located at 708 Ninth Street, Benton City, Washington, 99320; the City of Kennewick, a municipal corporation with its principle offices located at 210 W. Sixth Avenue, Kennewick, Washington, 99336, the City of Prosser, a municipal corporation with its principal offices located at 601 Seventh Street, Prosser, Washington, 99350; the City of Richland, a municipal corporation with its principle offices located at 625 Swift Boulevard, Richland, Washington, 99352; and the City of West Richland, a municipal corporation with its principal offices located at 3100 Belmont Blvd. Ste. 100, West Richland, Washington, 99353; hereinafter collectively referred to as "CITIES".

WHEREAS, the Washington State Legislature passed Substitute House Bill 2060 (SBH 2060) during the 57th Legislative session which became effective on June 13, 2002 and was codified as RCW 36.22.178;

WHEREAS, RCW 36.22.178 directs a thirteen-dollar (\$13) surcharge, named the "Affordable Housing for All Surcharge," (hereinafter "the Surcharge") on certain documents recorded with the County Auditors office for the purpose of providing funds for affordable low-income housing;

WHEREAS, RCW 36.22.178 directs that of the funds collected under the Surcharge, five percent (5%) may be retained by the COUNTY to compensate for the collection, administration and local distribution of the funds, forty percent (40%) of the remaining shall be remitted to the State Treasurer and the remaining funds generated by the surcharge shall remain at the COUNTY;

WHEREAS, the portion of the Surcharge retained by the COUNTY shall be allocated to eligible housing activities that serve extremely low and very low-income households in the COUNTY and the CITIES according to an Interlocal Agreement between the COUNTY and the CITIES, consistent with county wide and local housing needs and policies;

WHEREAS, the parties are authorized to enter into such agreements by virtue of Chapter 39.34 RCW, the Interlocal Cooperation Act;

WHEREAS, this Agreement is entered into by the COUNTY under the authority of RCW 36.32.120, RCW 36.22.178, and Chapter 43.185C RCW; and

WHEREAS this Agreement is entered into by the CITIES under authority of RCW 36.22.178 and Chapter 43.185C RCW.

NOW, THEREFORE, in consideration of the terms and conditions contained herein, it is mutually agreed by and between the COUNTY and CITIES as follows:

Sec. 1. Purpose:

The purpose of this Agreement shall be to provide for the collection, administration, and allocation of the COUNTY retained portions of the Affordable Housing for All Surcharge, RCW 36.22.178.

Sec. 2. Parties:

The parties to this Agreement shall be Benton County, the City of Benton City, the City of Kennewick, the City of Prosser, the City of Richland, and the City of West Richland.

Sec. 3. Term:

This Agreement shall be for five (5) years from the date of execution unless any party elects to terminate the Agreement pursuant to the termination clause of this Agreement. Renewal of this Agreement shall be by separate written agreement of the parties.

Sec 4. Administration:

Recommendations for the allocation of COUNTY retained portions of the Surcharge shall be made by the Surcharge Steering Committee (hereinafter "Committee"). The Committee shall be composed of the following members: one (1) representative appointed by each of the City Councils to represent the CITIES; the director of Benton County Department of Human Services (hereinafter "DHS") or designee participating as a non-voting member ex officio; and the County Administrator for Benton County or designee. All Committee members shall be elected or appointed officials, directors, or employees of the respective government entity which they represent. Each member shall serve at the pleasure of the legislative body appointing them to the position, and their terms shall not be limited or restricted in any other fashion. The Committee shall discharge its duties pursuant to the terms of the Operating Bylaws attached as Exhibit A and hereby adopted by reference. The members of the Committee may change provisions of the Operating Bylaws by majority vote so long as such changes are not contrary to law or to this Interlocal Agreement. All recommendations of the Committee shall be presented by the director of the DHS to the Benton County Board of Commissioners, who shall, by majority vote, make final funding decisions. If the Benton County Board of Commissioners votes in a manner contrary to recommendations by the Committee, then findings, on the record, shall be made to support such a contrary vote.

The DHS shall be responsible for the administrative aspects of managing the COUNTY retained portions of the Surcharge. These responsibilities include, but is not limited to, managing the Notifications of Fund Availability (NOFA) process, providing administrative support to the Committee during the process of applicant screening and selection, administration of contracts necessary for selected projects, and contract compliance oversight and monitoring for selected projects. The initial 5% of the surcharge permitted to be retained by COUNTY for administrative purposes shall be

allocated to DHS to help defray its expenses, including salaries of employees, necessary in carrying out its responsibilities under this paragraph.

All awarded funds shall be disbursed pursuant to an appropriate contract between the award recipient and COUNTY. Such a contract shall ensure that the awarded funds are used solely for purposes permitted by RCW 36.22.178 and shall provide mechanisms for COUNTY to recover the awarded funds if they are misused.

Sec. 5. No Separate entity or Joint Property: This Agreement does not provide for or authorize any of the following:

- a. the acquisition, holding, or disposal of property other than the funds collected hereunder;
- b. the financing of any joint or cooperative undertaking;
- c. the creation of any separate legal entity;
- d. the creation of any right or privilege which may be claimed by any third party not party this agreement;

Sec. 6. Hold Harmless/Indemnification: Each party agrees to be responsible for, and assume liability for, its own wrongful and negligent acts or omissions, or those of its officers, agents or employees to the fullest extent allowed by law, and agrees to hold harmless, indemnify, and defend the other parties from any such liability. In the case of negligence of more than one party, any damages allowed shall be levied in proportion to the percentage of negligence attributable to each party; and each party shall have the right to seek contribution from each of the other parties in proportion to the percentage of negligence attributable to each of the other parties.

Sec 7. Governing Law and Venue: This agreement has been and shall be construed as having been entered into and delivered within the State of Washington, and it is mutually understood and agree by each signatory party hereto that this agreement shall be governed by the laws of the State of Washington and any applicable Federal laws and regulations both as to interpretation and performance. Any action hereunder must be brought in the Superior Court of Washington in and for the County of Benton unless either party determines that a Federal forum is appropriate to the issues raised.

Sec. 8. Termination: Notwithstanding any other provision of this Agreement, any party may terminate this Agreement effective January 1st of any given year by giving written notice of intent to terminate by July 1st of the preceding year, with the termination to become effective no earlier than January 1st of the following year. Such notice of termination shall be by appropriate action of the elected governing body of the terminating party and shall be provided to all parties' subject to this Agreement. A party may not terminate this Agreement if doing so will be contrary to State law at the time of the intended termination, or if terminating will cause the signatories to this agreement, or any one of them, to be in violation of State law.

