



Agenda
City Council Regular Meeting
Tuesday, March 1, 2016
City Hall Council Chamber | 505 Swift Boulevard

City Council Pre-Meeting - 7:00 p.m. (Discussion Only – Annex Building)

Agenda Items:

1. Executive Session per RCW 42.30.110(1)(b) to Consider Acquisition of Real Estate (10 minutes)
 - Joe Schiessl, Parks and Public Facilities Director
2. Discuss Meeting Agenda Items (5 minutes)
 - City Council Members

City Council Regular Meeting - 7:30 p.m. (City Hall Council Chamber)

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

3. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director
4. Arts Commission Annual Presentation (10 minutes)
 - Joe Schiessl, Parks and Public Facilities Director

Public Comments: (Please Limit Public Comments to 2 Minutes)

Consent Calendar: (Approved by single vote or Council may pull items and transfer to Items of Business)

Minutes:

5. Approve the Minutes of the Council Meeting Held February 16 and 23, 2016
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

6. Ordinance No. 13-16 Amending RMC Title 23: Zoning Regulations
 - Heather Kintzley, City Attorney
7. Ordinance No. 14-16 Amending RMC Title 22: Environment
 - Heather Kintzley, City Attorney

Ordinances - Second Reading/Passage:

8. Ordinance No. 11-16, Proposed Increase in Appropriation of the Parks Project Construction Fund for ORV Park Improvements and Revising the 2016 Capital Improvement Plan
 - Phil Pinard, Planning and Capital Projects Manager

Resolutions – Adoption:

9. Resolution No. 47-16, Approving the Preliminary Plat of Rancho Del Rey No. 9
 - Rick Simon, Development Services Manager
10. Resolution No. 48-16, Approving the Craighill Park Master Plan
 - Phil Pinard, Planning and Capital Projects Manager
11. Resolution No. 49-16, Approving the Revised Master Plan for John Dam Plaza
 - Phil Pinard, Planning and Capital Projects Manager
12. Resolution No. 51-16, Authorizing Execution of Interlocal Agreement with Port of Benton for 2016 Slurry Seal Project
 - Pete Rogalsky, Public Works Director
13. Resolution No. 52-16, Authorizing an Interlocal Agreement with the City of West Richland for Street Lighting on Van Giesen
 - Pete Rogalsky, Public Works Director

Expenditures - Approval:

14. Expenditures from February 8, 2016 - February 19, 2016 for \$5,379,565.22 including Check Nos. 231255-231621, Wire Nos. 6094-6103, Payroll Check Nos. 102265-102756, and Payroll Wire/ACH Nos. 9323-9345
 - Cathleen Koch, Administrative Services Director

Items of Business:

15. Resolution No. 50-16, Authorizing Execution of Purchase and Sale Agreement with David Rose and Monika Rose for Purchase of Duportail Street Extension Right-of-Way
 - Pete Rogalsky, Public Works Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

City Council Meetings are broadcast live on CityView Channel 192 and online at CI.RICHLAND.WA.US/CITYVIEW

Richland City Hall is ADA accessible. Council Chamber parking and access is available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the City Council Meeting by calling the City Clerk's Office at 942-7388.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Agenda Item

Key Element:

Subject:

Executive Session per RCW 42.30.110(1)(b) to Consider Acquisition of Real Estate (10 minutes)

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (5 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Presentations

Key Element:

Subject:

New Hire/Retirements (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Newly hired employees and employee retirements that occurred within the last month will be presented to Council this evening.

Any new employees able to attend this evening will be introduced to Council.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Presentations

Key Element:

Subject:

Arts Commission Annual Presentation (10 minutes)

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

The Richland Arts Commission will summarize 2015 accomplishments and transmit their recommended 2016 goals.

Fiscal Impact:

Attachments:

I. 2016 Arts Commission Goals



Agenda
Arts Commission Workshop
Wednesday, January 20, 2016
Richland Community Center | 500 Amon Park Drive

Commission Members: Chair Raffa, Vice-Chair Cooper and Commissioners Kissel, Wutzke, White and Matta

Liaisons: Council Liaison Lemley and Alternate Council Liaison Anderson
Staff Liaison Library Manager Roseberry

Regular Workshop – 6:00 p.m.

Call to Order / Attendance:

Discussion Items:

1. Duportail Roundabouts
2. Work Plan Implementation
3. Imbarimba Purchase Update
4. Swift/George Washington Way Private Art Purchase Update
5. HAPO Community Stage Construction Update

Adjournment

The next Arts Commission Workshop is Wednesday, February 17, 2016.

Richland City Hall is ADA accessible with special parking and access available at the entrance of George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Arts Commission Workshop by calling the City Clerk's Office at 942-7388.

Richland Arts Commission 2016 Work Plan

The Richland Arts Commission has prepared these annual goals to explore and promote arts-related projects and events that will provide an economic benefit and/or beautify and enhance the image of the City of Richland. The commission's 2016 goals compliment the city's Strategic Leadership Plan, as noted below.

- 1. Explore enhancing the following programs, activities and amenities through art** (*Strategic Leadership Plan, Key 6, Goal 1*)
 - a. Winter Wonderland: Explore providing artistic entertainment and other support for the city's annual holiday community celebration in December 2016.
 - b. Community art contest: Explore reviving the commission's annual community art competition, which previously invited local children and adults to submit art related to a chosen theme and placed prints of winning submissions on trash receptacles at city parks.
 - c. HAPO Community Stage: Explore showcasing performing arts at the newly revitalized John Dam Plaza.
- 2. Leverage city resources to expand local art opportunities**
 - a. Establish a grant program to benefit local arts organizations and events modeled after Park Partnership Program 50/50 match by the end of the second quarter. (*Key 1, Goal 1*)
 - b. Complete maintenance inventory of city-owned art work and create a scope of work to address potential repairs by the end of the third quarter. (*Key 2, Goal 2*)
 - c. Complete maintenance of city-owned art work as described in the above-mentioned scope of work by end of the fourth quarter, pending budget availability. (*Key 2, Goal 2*)
 - d. Explore opportunities for collaboration with community arts groups, starting by compiling a comprehensive catalog of local arts organizations and using that catalog to build more bridges with those organizations. (*Key 1, Goal 3*)
 - e. Explore opportunities for cooperation with the City of Kennewick Arts Commission through an annual joint meeting by the end of the fourth quarter. (*Key 1, Goal 3*)
 - f. Explore opportunities for additional cooperation with the Richland Parks and Recreation Commission through a joint meeting by the end of the fourth quarter. (*Key 1, Goal 3*)
 - g. Explore expanding partnership with Richland Parks and Recreation Commission in their "walkable Richland" series throughout the year. (*Key 7, Goal 2*)
 - h. Explore organizing or supporting an art walk event with area businesses by the end of the fourth quarter. (*Key 7, Goal 3*)
 - i. Migrate the Richland Arts Commission webpage's content onto new city website by the end of the second quarter. (*Key 1, Goal 2*)

3. Enhance the city's quality of life, character and image through art (*Key 6, Goal 2*)

- a. Assist Public Works staff in their project to install two roundabouts on Duportail Street by recommending art and/or landscaping enhancement features for the roundabouts by the end of the first quarter.
- b. Install an interactive music feature at Howard Amon Park and explore organizing a community celebration to commemorate it by the end of the second quarter.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Council Meeting Held February 16 and 23, 2016

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meetings held on February 16 and 23, 2016

Summary:

None.

Fiscal Impact:

None

Attachments:

1. Draft 2/23/16 Minutes
2. Draft 2/16/16 Minutes



MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday 23, 2016

City Council Workshop – 6:00 p.m.

Attendance:

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Anderson, and Luzzo Gilmour were present.

Assistant City Manager Amundson, City Attorney Kintzley, Energy Services Director Hammond, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Police Services Director Skinner, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Agenda Items:

1. Adam Brault (650 George Washington Way property)
- Adam Brault

Mr. Brault presented information related to development of 650 George Washington Way. He said the other speakers were Arron Zaretsky, Mark Lambert, Brad Rew and Dr. Jullian Cadwell.

Dr. Cadwell introduced herself and gave her background. She supports the public market and discussed the benefits it would bring to the City, the small businesses in the downtown area and how Richland's art-related businesses would grow.

Aaron Zaretsky introduced himself and gave his background. He said he was the consultant for the redevelopment of Seattle's Pike Place Market and detailed his work on project and how it benefitted City of Seattle. He explained how a public market would benefit Richland, gave reasons why the 650 George Washington Way location is the best location for the public market and discussed the concept of a public market and why they are successful. He continued with ideas on how this project could be funded.

Mark Lambert, introduced himself and gave his background. He discussed why the 650 George Washington Way property is an excellent location for a public market and the companies he is working with to develop the concepts. He showed preliminary plans for parking, the open plaza area and the building layout.

Brad Rew introduced himself and gave his background. He believes Richland needs to look forward to future economic development and how that will revitalize the downtown area. He discussed the benefits of the public market being located at the 650 George Washington Way location.

The Council had questions for the speakers for discussion.

2. Code Enforcement Update
 - Chris Skinner, Police Services Director
 - Heather Kintzley, City Attorney

Police Chief Skinner gave a presentation on the background of code enforcement in the City, where the problem areas of the City are located and what type of code violations are the most common. Ms. Kintzley gave an update on the success of the revised code enforcement process during 2015 and gave recommendations for a more focused code enforcement effort to be implemented in the future.

Council discussed the topic with Police Chief Skinner and Ms. Kintzley.

3. SE Richland Substation Update
 - Bob Hammond, Energy Services Director

Mr. Hammond, said the planning, design and construction of a new electrical substation in the south portion of the City is one of the major capital projects scheduled for 2015 through 2017. City Council and the Benton PUD Commission recently approved an inter-local agreement to co-locate substation equipment on one site and to secure one interconnect point onto the Bonneville Power Administration's electric transmission grid. Mr. Hammond provided a status report including information regarding anticipated 2016 Council actions for consideration and approval.

4. Electric Service Transfers from Benton PUD
 - Bob Hammond, Energy Services Director

Mr. Hammond said a "Service Area and Facilities Purchase Agreement" was executed between the City and Benton PUD in May 2005. A primary purpose of this agreement was to allow for a smooth transition of electrical service to the City from Benton PUD in the southern portion of the City's Urban Growth Area. The agreement sets forth the timing and process for the City to identify and assume electrical service for previous Benton PUD customers. The City Manager notified Benton PUD in May 2015 of the intent to assume service for certain Benton PUD customers in the next few years. Mr. Hammond provided a status of the efforts to date and future actions.

Other Business:

Mayor Thompson pulled the Benton Franklin Jurisdiction discussion because the two entities are meeting on this topic later in the week and may resolve the issue. He said Council will be receiving a letter from staff regarding Richland's position on lowering the dikes along the river and gaining local control of the waterfront for their review and input.

Mr. Amundson said a mail-in opinion poll regarding the Manhattan Historical Park topics was distributed to Councilmembers to complete. He said Council is invited to attend the auditor's exit conference in the City Manager's Conference Room, February 24, 2016, at 9:30 a.m. He also noted the March 1 agenda items and executive session.

Adjournment:

Mayor Thompson adjourned the workshop at 7:47 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, February 16, 2016

Draft

Pre-Meeting:

Mayor Pro Tem Christensen called the pre-meeting executive session to order at 7:00 p.m. in the City Manager's Conference Room in the City Hall Annex building.

Attendance:

Mayor Pro Tem Christensen, Councilmembers Lemley, Anderson, Kent and Luzzo Gilmour were present.

Also present were City Manager Reents, City Attorney Kintzley and Community Development Director Jensen.

Executive Session:

1. Executive Session per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation with Legal Counsel (15 minutes)
 - Heather Kintzley, City Attorney

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS PER RCW 42.30.110 (1) (II): CURRENT OR POTENTIAL LITIGATION WITH LEGAL COUNSEL FOR 15 MINUTES. THE MOTION CARRIED 5-0.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO EXTEND THE EXECUTIVE SESSION FOR AN ADDITIONAL 10 MINUTES AT 7:15 P.M. THE MOTION CARRIED 5-0.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:25 P.M. THE MOTION CARRIED 5-0.

Discussion of Meeting Agenda Items:

2. Discuss Meeting Agenda Items (5 minutes)
 - City Council Members

Council and staff briefly reviewed the proposed agenda scheduled for the regular meeting.

Regular Meeting:

Mayor Pro Tem Christensen called the Council meeting to order at 7:30 p.m. in the Council Chamber at City Hall.

Welcome and Roll Call:

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

Mayor Pro Tem Christensen, Councilmembers Lemley, Anderson, Kent and Luzzo Gilmour were present.

Also present were City Manager Reents, City Attorney Kintzley, Energy Services Director Hammond, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl, Police Services Director Skinner, Finance Director Allen and City Clerk Hopkins.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO EXCUSE MAYOR THOMPSON AND COUNCILMEMBER ROSE. THE MOTION CARRIED 5-0.

Pledge of Allegiance:

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

Approval of Agenda:

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Presentations:

1. Seasonal Hires (10 minutes)
- Allison Jubb, Human Resources Director

Ms. Jubb gave a presentation on the use and purpose of seasonal hires. She explained how the current process of hiring seasonal employees has been reviewed and updated to make it more effective and efficient. She discussed the new 2016 Job Fair and how it will support those goals. She showed the media ads that will be used to promote the seasonal hire opportunities.

2. Annual Report of the Planning Commission (10 minutes)
- Rick Simon, Development Services Manager

Mayor Pro Tem Christensen introduced Kent Madsen, Planning Commission Chair who gave the annual report, including highlights of their 2015 accomplishments, their 2016 goals and their new mission statement.

Public Hearing:

City Clerk Hopkins read the public hearing and comments procedure.

1. Amending the 2016 Capital Facilities Plan to Increase Appropriations of the Parks Project Construction Fund - Ordinance No. 11-16

- Phil Pinard, Planning and Capital Projects Manager

Mr. Pinard said state law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 11-16, proposes to appropriate unbudgeted funds to Parks Project Construction Fund for the Horn Rapids ORV Park. The ordinance is on the consent calendar for first reading.

Mayor Pro Tem Christensen opened the public hearing at 7:52 p.m. and closed the hearing at 7:52:15 p.m. as there were no comments.

Public Comments:

Adam Brault thanked the Council for giving him time on the next Council workshop agenda to discuss the development plans for the 650 George Washington Way property.

Consent Calendar:

City Clerk Hopkins read the Consent items.

Minutes:

1. Approve the Council Meeting for the Meeting Minutes Held February 2, 2016
- Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 11-16, Proposed Increase in Appropriation of the Parks Project Construction Fund for ORV Park Improvements and Revising the 2016 Capital Improvement Plan
- Phil Pinard, Planning and Capital Projects Manager

Ordinances - Second Reading/Passage:

3. Ordinance No. 03-16, Amending RMC Title 3: Finance, Relating to Utility Low-Income Program
- Brandon Allen, Finance

Resolutions – Adoption:

4. Resolution No. 32-16, Authorizing the City Manager to Utilize the Public Art Fund to Purchase Public Art
- Joe Schiessl, Parks and Public Facilities Director
5. Resolution No. 33-16, Authorizing an Interlocal Agreement with Benton County for Construction of a Parking Lot at Trailhead Park
- Phil Pinard, Planning and Capital Projects Manager
6. Resolution No. 35-16, Amending Contract No. 68-14 - Standard Loan Agreement with Washington State Department of Transportation
- Kerwin Jensen, Community Development Director
7. Resolution No. 38-16, Authorizing a Contract with RGW Enterprises for Engineering and Project Management Services

- Kerwin Jensen, Community Development Director

8. Resolution No. 40-16, Setting Public Hearing Date for Vacation of a Portion of Wellhouse Loop
- Pete Rogalsky, Public Works

Expenditures - Approval:

9. Expenditures from January 25, 2016 - February 5, 2016 for \$3,773,258.40 including Check Nos. 230935- 231254, Wire Nos. 6087-6093, Payroll Check Nos. 101269-102264, and Payroll Wire/ACH Nos. 9309-9322
- Cathleen Koch, Administrative Services Director

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 5-0.

Items of Business:

1. Resolution No. 43-16, Authorizing the City Manager to Sign and Execute a Second Amendment to the Purchase and Sale Agreement (Contract No. 54-15) with the Crown Group Inc. for 650 George Washington Way
- Kerwin Jensen, Community Development Director

Mr. Jensen explained on March 17, 2015, Council authorized the City Manager to enter into a Purchase and Sale Agreement (Contract No. 54-15) with The Crown Group for the sale and development of 650 George Washington Way. Part of that contract included a feasibility study for a public market, and a 90-day Initial Contingency Period for Purchaser to determine the suitability of the site for their proposed development.

The Crown Group is requesting a second amendment to the Purchase and Sale Agreement by requesting an extension of the Initial Contingency Period for Purchaser to determine the suitability of the site for the proposed development. The first amendment to the Agreement was granted by the Council on August 5, 2015, to extend the first 90-day Initial Contingency Period to February 26, 2016. The Crown Group is requesting an additional extension.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE RESOLUTION NO. 43-16, AUTHORIZING THE CITY MANAGER TO SIGN AND EXECUTE A SECOND AMENDMENT TO THE PURCHASE AND SALE AGREEMENT (CONTRACT NO. 54-15) WITH THE CROWN GROUP INC. FOR 650 GEORGE WASHINGTON WAY BY EXTENDING THE CONTINGENCY PERIOD TO 120 DAYS. COUNCILMEMBER LEMLEY OPPOSED.

Reports and Comments:

1. City Manager Reents reminded Council of the workshop scheduled for February 23, 2015, and read the agenda for that meeting noting that it is uncertain if the Benton Franklin Jurisdiction discussion will be on that agenda.

2. Councilmember Luzzo Gilmour said she attended the Tri-Cities Chinese American Association Spring Festival and expressed her appreciation of the event.
3. Mayor Pro Tem Christensen attended the Manhattan Project National Historic Park Advisory Committee meeting, as well as, the groundbreaking of the new Pro-Alliance and Northwest Orthopedics building at Spalding Park.

Adjournment:

Mayor Pro Tem Christensen adjourned the meeting at 8:02 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Terry Christensen, Mayor Pro Tem

DATE APPROVED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 13-16 Amending RMC Title 23: Zoning Regulations

Department:
City Attorney

Ordinance/Resolution Number:
13-16

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 13-16, amending Richland Municipal Code Title 23: Zoning Regulations.

Summary:

The City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law and to eliminate or clarify ambiguity. The City implemented a Hearing Examiner system in 2014, and in transitioning to the Hearing Examiner system, Development Services staff have identified a gap in the code that requires clarification.

Ordinance 13-16 clarifies that appeals for persons aggrieved under RMC Title 23 shall be heard by the City's Hearing Examiner. The Ordinance also clarifies which site plans require hearing examiner review and approval.

Staff recommends, for first reading, approval of Ordinance 13-16.

Fiscal Impact:

None.

Attachments:

- I. Proposed Ordinance No. 13-16

ORDINANCE NO. 13-16

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 23: Zoning Regulations.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law and to eliminate or clarify ambiguity; and

WHEREAS, the City implemented a Hearing Examiner system in 2014; and

WHEREAS, certain housekeeping amendments are necessary in order to clarify ambiguities and close gaps created by the transition to a Hearing Examiner system.

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

Section 1. Richland Municipal Code Title 23, Chapter 23.48 entitled Site Plan Review, as enacted by Ordinance No. 28-05, and amended by Ordinance No. 32-11 and Ordinance No. 24-14, shall be amended to read as follows:

Title 23 ZONING REGULATIONS

23.48.030 Site plan application requirements.

For any project requiring a site plan approval as identified in RMC 23.48.020(A), a site plan shall be submitted to the hearing examiner for review and approval as a Type II permit application as defined in RMC 19.20.030. A site plan and application form shall be submitted to the administrative official, showing the following information:

- A. Boundaries and dimensions of the property;
- B. Location and width of boundary streets;
- C. Dimensions, location and number of dwelling units for each existing or proposed structure on the site;
- D. Roadways, walkways, off-street parking, and emergency vehicle access;
- E. Fencing and landscaping, showing location, type, dimensions and character; and
- F. Location, dimensions and character of recreational facilities and open space.
- G. The site plan shall be drawn in a concise and accurate manner, and of an appropriate scale for clarity in review. Copies shall be submitted in a number determined by the administrative official to be appropriate and sufficient.

H. Where a multiple-family development is proposed to be constructed in phases, the site plan shall include all phases, regardless of size, in the proposed development. After a site plan providing for phased development has been approved by the hearing examiner, no further approval is required so long as each phase of development conforms to the approved site plan.