Sec. 9. Notice: Any formal notice or communication to be given under this Agreement shall be deemed properly given, if personally delivered, or if mailed postage prepaid and addressed:

To: Benton County
Attn: County Administrator
Post Office Box 150
Prosser, Washington 99350

To: City of Prosser
601 Seventh Street
Post Office Box 271
Prosser, Washington 99350

To: City of Benton City
708 Ninth Street
Post Office Box 70
Benton City, Washington 99320

To: City of Richland
625 Swift Boulevard
Post Office Box 190
Richland, Washington 99350

To: City of West Richland
3100 Belmont Blvd. Ste. 100
West Richland, Washington 99353

To: City of Kennewick
210 W. Sixth Avenue
Post Office Box 6108
Kennewick, Washington 99336

Sec. 10. No Agency: The parties and their employees or agents performing under this Agreement are not deemed to be employees, officers, or agents of the other parties to this Agreement.

Sec. 11. Record Keeping: Records shall be kept by the Benton and Franklin Counties Department of Human Services, sufficient to document all activities, actions and decisions made by the parties pursuant to this agreement. This agreement does not impose any obligation on individual parties to keep any records beyond what they are required to keep by law.

Sec. 12. Assignment: No parties to this Agreement shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder.

Sec. 13. Amendments or Modifications: This Agreement may be amended, altered, or changed in any manner by the mutual written consent of all parties. If any proposed amendment cannot be agreed to by all of the parties, then the proposed amendment shall not be made, and the parties shall conduct their business pursuant to this agreement as if such proposed amendment was not proposed.

Sec. 14. Waiver: No waiver by any party of any term or condition of this Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach, whether of the same or a different provision of this Agreement.

Sec. 15. Severability: If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the remaining provisions shall continue in full force and effect.

Sec. 16. Filing: Copies of this Agreement shall be filed with the Benton County Auditor and the Secretary of State after execution of this Agreement by all parties.

Sec. 17. Counterparts: This Agreement may be executed by facsimile and in any number of current parts and signature pages hereof with the same affect as if all parties to this Agreement had all signed the same document. All executed current parts shall be construed together, and shall, together with the text of this Agreement, constitute one and the same instrument.

Sec. 18. Effective: This Agreement shall become effective upon approval by all of the parties and recording with the Benton County Auditor.

Dated this ____ day of _____, 2022.

BOARD OF COMMISSIONERS, BENTON COUNTY, WASHINGTON

Chair

Member

Member

Attest:

Approved as to Form:

Clerk of the Board

Deputy Prosecuting Attorney

CITY OF BENTON CITY

Linda Lehman, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft

CITY OF KENNEWICK

Bill McKay, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft

CITY OF PROSSER

Randy Taylor, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft

CITY OF RICHLAND

Jon Amundson, ICMA-CM, City Manager

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney

Draft

CITY OF WEST RICHLAND

Brent Gerry, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Items of Business

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 3 - Increase Economic Vitality

Core Focus Area 5 - Maximize Community Amenities

Core Focus Area 6 - Enhance Neighborhood & Community Safety

Subject:

Resolution No. 2022-155, Authorizing an Interlocal Agreement with Benton County for Collection, Administration and Allocation of Affordable and Supportive Housing Sales and Use Tax

Department/Office
Development Services

Ordinance/Resolution Number:
2022-155

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-155, authorizing the City Manager to sign and execute an interlocal agreement with Benton County and the Cities of Benton City, Kennewick, Prosser and West Richland to provide for local homeless housing and assistance plans and programs under House Bill 1406.

Summary:

Benton County is asking the City of Richland to execute an interlocal agreement to provide for the collection, administration, and allocation of Benton County's retained portion of the Affordable and Supportive Housing Sales and Use Tax as authorized by House Bill 1406 (codified as RCW 82.14.540). Because this particular tax is credited against state sales taxes collected within Benton County, it does not result in higher sales and use taxes in Benton County. The funds provide an additional resource to address housing needs in Benton County.

Per the proposed interlocal agreement, recommendations for the allocation of Benton County's retained portions of this tax will be made by the Surcharge Steering Committee, which is a committee composed of one (1) representative from each of the city councils in Benton County. The Department of Human Services (DHS) will be responsible for the administrative aspects of managing Benton County's retained portion of the tax.

The tax credit is in place for up to twenty (20) years and can be used for acquiring, rehabilitating, or constructing affordable housing; operations and maintenance of new affordable or supportive housing facilities; and, for smaller cities, rental assistance. The funds must be spent on projects that serve persons who have incomes at or below sixty percent (60%) of the AMI (Area Median Income) of the city imposing the tax.

If approved, this interlocal agreement is for a five-year period from the date of execution and does allow for termination by any party with proper notice.

Staff recommends approval of Resolution No. 2022-155.

Fiscal Impact: None.

Attachments:

1. Resolution No. 2022-155
2. Proposed Interlocal Agreement implementing SHB 1406

RESOLUTION NO. 2022-155

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE
COUNTY OF BENTON AND THE CITIES OF RICHLAND,
KENNEWICK, PROSSER, BENTON CITY AND WEST RICHLAND
PROVIDING FOR COLLECTION, ADMINISTRATION AND
ALLOCATION OF AFFORDABLE AND SUPPORTIVE HOUSING
SALES AND USE TAX.**

WHEREAS, in 2019, the Washington State Legislature passed Substitute House Bill 1406 (codified as RCW 82.14.540) which allows cities or counties to authorize, fix, and impose a sales and use tax for acquiring, rehabilitating, or constructing affordable housing; operations and maintenance of new affordable or supportive housing facilities; and, for smaller cities, rental assistance; and

WHEREAS, Benton County has proposed an interlocal agreement that provides for the collection, administration and allocation of Benton County's retained portions of the Affordable and Supportive Housing – Sales and Use Tax pursuant to RCW 82.14.540; and

WHEREAS, the proposed interlocal agreement recommends that allocation of Benton County's retained portions of the Affordable and Supportive Housing – Sales and Use Tax be made by the Surcharge Steering Committee, to which the Richland City Council is authorized to appoint one (1) representative; and

WHEREAS, the proposed interlocal agreement is authorized by RCW 36.32.120, RCW 82.14.540, and Chapter 43.185C RCW, and is in conformity with Chapter 39.34 RCW, the Interlocal Cooperation Act.

NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Richland that the City Manager is authorized to sign and execute an interlocal agreement with Benton County providing for collection, administration and allocation of Benton County's retained portion of the Affordable and Supportive Housing Sales and Use Tax as provided therein.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

**INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF BENTON, AND:
THE CITY OF BENTON CITY, THE CITY OF KENNEWICK, THE CITY OF PROSSER,
THE CITY OF RICHLAND, AND THE CITY OF WEST RICHLAND;
FOR PROVIDING FOR LOCAL HOMELESS HOUSING AND
ASSISTANCE PLANS AND PROGRAMS**

This Interlocal Agreement, hereinafter referred to as "Agreement," is entered into between Benton County, a political subdivision of the State of Washington, hereinafter referred to as "COUNTY," with its principal offices located at 620 Market Street, Prosser, Washington 99350; the City of Benton City, a municipal corporation with its principal offices located at 708 Ninth Street, Benton City, Washington 99320; the City of Kennewick, a municipal corporation with its principal offices located at 210 West Sixth, Kennewick, Washington 99336; the City of Prosser, a municipal corporation with its principal offices located at 601 Seventh Street, Prosser, Washington 99350; the City of Richland, a municipal corporation with its principal offices located at 625 Swift Boulevard, Richland, Washington 99352; and the City of West Richland, a municipal corporation with its principal offices located at 3100 Belmont Blvd. Ste. 100, West Richland, Washington 99353; hereinafter all the aforementioned cities referred to collectively as "CITIES."

This Agreement is entered into by the COUNTY under the authority of RCW 36.32.120, RCW 82.14.540, and Chapter 43.185C RCW. This Agreement is entered into by the CITIES under authority of RCW 82.14.540 and Chapter 43.185C RCW. This Agreement is in conformity with Chapter 39.34 RCW, the Interlocal Cooperation Act.

To carry out the purposes of this Agreement and in consideration of the benefits to be received by each party it is agreed as follows:

Sec. 1. Purpose:

The purpose of this Agreement shall be to provide for the collection, administration, and allocation of the COUNTY retained portions of the Affordable and Supportive Housing – Sales and Use Tax, RCW 82.14.540. The tax is credited against state sales taxes collected within Benton County and, therefore, will not result in higher sales and use taxes within Benton County, and will represent an additional source of funding to address housing needs in Benton County.

Sec. 2. Parties:

The parties to this Agreement shall be Benton County, the City of Benton City, the City of Kennewick, the City of Prosser, the City of Richland, and the City of West Richland.

Sec. 3. Term:

This Agreement shall be for five (5) years from the date of execution unless any party elects to terminate the Agreement pursuant to the termination clause of this Agreement. Renewal of this Agreement shall be by separate written agreement of the parties.

Sec 4. Administration:

Recommendations for the allocation of COUNTY retained portions of the Surcharge shall be made by the Surcharge Steering Committee (hereinafter "Committee"). The Committee shall be composed of the following members: one (1) representative

appointed by each of the City Councils to represent the CITIES; the director of Benton County Department of Human Services (hereinafter "DHS") or designee participating as a non-voting member ex officio; and the County Administrator for Benton County or designee. All Committee members shall be elected or appointed officials, directors, or employees of the respective government entity which they represent. Each member shall serve at the pleasure of the legislative body appointing them to the position, and their terms shall not be limited or restricted in any other fashion. All recommendations of the Committee shall be presented by the director of the DHS to the Benton County Board of Commissioners, who shall, by majority vote, make final funding decisions. If the Benton County Board of Commissioners votes in a manner contrary to recommendations by the Committee, then findings, on the record, shall be made to support such a contrary vote.

The DHS shall be responsible for the administrative aspects of managing the COUNTY retained portions of the Surcharge. These responsibilities include, but is not limited to, managing the Notifications of Fund Availability (NOFA) process, providing administrative support to the Committee during the process of applicant screening and selection, administration of contracts necessary for selected projects, and contract compliance oversight and monitoring for selected projects. The initial 5% of the surcharge permitted to be retained by COUNTY for administrative purposes shall be allocated to DHS to help defray its expenses, including salaries of employees, necessary in carrying out its responsibilities under this paragraph.

All awarded funds shall be disbursed pursuant to an appropriate contract between the award recipient and COUNTY. Such a contract shall ensure that the awarded funds are used solely for purposes permitted by RCW 82.14.540 and shall provide mechanisms for COUNTY to recover the awarded funds if they are misused.

Sec. 5. No Separate entity or Joint Property: This Agreement does not provide for or authorize any of the following:

- a. the acquisition, holding, or disposal of property other than the funds collected hereunder;
- b. the financing of any joint or cooperative undertaking;
- c. the creation of any separate legal entity;
- d. the creation of any right or privilege which may be claimed by any third party not party this agreement;

Sec. 6. Hold Harmless/Indemnification: Each party agrees to be responsible for, and assume liability for, its own wrongful and negligent acts or omissions, or those of its officers, agents or employees to the fullest extent allowed by law, and agrees to hold harmless, indemnify, and defend the other parties from any such liability. In the case of negligence of more than one party, any damages allowed shall be levied in proportion to the percentage of negligence attributable to each party; and each party shall have the right to seek contribution from each of the other parties in proportion to the percentage of negligence attributable to each of the other parties.

Sec 7. Governing Law and Venue: This agreement has been and shall be construed as having been entered into and delivered within the State of Washington, and it is mutually understood and agree by each signatory party hereto that this agreement shall

be governed by the laws of the State of Washington and any applicable Federal laws and regulations both as to interpretation and performance. Any action hereunder must be brought in the Superior Court of Washington in and for the County of Benton unless either party determines that a Federal forum is appropriate to the issues raised.

Sec. 8. Termination: Notwithstanding any other provision of this Agreement, any party may terminate this Agreement effective January 1st of any given year by giving written notice of intent to terminate by July 1st of the preceding year, with the termination to become effective no earlier than January 1st of the following year. Such notice of termination shall be by appropriate action of the elected governing body of the terminating party and shall be provided to all parties' subject to this Agreement. A party may not terminate this Agreement if doing so will be contrary to State law at the time of the intended termination, or if terminating will cause the signatories to this agreement, or any one of them, to be in violation of State law.

Draft

Sec. 9. Notice: Any formal notice or communication to be given under this Agreement shall be deemed properly given, if personally delivered, or if mailed postage prepaid and addressed:

To: Benton County
Attn: County Administrator
Post Office Box 150
Prosser, Washington 99350

To: City of Prosser
601 Seventh Street
Post Office Box 271
Prosser, Washington 99350

To: City of Benton City
708 Ninth Street
Post Office Box 70
Benton City, Washington 99320

To: City of Richland
625 Swift Boulevard
Post Office Box 190
Richland, Washington 99350

To: City of West Richland
3100 Belmont Blvd. Ste. 100
West Richland, Washington 99353

To: City of Kennewick
210 W. Sixth Avenue
Post Office Box 6108
Kennewick, Washington 99336

Sec. 10. No Agency: The parties and their employees or agents performing under this Agreement are not deemed to be employees, officers, or agents of the other parties to this Agreement.