Section 2. Richland Municipal Code Title 23, Chapter 23.70.070 entitled Administrative review - Procedures, as enacted by Ordinance No. 28-05, shall be amended to read as follows:

23.70.070 Administrative review – Procedures.

Appeal to the ~~board of adjustment~~ hearing examiner concerning interpretation or administration of this title may be taken by any person aggrieved. Such appeals shall be taken within 10 days from the date of the order, requirement, decision or determination, by filing with the administrative official and with the ~~board of adjustment~~ City Clerk a notice of appeal specifying the grounds thereof, together with such fees as set forth in RMC 19.80.020. The administrative official shall transmit to the ~~board~~ hearing examiner all papers constituting the record upon which the action appealed from was taken.

The ~~board of adjustment~~ hearing examiner shall fix a time for the hearing of the appeal, which time shall be within 45 days after the filing of the notice of appeal, and shall give 10 days' posted public notice thereof as well as notice in writing to be mailed at least 10 days before said time to the parties in interest. At the hearing, any party may appear in person or by agent or attorney.

Section 3. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this _____ day of March, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 14-16 Amending RMC Title 22: Environment

Department:
City Attorney

Ordinance/Resolution Number:
14-16

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 14-16, amending Richland Municipal Code Title 22: Environment.

Summary:

The City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law and to eliminate or clarify ambiguity.

Recent events brought to the City's attention the fact that RMC 22.09.220 does not clearly identify that certain actions taken under SEPA are not subject to administrative appeal. Ordinance 14-16 clarifies that threshold determinations or any intermediate steps under SEPA (e.g., lead agency determinations, scoping, draft EIS adequacy) are not subject to administrative appeal.

Staff recommends, for first reading, approval of Ordinance 14-16.

Fiscal Impact:

None.

Attachments:

- I. Proposed Ordinance No. 14-16

ORDINANCE NO. 14-16

AN ORDINANCE of the City of Richland amending
Richland Municipal Code Title 22: Environment.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law and to eliminate or clarify ambiguity; and

WHEREAS, certain housekeeping amendments are necessary in order to clarify ambiguities and close gaps related to the City's implementation of an appeals process under the State Environmental Policy Act (SEPA).

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

Section 1. Richland Municipal Code Title 22, Chapter 22.09, entitled State Environmental Policy Act, as enacted by Ordinance 26-84, shall be amended to read as follows:

Chapter 22.09 STATE ENVIRONMENTAL POLICY ACT

22.09.220 Appeals.

The following shall be the procedure for appeal of decisions:

A. In accordance with RCW 43.21C.060, and Except for permits and variances issued pursuant to RMC Title 26 (Shoreline Management), when any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the city council. Such appeal shall be perfected by the proponent or any aggrieved party by filing a written notice with the city clerk within 15 days of the date of the decision. Such notice shall clearly state: the date of the decision from which the appeal is taken; the name, title or other designation of the responsible official; the nature of the decision; the manner in which the appellant is aggrieved; a statement that the appeal is not being filed for the purpose of harassment or causing needless delay to the project forming the subject matter of the appeal; and that the facts contained in the notice of the appeal are true and correct to the best of the appellant's knowledge. The notice shall be subscribed and sworn to by the appellant.

B. RMC 22.09.220(A) shall not apply to threshold determinations or any intermediate steps under SEPA (e.g., lead agency determination, scoping, draft EIS adequacy).

~~B~~C. Upon receipt of a notice of appeal, the city shall proceed according to rules and regulations as may be adopted by the city council. [Ord. 26-84].

Section 2. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this _____ day of March, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 6 - Community Amenities

Subject:

Ordinance No. 11-16, Proposed Increase in Appropriation of the Parks Project Construction Fund for ORV Park Improvements and Revising the 2016 Capital Improvement Plan

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

11-16

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 11-16, increasing the Parks Project Construction Fund budget.

Summary:

State law requires that an ordinance be adopted to increase budgeted appropriations. Ordinance No. 11-16 proposes to amend the Parks Project Construction Fund.

On December 15, 2015, Council accepted a Washington State Recreation and Conservation Office (RCO) grant for ORV Park entry and office building improvements in the amount of \$243,500, and on January 5, 2016, Council accepted an RCO ORV Park maintenance and operation grant in the amount of \$96,600.

Neither of these grants were anticipated in the 2016 Capital Improvement Plan.

As required, a public hearing was held at the February 16, 2016 City Council meeting to allow the public to comment on this proposal. No comment was offered by the public. First reading of Ordinance 11-16 was also given on February 16, 2016 with no exceptions noted by Council.

Fiscal Impact:

The proposed ordinance will increase the appropriations in the Parks Project Construction Fund by \$340,100 for the ORV Park. This additional funding will come from RCO grants.

Attachments:

1. Ordinance 11-16
2. CIP Sheet

ORDINANCE NO. 11-16

AN ORDINANCE of the City of Richland amending the 2016 Budget to provide for additional appropriations and declaring that a public emergency exists in the City's Parks Project Construction Fund.

WHEREAS, on November 17, 2015, the Richland City Council approved Ordinance No. 74-15 approving the 2016 Budget; and

WHEREAS, on December 15, 2015 and January 5, 2016 Council accepted two Non-Highway and Off-Road Vehicle Activities (NOVA) grants from the Washington State Recreation and Conservation Office in the amount of \$340,100 for ORV Park operations and maintenance, replacing the office building and entry improvements; and

WHEREAS, the projects funded by these grants will enhance the user experience at the ORV Park, provide for operation and maintenance, provide a new modern office building and improve the efficiency and appearance of the main entry; and

WHEREAS, no funds were appropriated in the 2016 Parks Project Construction Fund for ORV Park maintenance, operations and improvements; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on February 16, 2016, regarding the increase in appropriations from beginning fund balance in the Parks project Construction Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2016 budget was approved.

Section 2. Declaration of Public Emergency. Due to circumstances described above, the City Council declares that a public emergency exists in the Parks Project Construction Fund.

Section 3. Amendment of the 2016 Budget. The 2016 Budget is hereby amended to provide additional appropriations in the Parks Project Construction Fund from unappropriated fund balance in the amount of \$96,600 and from grant revenues in the amount of \$243,500 as follows:

<u>Parks Project Construction Fund</u>	
Current Appropriation:	\$ 818,500
Increase in Appropriation:	<u>\$ 340,100</u>
Amended Appropriation:	<u>\$1,158,600</u>

Section 4. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the 1st day of March, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: March 6, 2016

ORV Park

Type of Project

Parks Project

Partnership Project?

YES

Waterfront Project?

NO

Project #

Key #

6

Goal #

3

Strategic Leadership Plan Project?

Yes

PROJECT NAME:

ORV Park

PROJECT ADMINISTRATION:

Parks & Public Facilities

PROJECT LOCATION:

ORV Park

PROJECT TIMELINE:

2016-2018

RESPONSE TO *GMA LEVEL OF SERVICE?

NO

PROJECT DESCRIPTION

The 2016-2018 improvements consist of replacing the 30 year old modular office building with a new stick framed building, improving and expanding the number of entry gates and enhancing maintenance and operation through the purchase of a used backhoe.

PROJECT ASSUMPTIONS

BENEFITS

The proposed improvements will enhance the appearance of the ORV park, provide a more efficeint office building and provide additional equipment for park maintenance.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/14	Authorized Budget Remaining in 2015	2016	2017	2018	2098	2020	2021
DESIGN	10,000								
CONSTRUCTION MANAGEMENT	4,000								
CONSTRUCTION	292,300								
BACKHOE PURCHASE	205,000								
OTHER ENG. SERVICES	-								
	-								
TOTAL	\$ 511,300	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/14	Authorized Budget Remaining in 2015	2016	2017	2018	2019	2020	2021
RCO NOVA GRANT	243,500			243,500					
RCO NOVA GRANT	96,600			96,600					
IN KIND DONATION	152,200			152,200					
HRMC LEASE FEES	19,000			19,000					
TOTAL	\$ 511,300	\$ -	\$ -	\$ 511,300	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2016	2017	2018	2019	2020	2021
	-								
	-								
	-								
	-								
TOTAL	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 47-16, Approving the Preliminary Plat of Rancho Del Rey No. 9

Department:

Community & Development Services

Ordinance/Resolution Number:

47-16

Document Type:

General Business Item

Recommended Motion:

Adopt Resolution No. 47-16, approving the preliminary plat application of Rancho Del Rey No. 9.

Summary:

LaPierre Enterprises has applied for a preliminary plat to divide 4.8 acres into 15 residential lots on property located north of Reata Road and east of Mata Court. The development would result in the extension of Mata Road, a county road, into the site. The applicant had originally proposed the same level of street improvement that exists on Mata Road, which is a paved road, with open ditches and no curbs or sidewalks.

The application was heard by Hearing Examiner on October 15, 2015. Upon review, the Hearing Examiner recommended that the project be approved only if it were modified to meet City street improvement standards, which includes curbs, gutters and sidewalks. The applicant subsequently amended the proposal to include curbs, gutters and sidewalks.

Staff has prepared amended conditions of approval to reflect this change in the application, as well as findings of fact that would support approval of the revised project.

Fiscal Impact:

Approval of the preliminary plat application does not have direct fiscal impacts on the City. Development of the property as proposed would result in increased tax revenue to the City. Development would also increase costs to the City in providing services to the project site.

Attachments:

1. Resolution No 47-16
2. Revised Plat Map
3. Revised TAC Report
4. Findings of Fact
5. Hearing Examiner Recommendation
6. Staff Report to the Hearing Examiner

RESOLUTION NO. 47-16

A RESOLUTION of the City of Richland, approving the preliminary plat of Rancho Del Rey No. 9, subject to the conditions of the Technical Advisory Committee Report; adopting the findings prepared by City staff as the findings of the City Council and directing staff to provide notice of this decision.

WHEREAS, on October 15, 2015, the Richland Hearing Examiner held an open record public hearing to consider the preliminary plat application of Del Rey No. 9 submitted by LaPierre Enterprises; and

WHEREAS, the applicant proposed a deviation from City standards to exclude curbs, gutters and sidewalks from the proposed street improvements within the proposed plat; and

WHEREAS, the Hearing Examiner recommended to the City Council that it deny the preliminary plat of Del Rey No. 9 as proposed and approve the application only if City standard streets, curbs, gutters and sidewalks are provided; and

WHEREAS, the applicants have amended their proposed preliminary plat to include curbs, gutters and sidewalks; and

WHEREAS, City Council has reviewed the record created by the Hearing Examiner.

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

Section 1. The preliminary plat of Del Rey No. 9, a copy of which is attached to and incorporated herein by reference, is hereby approved subject to the conditions of approval contained in the Technical Advisory Committee Report, dated February 18, 2016.

Section 2. The written findings as prepared by City staff, a copy of which are attached hereto and incorporated herein by reference are hereby adopted as the written findings of the City Council.

Section 3. City staff is hereby directed to provide notice of this decision to parties of record in accordance with Title 19 of the Richland Municipal Code.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 1st day of March, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

PROJECT NOTES

DEVELOPER/OWNER

LAPIERRE ENTERPRISES INC
2648 LAPIERRE CANYON DR
KENNEWICK, WASHINGTON 99338
509-627-1828

LAND SURVEYOR

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

CIVIL ENGINEER

JUB ENGINEERS
2810 W CLEARWATER AVE #201
KENNEWICK, WASHINGTON 99336
509-783-2144

LAND USE SUMMARY

TOTAL AREA
AREA IN HOMEOWNER'S TRACTS
LENGTH OF STREETS:
54' RIGHT-OF-WAY
NET AREA RIGHT OF WAY

NUMBER OF LOTS
AVERAGE LOT SIZE
SMALLEST LOT
WATER AND SEWER
ELECTRICAL SERVICE
IRRIGATION WATER
TELEPHONE SERVICE
CABLE TELEVISION
NATURAL GAS

4.87 ACRES
4.13 ACRES
473 LINEAR FEET
0.74 ACRES
15
12009 SQUARE FEET
9263 SQUARE FEET
CITY OF RICHLAND
CITY OF RICHLAND
CITY OF RICHLAND
FRONTIER
CHARTER COMMUNICATIONS
CASCADE NATURAL GAS

PRELIMINARY PLAT
RANCHO DEL REY NO.9

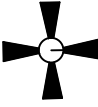
PORTION SE1/4 SECTION 2, T8N, R28E, W.M.
KENNEWICK, BENTON COUNTY, WASHINGTON

DESCRIPTION

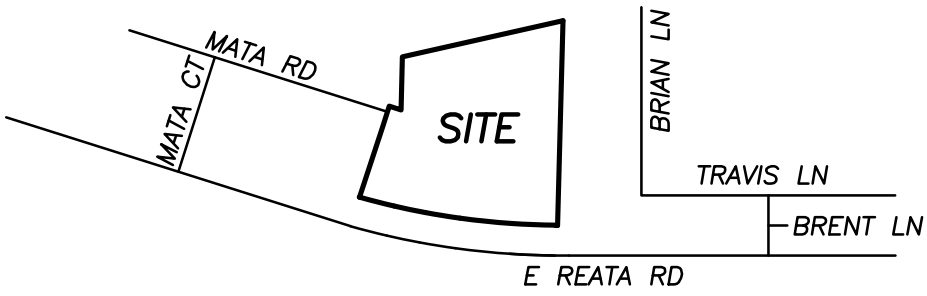
LOT 1 SHORT PLAT 2999 RECORDED IN VOLUME 1 OF SHORT
PLATS, PAGE 2999, RECORDS OF BENTON COUNTY, WASHINGTON

FND 5/8 IRON
ROD IN CASE

FND 5/8 IRON
ROD IN CASE



SW COR SEC 2 T8N,
R28E, W.M. FND 5/8
IRON ROD IN CASE



VICINITY MAP
N.T.S.

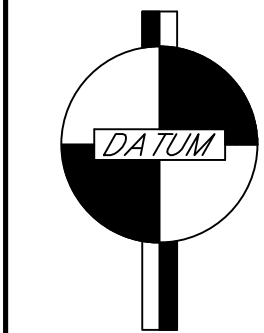
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	166.99'	37.89'	13°00'01"	N 42°24'59" W	37.81'
C2	113.01'	64.31'	32°36'07"	S 52°13'30" E	63.44'
C3	73.00'	142.97'	112°12'51"	N 55°24'58" E	121.19'
C4	25.00'	21.31'	48°50'03"	N 25°08'42" W	20.67'
C5	54.00'	15.74'	16°41'52"	S 41°10'49" E	15.68'
C6	54.00'	71.41'	75°46'02"	S 05°03'08" W	66.32'
C7	54.00'	46.66'	49°30'30"	S 67°41'24" W	45.22'
C8	54.00'	40.18'	42°38'11"	N 66°14'16" W	39.26'
C9	54.00'	40.61'	43°05'21"	N 23°22'30" W	39.66'
C10	54.00'	47.10'	49°58'17"	N 23°09'19" E	45.62'
C11	25.00'	21.31'	48°50'07"	S 23°43'24" W	20.67'
C12	127.00'	65.60'	29°35'39"	N 14°06'11" E	64.87'
C13	127.00'	38.56'	17°23'49"	N 37°35'55" E	38.41'
C14	127.00'	34.02'	15°20'51"	N 53°58'15" E	33.92'
C15	127.00'	44.41'	20°02'06"	N 71°39'44" E	44.18'
C16	127.00'	66.15'	29°50'36"	S 83°23'55" E	65.40'
C17	167.00'	81.45'	27°56'46"	S 54°30'14" E	80.65'
C18	167.00'	13.44'	4°36'41"	S 38°13'30" E	13.44'
C19	113.00'	73.73'	37°22'59"	N 54°36'39" W	72.43'
C20	1940.00'	93.79'	2°46'12"	S 77°02'35" E	93.78'
C21	1940.00'	83.26'	2°27'32"	S 79°39'27" E	83.25'
C22	1940.00'	87.76'	2°35'30"	S 82°10'58" E	87.75'
C23	1940.00'	129.92'	3°50'14"	S 85°23'50" E	129.90'
C24	1940.00'	127.90'	3°46'38"	S 89°12'16" E	127.87'
C25	140.00'	91.34'	37°22'59"	N 54°36'39" W	89.73'
C26	140.00'	79.55'	32°33'27"	N 52°11'53" W	78.49'
C27	100.00'	195.85'	112°12'51"	S 55°24'58" W	166.02'

LINE	BEARING	DISTANCE
L1	S 68°28'37" E	4.38'
L2	S 68°28'37" E	20.62'
L3	N 00°41'39" W	13.07'
L4	N 00°41'39" W	9.07'
L5	S 00°41'39" E	22.14'
L6	N 68°28'37" W	24.90'
L7	N 68°28'37" W	25.00'
L8	N 47°11'57" W	40.68'
L9	N 73°18'09" W	32.42'

LEGEND

- SANITARY SEWER MANHOLE
- ELECTRICAL CONDUIT STUB
- GUY WIRE
- ELECTRICAL VAULT
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER VALVE
- WATER METER
- CABLE SIGN
- FIRE HYDRANT
- TELEPHONE JBOX
- CABLE TV VAULT
- CABLE TV RISER
- FENCE

50 0 50 100 150
GRAPHIC SCALE - FEET



CITY OF RICHLAND DATUM
ELEVATION= 591.32 NAVD 88
BENCH MARK IS THE SOUTH
QUARTER CORNER OF SECTION 2
T8N, R28E W.M.

REVISED 1-27-2016

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

Sheet 1 of 1

DRAWN BY RSR

job # 16-009

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2015-101)
Revised FEBRUARY 18, 2016)**

APPLICANT: LAPIERRE ENTERPRISES

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE
4.8 ACRES INTO 15 RESIDENTIAL LOTS (DEL REY 9).

LOCATION: NORTH OF REATA ROAD, EAST OF MATA ROAD, SOUTH
OF LAPIERRE BASEBALL FIELD.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): **“Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”**
3. Park fees as required by Richland Municipal Code (RMC) Chapter 22.12 shall be paid prior to the City’s performance of a final inspection for any new home within the plat boundaries. The following note shall be placed on the final plat: **“Park fees as required by Richland Municipal Code Chapter 22.12 shall be paid by the property owner prior to the time that a final building inspection is performed by the City for any home on any lot within this subdivision.”**
4. Traffic mitigation fees as required by Richland Municipal (RMC) Chapter 12.03 shall be paid prior to the City’s performance of a final inspection for any new home within the plat boundaries. The following note shall be placed on the final plat: **“Traffic mitigation fees as required by Richland Municipal Code Chapter 12.03 shall be paid by the property owner prior to the time that a final building inspection is performed by the City for any home on any lot within this subdivision.”**

5. A one foot “no access/screening easement” along the Reata Road right-of-way shall be noted on the final plat.
6. At the time of final plat, the applicants shall submit a plan to Richland Development Services showing proposed fencing/landscaping treatment for the area along the Reata Road frontage. The intent of the plan is to provide a uniform treatment along the five lots having frontage on Reata Road.
7. Development shall comply with all applicable requirements of the Badger Mountain Irrigation District including but not limited to requirements for design and installation of an irrigation system and related easements.
8. Preliminary plat approval is subject to compliance with the conditions of approval set forth in the attached memorandum from the Civil and Utility Engineering Division dated February 18, 2015.
9. The following note shall be placed on the final plat: **“This property is located within the critical aquifer recharge area for the Lorayne J. Water District.”**

**CITY OF RICHLAND
CIVIL AND UTILITY ENGINEERING
DEVELOPMENT COMMENTS**

DATE: February 18, 2016

TO: RICK SIMON, DEVELOPMENT SERVICES MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
JEFF PETERS, TRANSPORTATION ENGINEER

PROJECT NAME: RANCHO DEL REY 9 PRELIMINARY PLAT (S2015-101) – REVISED PRE-PLAT

PROJECT LOCATION: EAST END OF MATA ROAD, ADJACENT TO PLAT OF RANCHO DEL REY NO.2

The Civil and Utility Engineering Division has reviewed the preliminary plat received in this office on February 12, 2016 for the above referenced property and has the following conditions.

General Conditions:

1. All final 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 the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) 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. Any and 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. 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.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the 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 final plan submittal.
5. 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. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings

shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

6. 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 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 acceptance.
7. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
8. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
9. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
10. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
11. 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.
12. 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:

13. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - E. Water lines shall be aligned on the south and east side of street centerlines.
 - F. Watermains larger than 8-inches in diameter shall be ductile iron.
 - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - H. All watermains outside areas zoned R1 shall be ductile iron.
 - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.

- K. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - L. 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.
 - M. The minimum centerline radius for local streets shall be 100-feet.
 - N. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - O. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - P. A detailed grading plan shall be included in the submitted plan set.
 - Q. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - R. 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.
 - S. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - T. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
 - U. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
 - V. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - W. All driveways for commercial projects shall construct City standard commercial driveways. Radius-style driveways are not allowed.
 - X. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - Y. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - Z. 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.
14. If the project will be built in phases the applicant shall submit a 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.
15. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA 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.