Sec. 11. Record Keeping: Records shall be kept by the Benton County Department of Human Services, sufficient to document all activities, actions and decisions made by the parties pursuant to this agreement. This agreement does not impose any obligation on individual parties to keep any records beyond what they are required to keep by law.

Sec. 12. Assignment: No parties to this Agreement shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder.

Sec. 13. Amendments or Modifications: This Agreement may be amended, altered, or changed in any manner by the mutual written consent of all parties. If any proposed amendment cannot be agreed to by all of the parties, then the proposed amendment shall not be made, and the parties shall conduct their business pursuant to this agreement as if such proposed amendment was not proposed.

Sec. 14. Waiver: No waiver by any party of any term or condition of this Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach, whether of the same or a different provision of this Agreement.

Sec. 15. Severability: If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the remaining provisions shall continue in full force and effect.

Sec. 16. Filing: Copies of this Agreement shall be filed with the Benton County Auditor and the Secretary of State after execution of this Agreement by all parties.

Sec. 17. Counterparts: This Agreement may be executed by facsimile and in any number of current parts and signature pages hereof with the same affect as if all parties to this Agreement had all signed the same document. All executed current parts shall be construed together, and shall, together with the text of this Agreement, constitute one and the same instrument.

Sec. 18. Effective: This Agreement shall become effective upon approval by all of the parties and recording with the Benton County Auditor.

Dated this ____ day of _____, 2022.

BOARD OF COMMISSIONERS, BENTON COUNTY, WASHINGTON

Chair

Member

Member

Attest:

Approved as to Form:

Clerk of the Board

Deputy Prosecuting Attorney

CITY OF BENTON CITY

Linda Lehman, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft

CITY OF KENNEWICK

Bill McKay, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft

CITY OF PROSSER

Randy Taylor, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft

CITY OF RICHLAND

Jon Amundson, ICMA-CM, City Manager

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney

Draft

CITY OF WEST RICHLAND

Brent Gerry, Mayor

Attest:

_____ Title: _____

Approved as to Form:

_____ Title: _____

Draft



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Items of Business

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 2022-159, Authorizing an Interlocal Agreement with Benton County for District Court Services

Department/Office
City Manager

Ordinance/Resolution Number:
2022-159

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-159, authorizing the City Manager to sign and execute an interlocal agreement with Benton County for District Court services.

Summary:

The City of Richland handles all of its misdemeanor/gross misdemeanor criminal cases and certain civil cases in Benton County District Court through an interlocal agreement with Benton County. The attached 2023 Interlocal Agreement for District Court Services with Benton County is a renewal of the existing interlocal agreement. The current interlocal agreement is scheduled to expire at the end of this year. On November 29, 2022, the Benton County Board of Commissioners approved the 2023 District Court Interlocal Agreement with the City of Richland.

The term of the 2023 District Court Interlocal Agreement is five (5) years. As with the previous District Court interlocal, the City will pay a pro-rata share of the District Court budget in an amount equal to the ratio of the total number of violations filed by the City of Richland, whether infractions or criminal violations, to the total number of: 1) violations filed by all jurisdictions in District Court; plus 2) felony complaints filed in District Court; plus 3) small claims cases filed; plus 4) civil cases filed; plus 5) petitions for anti-harassment orders.

The addition of an administrative fee is one significant change to the interlocal with Benton County. Per the updated interlocal, the City will pay Benton County a monthly administration fee of 5% of the expenditures in the prior month from the Benton County General Fund, Fund 0010, District Court Department I I I.

The proposed updated interlocal agreement also creates an advisory committee that will periodically review and make recommendations regarding the District Court budget.

Staff recommends adoption of Resolution No. 2022-159.

Fiscal Impact:

Contract cost is dependent on the number of filings. In 2022, the City paid approximately \$295,030 to Benton County for District Court services.

Attachments:

1. Resolution No. 2022-159
2. Proposed 2023 Interlocal Agreement for District Court Services
3. Benton County Resolution No. 2022-80

RESOLUTION NO. 2022-159

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN
BENTON COUNTY AND THE CITY OF RICHLAND FOR
DISTRICT COURT SERVICES.**

WHEREAS, the City of Richland handles all of its criminal and civil cases in Benton County District Court (“District Court”) through an interlocal agreement with Benton County; and

WHEREAS, on January 1, 2019, the City of Richland entered into an Amended and Restated Interlocal Agreement with Benton County for District Court Services (*see* Contract No. 81-09); and

WHEREAS, the existing interlocal agreement will terminate on December 31, 2022; and

WHEREAS, a new agreement for District Court services has been negotiated and agreed to by both parties, with an effective date of January 1, 2023 through December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute an Interlocal Agreement for District Court Services with Benton County.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Proposed

Please return recorded document to:

Richland City Clerk
625 Swift Blvd., MS-05
Richland, WA 99352

2023
INTERLOCAL AGREEMENT
BETWEEN
BENTON COUNTY
AND
THE CITY OF RICHLAND
FOR DISTRICT COURT SERVICES

THIS AGREEMENT is effective January 1, 2023, by and between the CITY OF RICHLAND, a municipal corporation, hereinafter called "City" and BENTON COUNTY, a political subdivision of the State of Washington, hereinafter called "County".

WHEREAS, the County has an established District Court System; and

WHEREAS, a municipal department of the Benton County District Court for the City was established by the Benton County Commissioners pursuant to the adoption of the Benton County District Court Districting Plan on June 8, 1973, under Chapters 3.38 and 3.46, Revised Code of Washington; and

WHEREAS, in 2009 the City and the County agreed to terminate the City's municipal department and that the County would provide the services of its District Court System to the City pursuant to an Interlocal Agreement authorized by RCW 39.34.180 and executed in July and August of 2009 by the City and the County, respectively; and

WHEREAS, the District Court Districting Plan was amended on August 31, 2009, and is consistent with this Interlocal Agreement; and

WHEREAS, under the parties' 2019 agreement, the City currently pays its pro rata share of the Judges' salaries and benefits, the salaries and benefits of the District Court personnel, and all other costs of District Court, except for the costs of a Mental Health Court and Veteran's Court, based on the City's share of usage of District Court; and