16. SURVEY MONUMENT DESTRUCTION:

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) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (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:

- 17. 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, etc.).
- 18. The "Rancho Del Rey 9" preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).
- 19. The Reata Road frontage shall be completed to City standards at the time that the phase which constructs the lots adjacent to the pre-plat is developed. A ten-foot "public utility easement" along all road frontages shall be provided on the face of the final plat.
- 20. A note will be shown on the face of the final plat stating that Reata Road is classified as a "Collector street". Subsequently, no driveways accessing single family lots will be allowed onto Reata Road.
- 21. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

Domestic Water:

- 22. The "Reata Road LID" project is scheduled to extend City domestic water to this property. It shall be the responsibility of the developer to extend a watermain onto this property to serve domestic water at the time of plat construction, in accordance with City Design Guidelines.

23. 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.
24. The fire hydrant layout shall be approved by the City Fire Marshal.
25. A 10-foot wide exclusive "Domestic Water easement" shall be provided along a side property line from the end of the Mata Road cul-de-sac to the undeveloped property to the north.

Sanitary Sewer:

26. The "Reata Road LID" project is scheduled to extend City sanitary sewer to this property. It shall be the responsibility of the developer to extend a sewer main onto this property to serve sewer to all properties at the time of plat construction, in accordance with City Design Guidelines.
27. A 10-foot wide exclusive "Sanitary Sewer easement" shall be provided along a side property line from the end of the Mata Road cul-de-sac to the undeveloped property to the north.

Storm Water:

28. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. 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.
29. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
30. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
31. 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. 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.

32. 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.
33. 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").
34. 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 24 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 perk within 24 hours.
35. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
36. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
37. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Final Platting / Project Acceptance Requirements:

38. 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. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
39. 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 occupancy. 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.

40. 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.
41. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
42. 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.
43. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
44. A one-foot "No access / screening easement" will be required along the Reata Road Right of Way.
45. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
46. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
47. Any restricted parking areas shall be indicated on the final plats.

FINDINGS OF FACT & CONCLUSIONS OF LAW FOR RANCHO DEL REY NO 9 PRELIMINARY PLAT

Findings of Fact:

1. The Richland Comprehensive Plan designates the project site as suitable for low density residential development, with an average density of 3.5 units per acre and a maximum density of 5 units per acre.
2. The proposed preliminary plat consists of 15 lots averaging 11,395 square feet in area, representing a density of 3.8 units per acre.
3. The adjacent road to the south is Reata Road, which is classified as a primary arterial.
4. Policies within the plan discourage direct street access onto arterial streets.
5. The proposed project would extend Mata Road, an existing local street into the site and would not involve direct access onto Reata Road.

Conclusion of Law:

The proposed preliminary plat is consistent with and would provide for development of the subject property in conformance with the density and type of land use envisioned in the land use and transportation elements of the adopted comprehensive plan.

Findings of Fact:

6. The site is zoned R1-10 Single Family Residential, which requires a minimum 8,000 square foot lot size and an average lot size of 10,000 square feet.
7. The 15 lots proposed have an average lot size of 11,395 square feet and the smallest lot is 10,291 square feet.

Conclusion of Law:

The proposed subdivision is consistent with the provisions of the City's zoning regulations.

Findings of Fact:

8. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether 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.
9. The proposed preliminary plat provides for the extension of a street that is consistent with the surrounding street network, includes provisions for the extension of public domestic water, sewer, irrigation water and electrical power lines.

10. The proposed improvements to serve the preliminary plat are consistent with the City's development standards.
11. The applicants have filed a request for a deviation from City standards as they relate to curbs, gutters and sidewalks.
12. The Hearing Examiner held a public hearing to consider the application and deviation and recommended denial of the deviation request and approval of the preliminary plat only if it met road improvement standards relating to curbs, gutters and sidewalks.
13. The project is subject to payment of park mitigation fees, which will be used to construct future park and trail improvements within the South Richland community. The site is also adjacent to existing Baseball Field.
14. The Kennewick School District owns two sites in South Richland that is has designated for future school sites. Additionally, there is an existing Cottonwood Elementary School approximately 1.25 miles from the project site. The District was given an opportunity to comment on the proposal but did not provide any comments.
15. No bus service is currently provided in the vicinity of the project site. The Benton Franklin Transit Authority was given an opportunity to comment on the project but did not provide any comments.
16. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report.

Conclusion of Law:

As conditioned, the proposed preliminary plat makes appropriate provisions 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.

Findings of Fact:

17. The applicants filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
18. After review of the checklist and application materials, staff issued a Determination of Non-Significance on September 22, 2015.

Conclusion of Law:

Pursuant to Chapter 22.09 of the RMC, the procedures required under the State Environmental Policy Act have been completed.

Findings of Fact:

19. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
20. The proposed project would add 15 single family lots to an existing neighborhood.

21. The Institute of Traffic Engineers standards suggests that a single family residence produces approximately 10 trips/day, which would result in a total increase of 150 daily trips in the neighborhood. This volume of traffic would be well within the expected traffic levels associated with local, residential streets. No decline in the level of service would result from construction of the project.

Conclusion of Law:

The proposed project would not result in a decline of transportation service levels within the area surrounding the project and so is consistent with the provisions of RMC 19.60.095.

Overall Conclusion:

Based on the above findings and conclusions, approval of the proposed preliminary plat of Del Rey 9 is warranted because the project conforms to the City's adopted comprehensive plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.



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

**FINDINGS, CONCLUSIONS AND
RECOMMENDATION REGARDING THE
RANCHO DEL REY 9 PRELIMINARY PLAT**

FILE NUMBER: S2015-101

APPLICANT/OWNER: LAPIERRE ENTERPRISES

APPLICATION: TO SUBDIVIDE 4.8 ACRES INTO 15 SINGLE FAMILY RESIDENTIAL LOTS, ON A VACANT SITE LOCATED NORTH OF REATA ROAD, EAST OF MATA ROAD, AND SOUTH OF THE LAPIERRE BASEBALL FIELD. THE APPLICATION WAS FILED AND VESTED ON OR ABOUT SEPTEMBER 14, 2015.

PARCEL ID: BENTON COUNTY ASSESSOR PARCEL No. 1-0288-301-2999-001

REVIEW PROCESS: TYPE III, PRELIMINARY PLAT,
HEARING EXAMINER RECOMMENDATION TO CITY COUNCIL

SUMMARY OF RECOMMENDATION: *DENY, AS PROPOSED.*

HEARING DATE: OCTOBER 15, 2015

DATE OF RECOMMENDATION: NOVEMBER 10, 2015

CONTENTS OF RECORD

Exhibits: Staff Report. City of Richland Development Services Division Staff Report and recommendation of approval to the Hearing Examiner regarding the Del Rey 9 Preliminary Plat, File No. S2015-101, dated October 15, 2015;

1 – 7. As described and indexed on page 15 of the Staff Report;

Post-Hearing Exhibits Transmitted to the Examiner by Mr. Simon on October 22, 2015:

8. Kennewick Irrigation District, review comments for proposed Rancho Del Rey 9 Plat, dated October 15, 2015, noting that project site is “located within the critical aquifer recharge area for the Lorayne J potable water district which is owned and operated by KID”;
9. *REVISED* Technical Advisory Committee Report, which proposes an additional condition of approval to note that the plat is located within a critical aquifer recharge area;
10. Letter dated October 19, 2015 from Kyle LaPierre, to the Examiner, providing written comments supporting the application and requested deviation, not provided as a declaration or under oath;
11. Copies of Richland City Council approval documents for Country Estates Plat from 2003 with 25 lots on a 40-acre site, and the Country Heights Plat from 2002 with 40 lots on a 38-acre site, both large-lot subdivisions without standard sidewalk requirements; and
12. Aerial photomap of the south Richland area, depicting the location of the Country Estates and Country Heights subdivisions as well as the proposed Del Rey 9 plat.

Testimony/Comments: Rick Simon, the Development Services Manager for the City of Richland, was the only person who provided testimony under oath at the open-record hearing held on October 15, 2015. Neither the applicant, or any engineers or design professionals from the applicant’s team, attended any portion of the public hearing, or provided any pre-hearing explanation or advisory that they would not be in attendance.

APPLICABLE LAW

Under applicable provisions of the Richland Municipal Code (RMC), a preliminary plat¹ 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 recommendation to the City Council. 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 recommendation for approval or disapproval to the city council.

The same provision of the city's code (RMC 24.12.050) provides that any recommendation for approval of the preliminary plat shall not be given by the hearing examiner without the prior review and approval of the city manager or her 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)² and reads as follows:

¹ In this Recommendation and exhibits included in the Record, preliminary plat and preliminary subdivision mean the same thing, and use of one term should be read to apply to the other to the extent anyone views the terms to have distinct meanings, which for the purposes of this Recommendation, they do not.

² "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); (emphasis added).

Richland Municipal Code 24.12.053 Preliminary plat – Required findings.

The hearing examiner shall not recommend approval of 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 (emphasis added);

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.

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 evidence that is substantial when viewed in light of the whole record. RCW 36.70C.130(1)(c); and RMC 19.60.060. 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.

Finally, the applicant is requesting a "deviation" from standard city sidewalk standards imposed under city development regulations that would waive otherwise applicable requirements for curb, gutter and sidewalk within the new subdivision. Deviations are specifically addressed in RMC 24.24.040 and .050, which reads as follows:

24.24.040 Deviations – Requirements.

In specific cases, the hearing examiner may authorize deviations from the provisions or requirements of this title that will not be contrary to public interest; but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. No such deviation from the provisions or requirements of this title shall be authorized by the hearing examiner unless the hearing examiner shall find that all of the following facts and conditions exist and until:

A. A written application for a deviation from subdivision standards, accompanied by an application fee as specified by the adopted fee schedule, is submitted demonstrating all of the following:

1. That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same area;
2. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same area or as necessary for the reasonable and acceptable development of the property;
3. That the special conditions and circumstances do not result from the actions of the applicant;
4. That granting the deviation requested will not confer on the applicant any special privilege that is denied by this title to other lands in the same area;
5. That the deviation will not nullify the intent and purpose of the comprehensive plan or this title;
6. Deviations with respect to those matters requiring the approval of the city engineer may be granted by the hearing examiner only with the written recommendation of the city engineer.

B. The hearing examiner shall hold an open record hearing to consider the deviation application concurrently with the subdivision application. [Ord. 73; Ord. 27-14 § 1.01].

24.24.050 Deviations – Conditions.

In authorizing a deviation, the hearing examiner may attach thereto such conditions regarding the features of the deviation as it may deem necessary to carry out the spirit and purposes of this title and in the public interest. [Ord. 73; Ord. 27-14 § 1.01].

ISSUES PRESENTED

Whether substantial evidence demonstrates that the applicant has satisfied its burden of proof to satisfy the criteria for preliminary plat approval?

Short Answer: No. As proposed, the proposed plat does not meet City of Richland development standards for a new subdivision. With a redesign to provide curbs, gutters and sidewalks, it would.

Whether substantial evidence demonstrates that the applicant has satisfied its burden of proof to satisfy the criteria for approval of its sidewalk deviation request?

Short Answer: No.

FINDINGS of FACT

1. Upon consideration of the Staff Report, exhibits, public hearing testimony, and post-hearing submittals, this Recommendation 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 Recommendation to deny the proposed preliminary plat for the reasons set forth below.
2. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such.
3. The Staff Report and recommendation of approval dated October 15, 2015, establish that the proposed plat would fully conform to the city's Comprehensive Plan, zoning and applicable development standards and guidelines ***if it included curbs, gutters and sidewalks as required by applicable city codes and policies for new subdivisions.***

Project Description and Process Summary.

4. LaPierre Enterprises Inc., a local Tri-Cities business, is the owner and applicant in this matter. (Staff Report). The proposed subdivision is on a 4.87-acre parcel, purchased by LaPierre for about \$132,000 at some point in 2013. (Benton County Assessor's website, Property detail for Parcel ID No. 1-0288-301-2999-001; Ex. 1, site plan). The applicant seeks to divide the 4.87 acres into 15 single-family residential lots, averaging 11,359 square feet, with the smallest lot containing 10,291 square feet. (Ex. 1, site plan, "Land Use Summary"), without curbs, gutters or sidewalks, as required by the Richland Municipal Code.

5. The proposed plat includes no open space, no trails, no bike paths, or other pedestrian, recreational or transportation features other than 489 linear feet of a proposed 50-foot wide public right-of-way designed in a flowing “L” formation, with a modified cul-de-sac in the elbow of the “L” shaped street, and a full cul-de-sac designed at the end of the street. (*Ex. 1, site plan*).
6. The site is located in the southern area of Richland, abutting Reata Road to the south, and the LaPierre Baseball Field to the north, with access via Mata Court from Reata Road, then north just a single parcel, turning east onto Mata Road, to its current dead-end abutting the same, single-parcel that separates road access for the proposed plat from its new entry point on Mata Road and Reata Road. (*Staff Report, page 2, Figure 1, vicinity map; and at page 3, Figure 2, Comprehensive Plan Map; Site Visit*). The proposed plat would extend Mata Road to the east and into the new subdivision, designed in the flowing “L” shape pattern described above. (*Ex. 1, site plan*).
7. The proposed plat is located within an area covered by a recent Local Improvement District project to extend Richland water and sewer utility services along a portion of Reata Road. (*Staff Report, page 7*). The City anticipates that the utility extensions covered by the LID should be accomplished by the end of this year. (*Staff Report, page 7*). Electrical power service will be provided by Richland Energy Services, via an extension of power supply facilities to the site from the Reata Road and Leslie Road intersection, with costs to be borne by the developer. (*Staff Report, page 7*).
8. The proposed plat is one of the only portions of land lying north of Reata Road running west from Leslie Road that is presently located within the Richland City Limits. Most of the property immediately south of the proposed plat, generally between Reata Road and Interstate 82, is within the Richland City Limits. Properties to the east, north and west of the proposed plat are currently outside the city limits, in unincorporated Benton County. (*Staff Report, page 4*).
9. The project site is currently vacant, and the short access route to the proposed plat does not currently include sidewalks. Only a single parcel separates the entry into the new plat from its access onto Reata Road, which the City has classified as a primary arterial street. (*Staff Report, page 3 and 4, Figure 2; Site Visit*). Only a single home stands on the parcel lying between Reata Road and the Mata Road access into the proposed plat. (*Site Visit*).
10. The applicant has requested and staff recommends approval of a design deviation from city street standards, to continue the same unimproved, old Benton County road standard used on the short Mata Court/Mata Road access route leading into the proposed new 15-lot subdivision. (*Staff Report; Ex. 2, Deviation Request*).
11. The pending application for preliminary plat approval was deemed complete on or about September 14, 2015. (*Staff Report, page 6*).

Public Notice.

12. Notice of the required public hearing before the Hearing Examiner was issued and published on or about September 27th and 28th, with posting of the notice on the project site on or about September 30, 2015. (*Staff Report, pages 6 and 7; Ex. 3, copies and confirmations of public notices provided*). The Examiner specifically finds that the “City of Richland Notice of Application and Public Hearing” issued for this proposed plat, which is included as part of Exhibit 3, makes no mention of any request to deviate from City of Richland development regulations and comprehensive plan policies that require curbs, gutters and sidewalks as part of any new subdivision approval. As such, all public notices failed to inform the public at large and any recipient of a public notice that sidewalks would not be included in the project, contrary to City of Richland development regulations and comprehensive plan policies.

SEPA Compliance.

13. The SEPA Checklist submitted for the proposed plat and the Determination of Non-Significance issued by the City’s SEPA Responsible Official includes no mention of any request to omit sidewalks as part of the project, which are normally required as part of plat approval under City of Richland development regulations and comprehensive plan policies. (*Exhibit 4, SEPA Checklist submitted by the applicant; Exhibit 5, DNS issued by the Development Services Manager*). In fact, the SEPA checklist includes the following request and response, provided by the applicant: “Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: follow city of Richland guidelines and plan approval.” (*Ex. 4, SEPA Checklist, page 7, item “L”*).

Public Hearing, supplemental materials submitted into the Record.

14. The open-record public hearing for the application occurred on October 15, 2015. The Hearing was delayed almost a quarter-hour, as the Examiner and City staff awaited the arrival of the applicant or any applicant representatives, who failed to appear at the time and place as provided in notices and contacts they received from the City. As a courtesy, the Examiner asked Mr. Simon to make calls to any numbers he had available for the applicant or their designated representatives, to see why they were not present. Mr. Simon was unable to reach anyone from the applicant’s team. In the interest of moving things along because staff was fully prepared to go forward and the Examiner was prepared, having received and reviewed a packet of materials provided in the week before the hearing date, and conducted a site visit, the Examiner opened the public hearing and received comments from Mr. Simon, who provided his testimony under oath.
15. The Examiner posed questions to Mr. Simon, who responded as he could. Without any applicant representatives present, there was no opportunity to receive sworn testimony on behalf of the applicant or any design professionals to support the merits of, or answer questions regarding, the proposed plat and the requested deviation from city sidewalk requirements.

16. At the close of the public hearing, the Examiner asked Mr. Simon to reach out to the applicant's team, and invite them to supplement the record with written materials sufficient to address questions and comments made on the public hearing record on October 15, 2015.
17. A week later, on October 22, 2015, Mr. Simon supplemented the Record and forwarded materials to the Hearing Examiner that were requested at the public hearing, including the following items that have been marked and included as part of the record as follows: Staff's REVISED Technical Advisory Committee Report, which proposes an additional condition of approval to note that the plat is located within a critical aquifer recharge area, marked as *Exhibit 9*; Letter from the applicant, providing written comments, not provided as a declaration or under oath, a copy of which has been marked as *Exhibit 10*; Copies of Country Estates Plat from 2003 with 25 lots on a 40-acre site, and the Country Heights Plat from 2002 with 40 lots on a 38-acre site, reflecting approval of large-lot subdivisions without standard sidewalk requirements, collectively marked as *Exhibit 11*; and an aerial photo map of the south Richland area, depicting the location of the Country Estates and Country Heights subdivisions as well as the proposed Del Rey 9 plat, marked as *Exhibit 12*.
18. At the hearing, Mr. Simon summarized his Staff Report and recommendation of approval for the proposed plat. Mr. Simon noted that sidewalk deviations are rare, for site conditions with extreme grades, rural settings with very large lots, and other exceptional conditions. In response to questions, Mr. Simon confirmed that there were no challenging physical or other characteristics on the site that would make it difficult or unusually expensive to install sidewalks. He noted that given the zoning for the site, that there is sufficient flexibility for the proposed plat to achieve all 15 proposed lots, including standard sidewalks and regular city right-of-way dedication (i.e. 54 feet instead of just 50 feet reflected on the site plan in Exhibit 1). He did not provide any compelling, credible or convincing justification to support the applicant's deviation request. For that, Mr. Simon should not be faulted or criticized, because it is not the City's obligation to do so. Instead, at all times, the burden of proof rests on the project applicant who seeks plat approval without sidewalks that are required by city codes and policies.
19. The applicant did not attend the public hearing, and did not send any design professionals, engineers, or other representatives to testify on their behalf. As a courtesy, the Examiner provided the applicant with a post-hearing opportunity to provide written materials that they believe support the merits of their application and sidewalk deviation request. Mr. Simon obtained some items from the applicant, and provided supplemental materials for consideration by the Examiner on October 22, 2015, which have been included in the record as Exhibits 9 – 12.

Roadway Design Deviation.

20. As part of the pending application, the applicant has requested a deviation from traditional city sidewalk requirements. (*Ex. 2, deviation request*).
21. The applicant has not provided any credible or compelling evidence to demonstrate a potential public benefit that could result from their deviation request.