WHEREAS, the 2019 agreement expires December 31, 2022, and the parties wish to set forth their agreement commencing January 1, 2023; NOW THEREFORE,

Proposed

BE IT AGREED by and between the parties as follows:

- (1) **District Court Services.** The County and its District Court shall furnish to the City the facilities and services of the Benton County District Court for all cases filed by the City in the District Court, over which District Court has jurisdiction, for purposes of enforcing violation of state statutes or city ordinances committed by persons within the City's jurisdiction that constitute gross misdemeanors, misdemeanors, or civil infractions. Nothing in this Agreement shall permit the City to regulate the administration of the court. District Court services shall include the use of the County's Mental Health and Veterans courts, if any, for City defendants that meet the participation requirements so long as the County imposes an additional sales tax of three-tenths of one percent authorized by RCW 82.14.450, commonly referred to as the Public Safety Tax.
- (2) **Compensation.**
 - (a) Calculation of Percentage of Usage. The parties have determined, and do hereby agree, that in return for the facility usage and services of District Court, the City shall pay to the County, the City's pro rata share of the total costs of and overhead of the District Court, including the salaries and benefits of the District Court Judges. This pro rata share shall be an amount equal to the ratio of the total number of violations filed by the City, whether infractions or criminal violations, to the total number of: (1) violations filed by all jurisdictions in the District Court, plus (2) felony complaints filed in District Court, plus (3) small claims cases filed, plus (4) civil cases filed, plus (5) petitions for anti-harassment orders. The payment of such pro rata share of costs by the City constitutes a fair reimbursement to the County for the facility usage and services of District Court, and the parties agree that no separate filing fee shall be required from the City for the cases it files in District Court under this Agreement.
 - (b) Costs to be Allocated by Percentage. The total costs allocated by paragraph 2(a) above shall include, but are not limited to, the salaries and benefits of the District Court Judges, salaries and benefits of the District Court personnel and all other costs of and overhead for the District Court, excluding: (i) the costs of public defense for criminal defendants in District Court, which shall be reimbursed by the City pursuant to a separate agreement between the parties; and (ii) the costs of a Mental Health Court and a Veteran's Court established under chapter 2.30, RCW that are reflected in a budget separate from the County's General Fund Budget for expenses payable from the Public Safety Tax Budget.
 - (c) Time Period for Determining Percentage. The ratio described above in paragraph 2(a) shall for each year be based on the figures for the twelve-month time period consisting of the preceding July through June, unless the Presiding District Court Judge notifies the County and the City that a different 12-month period will be used for such calculations.

Proposed

- (d) Credit for Probation Assessments. The County will give the City a credit each month in the billing set forth in paragraph (3) below equal to the amount of revenue received in the prior month in the form of probation assessment payments in criminal cases prosecuted by the City.
- (e) Administration Cost: In addition to the amounts owed under Sections 3(a) through 3(d) above, the City shall pay a monthly Administration Fee in the amount of five percent (5%) of the expenditures in the prior month from the Benton County General Fund, Fund 0010, District Court Department 111.
- (3) **Billings.** The County will invoice the City monthly for the City's pro rata share of the expenses incurred by District Court in the preceding month. All sums due to the County from the City shall be paid within thirty (30) days of mailing of such invoice, via regular mail or electronic mail.
- (4) **Distribution of Revenues to the City.** All money received by the District Court pursuant to court action in a case filed by the City, including penalties, fines, bail forfeitures, fees and costs, except as otherwise provided herein, shall be paid by District Court to the City; provided, that the County may retain all money received as payments of assessments for probation costs ordered in the City's cases. The City shall not be entitled to any revenue received by District Court other than revenues received pursuant to court action in a case filed by the City.
- (5) **City Obligations with Respect to Revenues.** The District Court shall provide the City a Remittance Summary prepared by the Washington State Administration of the Courts (AOC) for the appropriate time period at the same time it makes a payment to the City under paragraph (4) above. It shall be the City's obligation to pay from the revenues, including interest revenues, that it receives pursuant to paragraph (4) above, all amounts due and owing to the State of Washington and to deposit that portion of the revenues that it retains in accordance with law. The City agrees to hold the County harmless with respect to any claims or allegations that the City has not remitted the required amounts to the State of Washington.
- (6) **Term.** This Agreement shall be effective upon execution by the parties and recording with the Benton County Auditor and shall remain in effect through December 31, 2027, unless earlier terminated pursuant to the terms of this Agreement or extended by written amendment.
- (7) **Termination and Notice of Termination.** This Agreement is terminable by either party without cause if such party provides written notice of intent to terminate in accordance with RCW 3.50.810 and 35.20.010. Any such notice from the City must be received by the Chairperson of the Benton Board of County Commissioners by the statutorily required date, and any such notice from the County must be received by the Mayor of the City by the statutorily required date.

Proposed

- (8) **Ownership of Property.** All real and personal property used in the operation of District Court has been and shall continue to be acquired by the County, owned by the County and may be disposed of in the discretion of the County.
- (9) **Waiver of Binding Arbitration.** Provided that this Agreement is not earlier terminated pursuant to the terms stated above, this Agreement will expire on December 31, 2027, unless a written renewal Agreement is executed prior to such date. The City and the County waive and release any right to invoke binding arbitration under RCW 3.62.070, 35.20.010, 39.34.180 or other applicable law as related to this Agreement, any extension or amendment of this Agreement, or any discussions or negotiations relating thereto.
- (10) **Advisory Committee.** The appropriate costs and overhead of the District Court shall be determined by the County legislative authority. An advisory committee composed of the Chairperson of the Board of Benton County Commissioners or his or her designee, the Presiding Judge of the District Court, the District Court Administrator, and a designee from each city within the County that pursuant to agreement pays a pro rata share of the cost of District Court will meet prior to the adoption of each General Fund Budget by the County to review that portion of the General Fund Budget pertaining to District Court and may make a recommendation on such budget to the County legislative authority. Such committee may also make a recommendation to the Presiding Judge regarding any requested change in the twelve-month period used to allocate costs for the following year. Additionally, such committee shall meet in odd numbered years prior to September 15th of each such year to conduct a mid-budget review for the benefit of the City's annual budget preparation process.
- (11) **Indemnification Regarding City Ordinances.** The City agrees that the County does not assume any liability or responsibility for or release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, rules or regulations, policies or procedures. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any City ordinance, rule, regulation, policy or procedure is at issue, the City shall defend the same at its sole expense and if judgment is entered or damages are awarded against the City, the County, or both, the City shall satisfy the same, including all chargeable costs and attorney fees. This provision shall survive the termination of this Agreement.
- (12) **General Indemnification.** The City and the County each agree to defend and indemnify the other and its elected and appointed officials, officers, employees and agents against all claims, losses, damages, suits, and expenses, including reasonable attorneys' fees and costs, to the extent they arise out of, or result from, the negligence or willful misconduct of the indemnitor or its elected or appointed officials, officers, employees and agents in the performance of this Agreement. The indemnitor's duty to defend and indemnify extends to claims by the elected or appointed officials, officers, employees or agents of the indemnitor or of any contractor or subcontractor or indemnitor. The indemnitor waives its immunity under Title 51 of the Revised Code of Washington solely for the

Proposed

purpose of this provision and acknowledges that this waiver was mutually negotiated. This provision shall survive the termination of this Agreement.