22. As required by RMC 20.24.040(A)(6), the City's Engineering staff considered the sidewalk deviation request and provided their recommendation as part of Exhibit 6, Engineering Comments, on page 4, in Finding 17, which reads in relevant part: *"The proposed road section is not a City standard road section. However, given that the adjoining plat of Rancho Del Rey No. 2 has the same road section, and because this road terminates within this plat, the City Public Works Department supports the proposed road section deviation."*
23. After the hearing, Mr. Simon provided the Examiner with copies of two prior plat-approvals in the City of Richland, where sidewalks were not required (*Ex. 11*). Both plats, from 2002 and 2003, were approved without sidewalks. However, both plats involved lots that are almost or well over a full acre in size.
24. Approval documents for the Country Estates Plat from 2003 show 25 lots on a 40-acre site, and similar documents for the Country Heights Plat from 2002 show 40 lots on a 38-acre site. (*Ex. 11*).
25. In contrast, the Rancho Del Rey 9 plat application seeks to divide just 4.87-acres into 15 single-family residential lots, averaging 11,359 square feet, with the smallest lot containing 10,291 square feet, all about a quarter-acre in size, far smaller than the lots in the Country Estates and Country Heights subdivisions. (*Ex. 1, site plan, "Land Use Summary"; Acre-size is 43,560 sq.*)
26. Other than lot counts and acreage, the previous plat-approval documents in *Exhibit 11* shed little light on how the previous two plats satisfied the requirements for approval of a deviation as set forth in RMC 20.24.040, or whether the language of the provision was the same more than ten years ago when the previous plats were approved.
27. The City's Comprehensive Plan includes strategies to encourage future pedestrian projects, including "Coordination of land use approval process[es] to provide sidewalks and links to existing sidewalks" and Transportation Element Goal 6, which includes the following policy statements: "Policy 3 - The City will encourage sidewalks, improved shoulders, or off-street trails within new developments to accommodate internal circulation;" and "Policy 4 - The City will encourage new development to be pedestrian friendly[...]"
28. Based on the site visit, the number of lots proposed, the project's close proximity to future residential development immediately south of Reata Road, and city policies and regulations that require or encourage sidewalks to, among other things, accommodate internal circulation within the new plat, affording residents of any age an appealing pathway by and between their neighbors in other homes located within the new subdivision, the Examiner finds that evidence and conditions do not support the requested sidewalk deviation. Given the proposed plat design, with 489 linear feet of roadway, the need for sidewalks is especially compelling. Pedestrians of any age, including younger children, should not be left with asphalt and ditches as their only public venues for walking to and from destinations within the new plat. The applicant only offered his own written comments, essentially arguing his unsupported, unsworn personal opinion that a ditch was somehow just as safe as a sidewalk for pedestrians in the proposed plat. (*Ex. 10*). Such evidence is not credible, and certainly not substantial, as is required to approve the pending deviation request.

29. The potential for future sidewalks in the currently vacant property that is zoned residential to the south of Reata Road illustrates the need to complete the sidewalk network, and there is no compelling or convincing reason to waive sidewalks within the proposed new plat, which would only be separated from Reata Road by a single-lot segment of Mata Court and Mata Road, a small portion that may someday be the subject of an LID or other sidewalk improvement initiative.
30. Based on documents included as part of the Record and all findings included in this Recommendation describing the circumstances and development conditions in the area of the proposed plat, the Examiner finds that the applicant has not met its burden of proof to satisfy the deviation criteria found in RMC 24.24.040.
31. Special conditions and circumstances ***do not exist*** which are peculiar to the land involved and which are not applicable to other lands in the same area. Instead, all lands that are located within the City of Richland, including the residential land located immediately south on Reata Road, are normally required to install curbs, gutters and sidewalks. The Staff Report expressly confirms that “Lands south of Reata Road, which have not yet been extensively developed would be expected to meet city [sidewalk] development standards.” (*Staff Report, page 11, item 4*).
32. The City’s sidewalk requirements do not deprive the applicant of any rights and a deviation from such requirements is not necessary for the reasonable and acceptable development of the property. A 15-lot subdivision with a complete curb, gutter and sidewalk design is fully consistent with city regulations, development patterns throughout the city for new subdivisions, and the market for many new homes throughout the tri-cities area. (*City Subdivision and Development Regulations, Comprehensive Plan Policies, all designed to protect and promote the public health, safety and welfare; Site Visits throughout the project area, the City of Richland, and portions of neighboring jurisdictions*).
33. Granting the deviation would confer on the applicant a special privilege that staff expects to deny for other lands in the same area, particularly the vacant residential-zoned parcel located immediate south of Reata Road. Again, the Staff Report expressly confirms that “Lands south of Reata Road, which have not yet been extensively developed would be expected to meet city [sidewalk] development standards.” (*Staff Report, page 11, item 4*).
34. The deviation request runs counter to the intent and purpose of the comprehensive plan or Title 24 RMC (the City’s subdivision and platting requirements), including without limitation those that the Staff Report correctly notes are intended to “ensure that public health and safety are adequately provided” (*Staff Report, on page 11, item 5*). The Staff Report correctly observes, “the absence of sidewalks does not provide for pedestrian safety”. Even with anticipated low traffic volumes and speeds, the Examiner finds that the proposed plat design, with smaller lot sizes, no trails or open spaces, and no sidewalks, would nullify City of Richland codes and policies that expressly encourage sidewalks, improved shoulders, or off-street trails within new developments to accommodate internal circulation.
35. While plats with larger lots and more “country” feel, as commonly understood and reflected in the Country Estates and Country Heights plats that use the word as part of their name, may be

able to demonstrate how a sidewalk deviation in their development does not nullify the intent and purposes of the city's comprehensive plan or development codes that encourage or require curbs, gutter and sidewalks, the same cannot be said for the pending Del Rey 9 plat application.

Compliance with city development regulations would achieve consistency with the Comprehensive Plan

36. 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.
37. In this matter, substantial evidence in the record clearly establishes that the proposed plat, which has been designed without curbs, gutters and sidewalks that are normally required by applicable city codes and policies, is *not in compliance* with the city's land platting regulations, and *is not consistent with* the City's Comprehensive Plan. The project does not satisfy all criteria needed to approve the requested deviation. If redesigned to include curbs, gutters and sidewalks consistent with applicable city codes, policies and design standards, then the proposed 15-lot Rancho Del Rey 9 plat should be approved, based on findings and conclusions provided in the Staff Report, but expressly omitting any that suggest approval of the requested sidewalk deviation or are otherwise in conflict with this Recommendation.
38. Based on all evidence, exhibits and testimony in the record, the undersigned Examiner specifically finds that the proposed plat application, which is designed without curbs, gutters and sidewalks as normally required by applicable city development regulations, should be denied.
39. Without curbs, gutters and sidewalks, the proposed plat fails to make provisions for the considerations detailed in applicable law, including without limitation RMC 24.12.050, .053 and 19.60.095.
40. With a redesign or condition of approval mandated by the City Council to include such improvements as mandated by applicable city development regulations, the Examiner's recommendation would be different, because the public use and interest would then be served by the proposed plat and associated dedications and improvements.

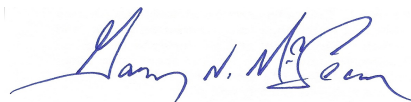
CONCLUSIONS of LAW

1. Based on the Findings provided above, particularly Findings 20 - 35, the applicant's Road Standard Deviation Request to approve the proposed plat without standard curb, gutter and sidewalk requirements, as described in *Exhibit 2*, **does not satisfy** the criteria found in RMC 24.24.040, and should be denied by the City Council.
2. Based on all Findings provided above, the undersigned examiner concludes that the proposed plat fails to satisfy the criteria needed for a sidewalk deviation, and without standard curb, gutter, and sidewalks as part of the proposed design, the proposed plat is contrary to applicable City comprehensive plan policies, subdivision, and development regulations, and should be denied.
3. If the proposed plat is redesigned or conditioned to require full compliance with City comprehensive plan policies, subdivision, and development regulations encouraging or requiring curbs, gutters, and sidewalks, then the proposed 15-lot subdivision should be approved, based on appropriate findings from the Staff Report that are not contradicted or rejected in this Recommendation.
4. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

RECOMMENDATION

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 visit, ***the undersigned Examiner recommends that the City Council DENY the applicant's sidewalk deviation request and the Rancho Del Rey 9 Preliminary Plat application as currently proposed;*** provided, however, if the proposed plat is redesigned or conditioned to require full compliance with City comprehensive plan policies, subdivision, and development regulations encouraging or requiring curbs, gutters, and sidewalks, then the proposed 15-lot subdivision should be approved, based on appropriate findings from the Staff Report that are not contradicted or rejected in this Recommendation.

Recommendation issued: November 10, 2015.



Gary N. McLean
Hearing Examiner for the City of Richland

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Del Rey 9 Preliminary Plat

LOCATION: North of Reata Road, east of Mata Road and south of the LaPierre Baseball Field.

APPLICANT: LaPierre Enterprises

FILE NO.: S2015-101

DESCRIPTION: Request to divide 4.8 acres into 15 single family residential lots and approve a deviation from the City's street standards.

PROJECT TYPE: Type III Preliminary Plat

HEARING DATE: October 15, 2015

REPORT BY: Rick Simon, Development Services Manager

RECOMMENDED ACTION: Approval subject to completion of proposed conditions.

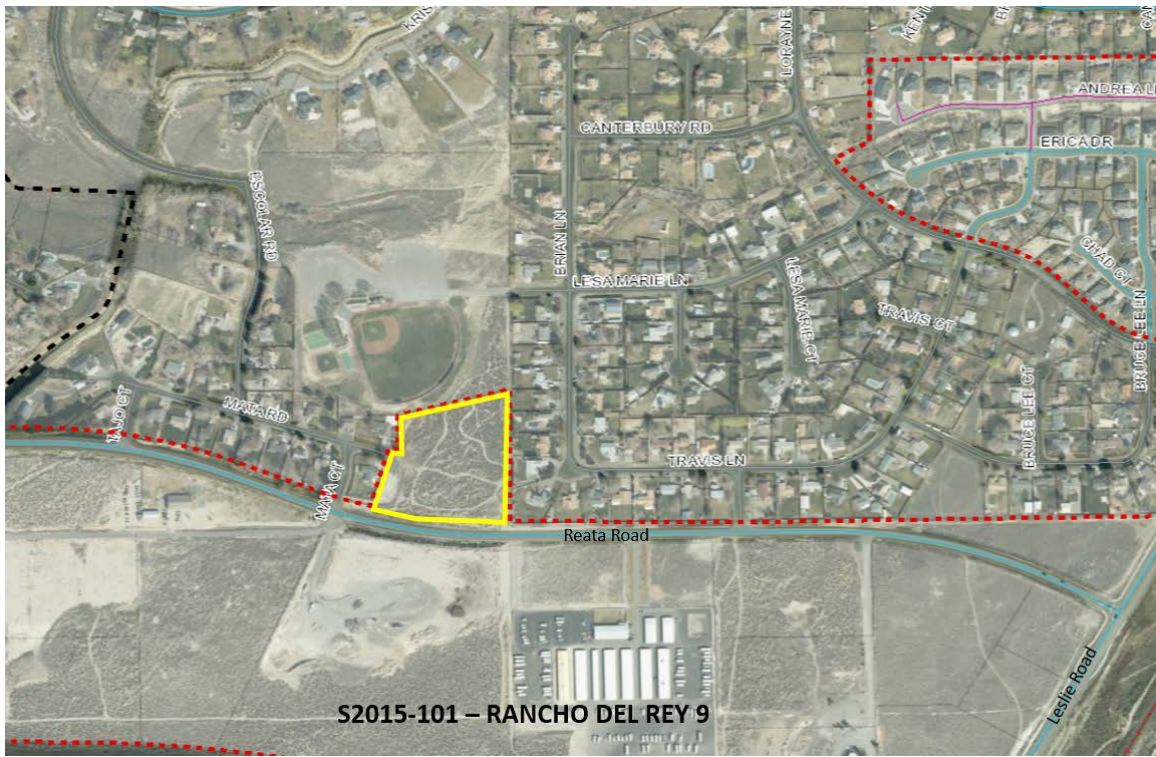


Figure 1 - Vicinity Map (site highlighted in yellow)

DESCRIPTION OF PROPOSAL

LaPierre Enterprises has filed an application for a preliminary plat to divide 4.8 acres into 15 single family residential lots. The lots would be accessed by the extension of Mata Road from the western boundary of the subdivision, where it would extend east and then north before ending in a cul-de-sac. The proposed street extension would consist of a paved street with gravel shoulders and no curbs, gutters or sidewalks. Lots would be served with city water, sewer and power. Lots would average 11,395 square feet in area. (Refer to Exhibits 1 - 2, preliminary plat map and deviation request.)