- (13) **Captions.** The paragraph and subsection captions used in this Agreement are for convenience only and shall not control or affect the meaning or construction of any provisions of this Agreement.
- (14) **Entire Agreement.** This Agreement contains the entire Agreement and understanding of the parties with respect to the subject matter hereof, and supersedes all prior oral or written understandings, agreements, promises or other undertakings between the parties, including but not limited to the interlocal agreement executed by the parties in 2015 for District Court Services.
- (15) **Governing Law.** This Agreement shall be interpreted in accordance with the laws and court rules of the State of Washington in effect on the date of execution of this Agreement. In the event any party deems it necessary to institute legal action or proceedings to ensure any right or obligation under this Agreement, the parties agree that such action shall be brought in a court of competent jurisdiction situated in Benton County, Washington.
- (16) **No Third Party Rights.** Except as expressly provided herein, nothing in this Agreement shall be construed to permit anyone other than the parties hereto to rely upon the covenants and agreements herein contained nor to give any such third party a cause of action (as a third party beneficiary or otherwise) on account of any nonperformance hereunder.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

Proposed

- (17) **Amendment or Waiver.** This Agreement may not be modified or amended except by written instrument approved by resolution or ordinance duly adopted by the City and the County. No course of dealing between the parties or any delay in exercising any rights hereunder shall operate as a waiver of any rights of any party.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year herein above mentioned.

Date: _____

Date: 11.29.22

CITY OF RICHLAND

BOARD OF COUNTY COMMISSIONERS
OF BENTON COUNTY

JON AMUNDSON, City Manager

SHON SMALL, Chairman

Attest:

Jerome Delvin
Approved Telephonically

JENNIFER ROGERS, City Clerk

JEROME DELVIN, Commissioner

Approved as to Form:

WILL MCKAY, Commissioner

HEATHER KINTZLEY, City Attorney

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest:

CAMI MCKENZIE, Clerk of the Board

Approved as to Form:

RYAN BROWN, Deputy Prosecuting Attorney

RESOLUTION 2022 880

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF APPROVING THE 2023 INTERLOCAL AGREEMENT BETWEEN BENTON COUNTY AND THE CITY OF RICHLAND FOR DISTRICT COURT SERVICES

WHEREAS, per Resolution 2019-192 the Board entered into an Amended and Restated Interlocal Agreement with the City of Richland for District Court Services; and

WHEREAS, that Amended and Restated Interlocal Agreement expires on December 31, 2022; and

WHEREAS, Benton County and the City of Richland have negotiated a new Interlocal Agreement for District Court Services effective January 1, 2023, and upon execution by the parties and recording with the Benton County Auditor; **NOW, THEREFORE**,

BE IT RESOLVED, the Board of Benton County Commissioners hereby agrees to execute the attached 2023 Interlocal Agreement between Benton County and the City of Richland for District Court Services; and

BE IT FURTHER RESOLVED, the attached Interlocal Agreement is effective January 1, 2023, and upon execution by the parties and recording with the Benton County Auditor through December 31, 2027.

Dated this 29 day of November, 2022

Attest: Carmen McKenzie
Clerk of the Board

[Signature]
Chairman of the Board

[Signature]
Chairman Pro-Tem
Jerome Delvin
Approved Telephonically
Member

Constituting the Board of County
Commissioners of Benton County,
Washington

Please return recorded document to:

Richland City Clerk
625 Swift Blvd., MS-05
Richland, WA 99352

2023
INTERLOCAL AGREEMENT
BETWEEN
BENTON COUNTY
AND
THE CITY OF RICHLAND
FOR DISTRICT COURT SERVICES

THIS AGREEMENT is effective January 1, 2023, by and between the CITY OF RICHLAND, a municipal corporation, hereinafter called "City" and BENTON COUNTY, a political subdivision of the State of Washington, hereinafter called "County".

WHEREAS, the County has an established District Court System; and

WHEREAS, a municipal department of the Benton County District Court for the City was established by the Benton County Commissioners pursuant to the adoption of the Benton County District Court Districting Plan on June 8, 1973, under Chapters 3.38 and 3.46, Revised Code of Washington; and

WHEREAS, in 2009 the City and the County agreed to terminate the City's municipal department and that the County would provide the services of its District Court System to the City pursuant to an Interlocal Agreement authorized by RCW 39.34.180 and executed in July and August of 2009 by the City and the County, respectively; and

WHEREAS, the District Court Districting Plan was amended on August 31, 2009, and is consistent with this Interlocal Agreement; and

WHEREAS, under the parties' 2019 agreement, the City currently pays its pro rata share of the Judges' salaries and benefits, the salaries and benefits of the District Court personnel, and all other costs of District Court, except for the costs of a Mental Health Court and Veteran's Court, based on the City's share of usage of District Court; and

WHEREAS, the 2019 agreement expires December 31, 2022, and the parties wish to set forth their agreement commencing January 1, 2023; NOW THEREFORE,

BE IT AGREED by and between the parties as follows:

- (1) **District Court Services.** The County and its District Court shall furnish to the City the facilities and services of the Benton County District Court for all cases filed by the City in the District Court, over which District Court has jurisdiction, for purposes of enforcing violation of state statutes or city ordinances committed by persons within the City's jurisdiction that constitute gross misdemeanors, misdemeanors, or civil infractions. Nothing in this Agreement shall permit the City to regulate the administration of the court. District Court services shall include the use of the County's Mental Health and Veterans courts, if any, for City defendants that meet the participation requirements so long as the County imposes an additional sales tax of three-tenths of one percent authorized by RCW 82.14.450, commonly referred to as the Public Safety Tax.
- (2) **Compensation.**
 - (a) Calculation of Percentage of Usage. The parties have determined, and do hereby agree, that in return for the facility usage and services of District Court, the City shall pay to the County, the City's pro rata share of the total costs of and overhead of the District Court, including the salaries and benefits of the District Court Judges. This pro rata share shall be an amount equal to the ratio of the total number of violations filed by the City, whether infractions or criminal violations, to the total number of: (1) violations filed by all jurisdictions in the District Court, plus (2) felony complaints filed in District Court, plus (3) small claims cases filed, plus (4) civil cases filed, plus (5) petitions for anti-harassment orders. The payment of such pro rata share of costs by the City constitutes a fair reimbursement to the County for the facility usage and services of District Court, and the parties agree that no separate filing fee shall be required from the City for the cases it files in District Court under this Agreement.
 - (b) Costs to be Allocated by Percentage. The total costs allocated by paragraph 2(a) above shall include, but are not limited to, the salaries and benefits of the District Court Judges, salaries and benefits of the District Court personnel and all other costs of and overhead for the District Court, excluding: (i) the costs of public defense for criminal defendants in District Court, which shall be reimbursed by the City pursuant to a separate agreement between the parties; and (ii) the costs of a Mental Health Court and a Veteran's Court established under chapter 2.30, RCW that are reflected in a budget separate from the County's General Fund Budget for expenses payable from the Public Safety Tax Budget.
 - (c) Time Period for Determining Percentage. The ratio described above in paragraph 2(a) shall for each year be based on the figures for the twelve-month time period consisting of the preceding July through June, unless the Presiding District Court Judge notifies the County and the City that a different 12-month period will be used for such calculations.

- (d) Credit for Probation Assessments. The County will give the City a credit each month in the billing set forth in paragraph (3) below equal to the amount of revenue received in the prior month in the form of probation assessment payments in criminal cases prosecuted by the City.
 - (e) Administration Cost: In addition to the amounts owed under Sections 3(a) through 3(d) above, the City shall pay a monthly Administration Fee in the amount of five percent (5%) of the expenditures in the prior month from the Benton County General Fund, Fund 0010, District Court Department 111.
- (3) **Billings.** The County will invoice the City monthly for the City's pro rata share of the expenses incurred by District Court in the preceding month. All sums due to the County from the City shall be paid within thirty (30) days of mailing of such invoice, via regular mail or electronic mail.
- (4) **Distribution of Revenues to the City.** All money received by the District Court pursuant to court action in a case filed by the City, including penalties, fines, bail forfeitures, fees and costs, except as otherwise provided herein, shall be paid by District Court to the City; provided, that the County may retain all money received as payments of assessments for probation costs ordered in the City's cases. The City shall not be entitled to any revenue received by District Court other than revenues received pursuant to court action in a case filed by the City.
- (5) **City Obligations with Respect to Revenues.** The District Court shall provide the City a Remittance Summary prepared by the Washington State Administration of the Courts (AOC) for the appropriate time period at the same time it makes a payment to the City under paragraph (4) above. It shall be the City's obligation to pay from the revenues, including interest revenues, that it receives pursuant to paragraph (4) above, all amounts due and owing to the State of Washington and to deposit that portion of the revenues that it retains in accordance with law. The City agrees to hold the County harmless with respect to any claims or allegations that the City has not remitted the required amounts to the State of Washington.
- (6) **Term.** This Agreement shall be effective upon execution by the parties and recording with the Benton County Auditor and shall remain in effect through December 31, 2027, unless earlier terminated pursuant to the terms of this Agreement or extended by written amendment.
- (7) **Termination and Notice of Termination.** This Agreement is terminable by either party without cause if such party provides written notice of intent to terminate in accordance with RCW 3.50.810 and 35.20.010. Any such notice from the City must be received by the Chairperson of the Benton Board of County Commissioners by the statutorily required date, and any such notice from the County must be received by the Mayor of the City by the statutorily required date.

- (8) **Ownership of Property.** All real and personal property used in the operation of District Court has been and shall continue to be acquired by the County, owned by the County and may be disposed of in the discretion of the County.
- (9) **Waiver of Binding Arbitration.** Provided that this Agreement is not earlier terminated pursuant to the terms stated above, this Agreement will expire on December 31, 2027, unless a written renewal Agreement is executed prior to such date. The City and the County waive and release any right to invoke binding arbitration under RCW 3.62.070, 35.20.010, 39.34.180 or other applicable law as related to this Agreement, any extension or amendment of this Agreement, or any discussions or negotiations relating thereto.
- (10) **Advisory Committee.** The appropriate costs and overhead of the District Court shall be determined by the County legislative authority. An advisory committee composed of the Chairperson of the Board of Benton County Commissioners or his or her designee, the Presiding Judge of the District Court, the District Court Administrator, and a designee from each city within the County that pursuant to agreement pays a pro rata share of the cost of District Court will meet prior to the adoption of each General Fund Budget by the County to review that portion of the General Fund Budget pertaining to District Court and may make a recommendation on such budget to the County legislative authority. Such committee may also make a recommendation to the Presiding Judge regarding any requested change in the twelve-month period used to allocate costs for the following year. Additionally, such committee shall meet in odd numbered years prior to September 15th of each such year to conduct a mid-budget review for the benefit of the City's annual budget preparation process.
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purpose of this provision and acknowledges that this waiver was mutually negotiated. This provision shall survive the termination of this Agreement.

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- (15) **Governing Law.** This Agreement shall be interpreted in accordance with the laws and court rules of the State of Washington in effect on the date of execution of this Agreement. In the event any party deems it necessary to institute legal action or proceedings to ensure any right or obligation under this Agreement, the parties agree that such action shall be brought in a court of competent jurisdiction situated in Benton County, Washington.
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[REST OF PAGE INTENTIONALLY LEFT BLANK]

- (17) **Amendment or Waiver.** This Agreement may not be modified or amended except by written instrument approved by resolution or ordinance duly adopted by the City and the County. No course of dealing between the parties or any delay in exercising any rights hereunder shall operate as a waiver of any rights of any party.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year herein above mentioned.

Date: _____ Date: 11.29.22

CITY OF RICHLAND

BOARD OF COUNTY COMMISSIONERS
OF BENTON COUNTY

JON AMUNDSON, City Manager



SHON SMALL, Chairman

Attest:

Jerome Delvin
Approved Telephonically

JENNIFER ROGERS, City Clerk

JEROME DELVIN, Commissioner

Approved as to Form:

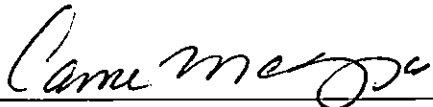


WILL MCKAY, Commissioner

HEATHER KINTZLEY, City Attorney

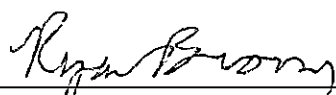
Constituting the Board of County Commissioners
of Benton County, Washington.

Attest:



CAMI MCKENZIE, Clerk of the Board

Approved as to Form:



RYAN BROWN, Deputy Prosecuting Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/20/2022

Agenda Category: Items of Business

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution 2022-160, Declaring Surplus and Authorizing Relinquishment of Certain Portions of a Utility Easement lying within 1728 Horn Avenue

Department/Office
Public Works

Ordinance/Resolution Number:
2022-160

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-160, authorizing the City Manager to sign and execute documents necessary to relinquish a certain portion of a utility easement lying within 1728 Horn Avenue.

Summary:

The property owners at 1728 Horn Avenue, James and Margaret Wade, have asked that existing utility easements be relinquished for the purpose of accommodating existing structures and existing structure expansion. The easement sought to be relinquished (depicted by hatching in Exhibit A), is no longer needed for municipal purposes because the utilities previously occupying the easement have been abandoned and replaced in a different location.

RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes. On December 18, 2022, notice was published that a public hearing would be held on December 20, 2022 to take public testimony regarding this surplus action.

Barring any compelling testimony to the contrary, staff recommends adoption of Resolution No. 2022-160.

Fiscal Impact: None; the property owner will pay document recording fees required by this transaction.

Attachments:

- I. Resolution No. 2022-160

RESOLUTION NO. 2022-160

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT
OF CERTAIN PORTIONS OF A UTILITY EASEMENT LYING
WITHIN 1728 HORN AVENUE.**

WHEREAS, the property owners at 1728 Horn Avenue, James T. and Margaret Wade, have requested relinquishment of a certain portion of a public utility easement to enable the expansion of an existing structure; and

WHEREAS, the requested easement, as depicted by hatching on **Exhibit A**, is no longer needed for municipal purposes as the utilities that occupied the easement have been relocated; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes; and

WHEREAS, on December 18, 2022, notice was published that a public hearing would be held on December 20, 2022 to take public testimony regarding this surplus action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the existing easement, originally acquired for utility purposes and described as follows, is hereby found to be surplus to the City's needs:

A portion of a utility easement dedicated to the City of Richland and lying within Lot 3, Block 818, Plat of Richland, as depicted by hatching on **Exhibit A**.

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, which covers the City's administrative processing fees and recording costs, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute all documents necessary to relinquish the City's interest in the certain portion of the public utility easement described herein and depicted by hatching on **Exhibit A**, and to deliver the same upon payment.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

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ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of December, 2022.

Michael Alvarez, Mayor

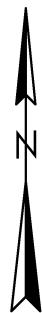
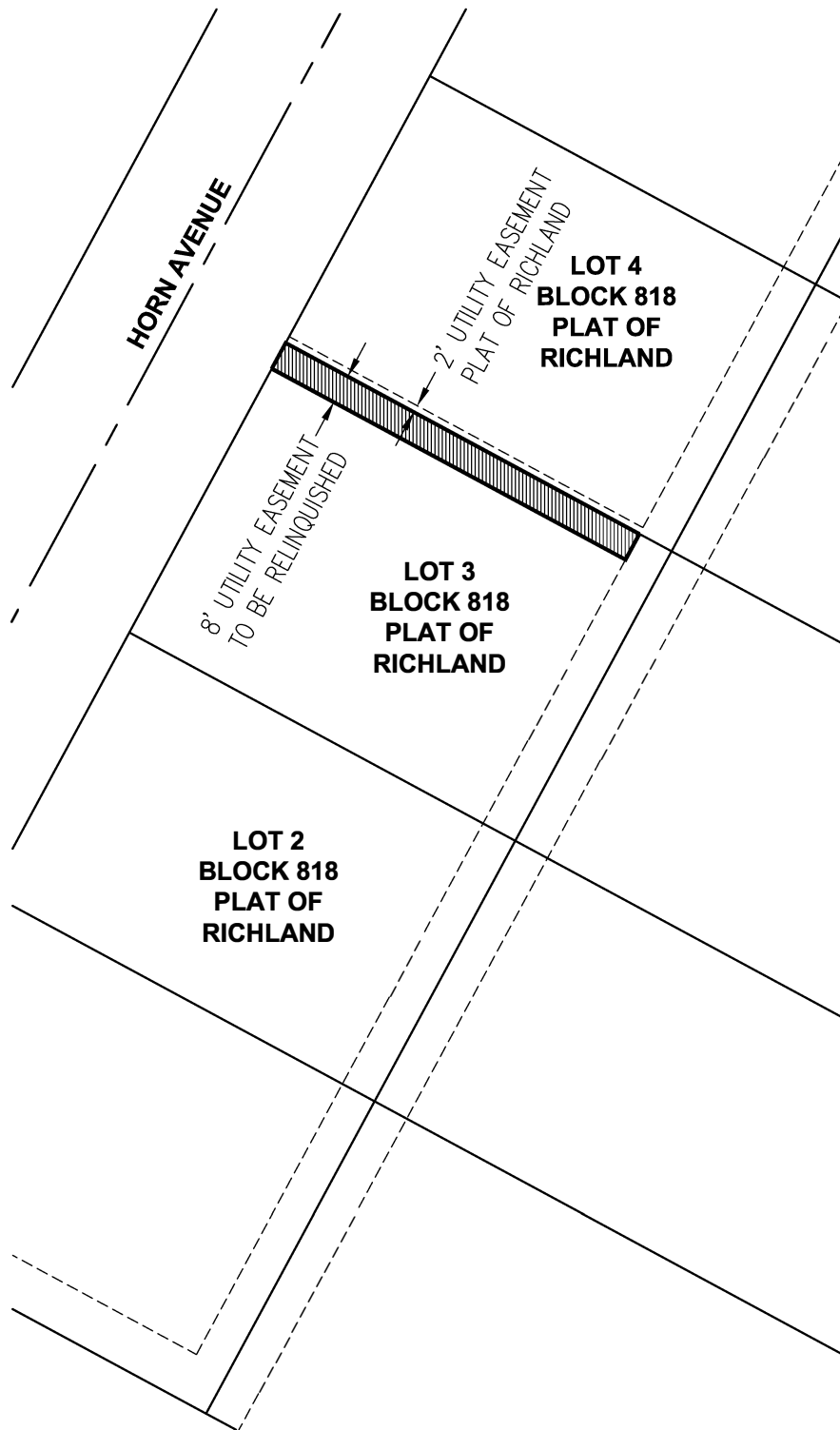
Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

EXHIBIT A to Resolution 2022-160



NTS

10/12/2020