COMPREHENSIVE PLAN

The subject property and adjacent properties to the east, west and south are designated as Low Density Residential in the comprehensive plan. Adjacent property to the north is designated as Public Facility. The plan anticipates an average density of 3.5 units/acre and a maximum of 5 units/acre within the low density residential designation.

Land Use Goal #4 in the plan addresses residential development. It states:
The city will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1 – The City will provide a balanced distribution of residential uses and densities throughout the urban growth area.

Policy 2 – The City will encourage residential densification through its land use regulations.

Policy 3 – The City will encourage innovative and non-traditional residential development through expanded use of planned unit developments, density bonuses and multi-use developments.

Policy 4 – The City will encourage conservation of lands identified as “Recreation Resource Conservation Areas” in the City’s Parks, Recreation Facilities and Open Space Master Plan, by allowing developers to increase densities on adjacent lands. Such projects should occur as Planned Unit Developments.

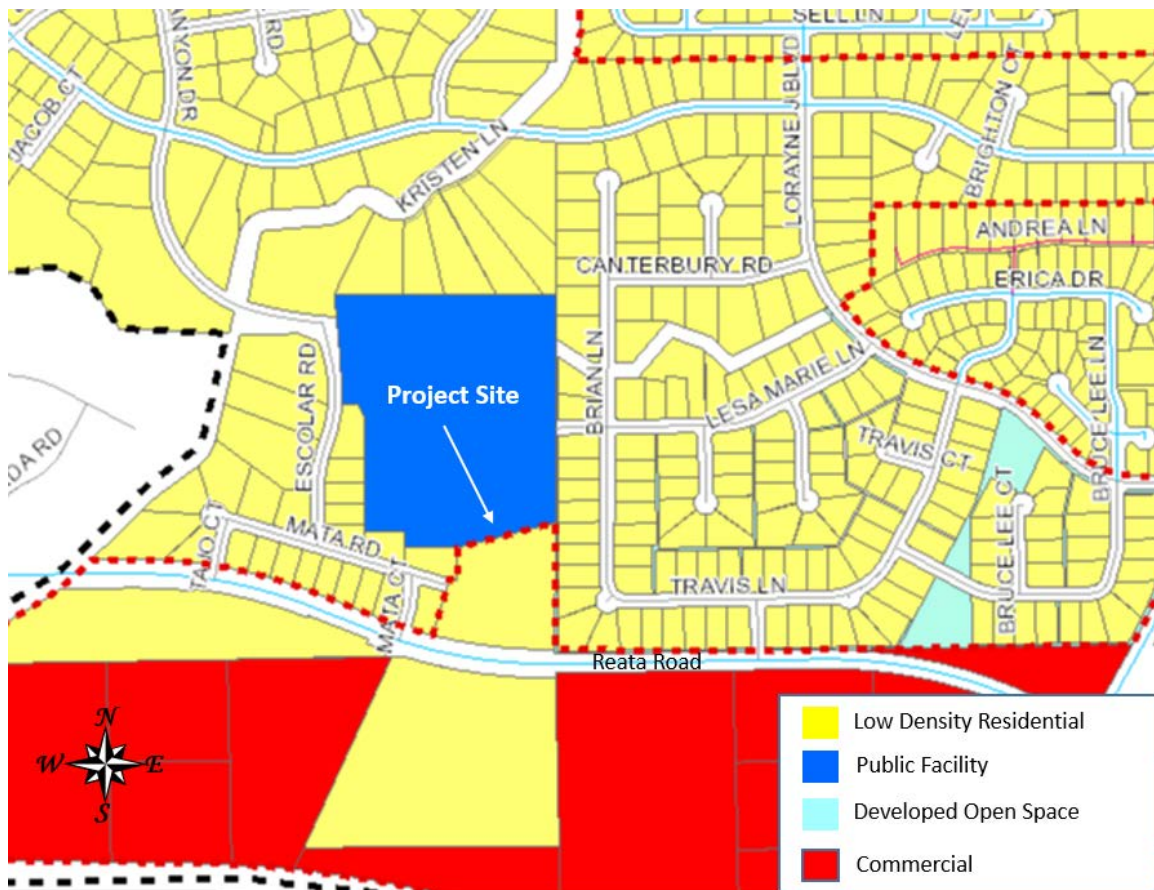


Figure 2 – Comprehensive Plan

Additionally, the adjacent street, Reata Road, is classified as a primary arterial street. The City's Transportation element of its comprehensive plan includes the following policy statement (Goal #4, Policy 3d):

In order for arterial collector streets to function effectively, access restrictions shall be imposed on new arterial collector streets. Such access restrictions shall not prevent commercial businesses from accessing directly onto an arterial collector street. Further, residential access may be allowed in specific instances where such access can be demonstrated to have no negative impacts on traffic safety, road function and/or circulation.

ZONING

The site is located within the R1-10 Single Family Residential District. Adjacent properties to the west, north and east are located outside of the City limits and are zoned Rural Lands 1 under the Benton County zoning regulations. Properties south of Reata Road are zoned R1-10 Single Family Residential and C-3 General Business.

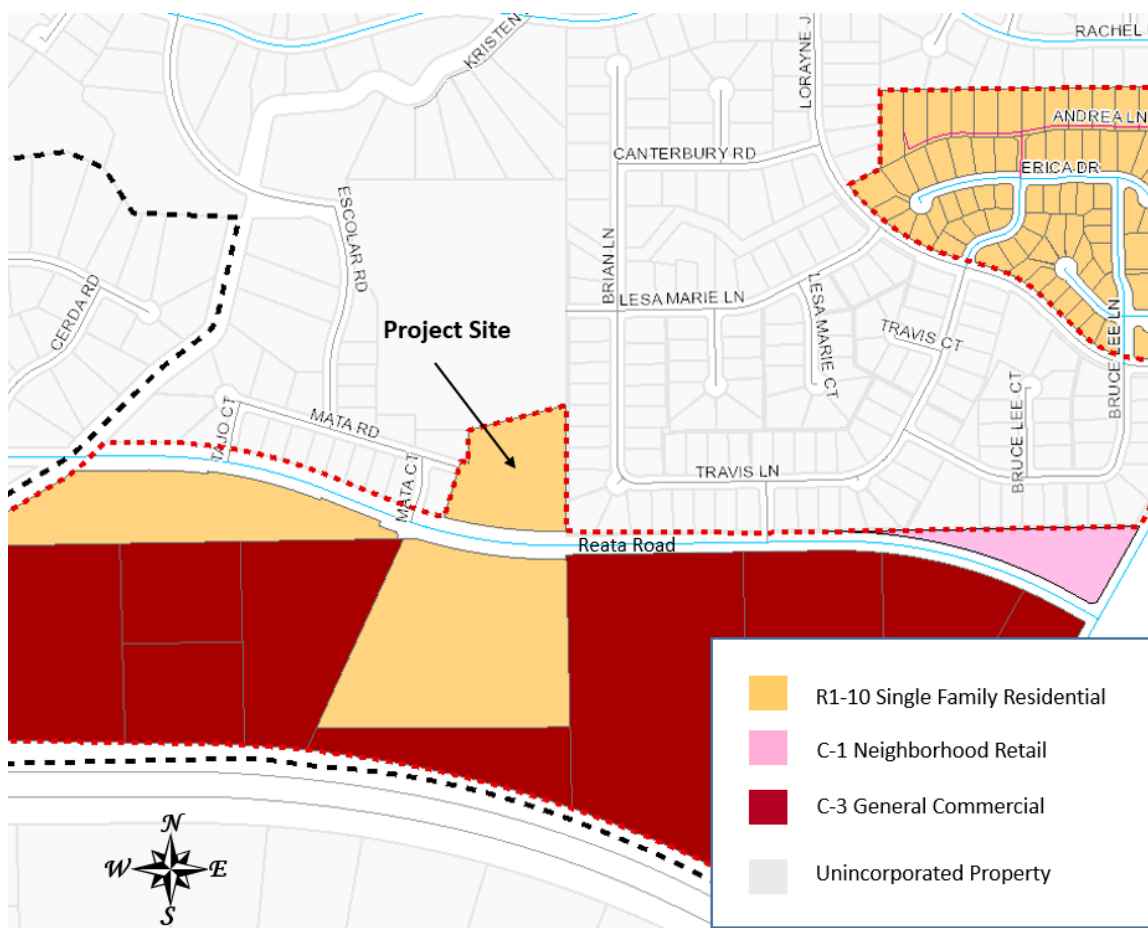


Figure 3 - Zoning

Land Uses and Dimensional Standards

The following standards apply in the R1-10 Single Family Residential Zone:

Uses Permitted:	Single Family House Accessory Unit
Front yard setback:	20 foot minimum;
Side yard setback:	10 foot minimum
Rear yard setback:	25 foot minimum
Maximum building height:	30 feet

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of undeveloped land covered in native grasses and shrubs and presently contains no improvements.

Existing uses in the vicinity include the plat of Del Rey 2, a large lot subdivision located immediately west of the site and the Meadow Springs Ranch 2 subdivision, located directly east of the site. Properties to the south across Reata Road are presently undeveloped and the property to the north has been developed with a baseball field and is under the ownership of the Kennewick School District.

CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 of the RMC sets forth the criteria that must be met before a preliminary plat application can be approved. It states:

- The hearing examiner shall not recommend approval of 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

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications.

RMC Section 24.24.040 provides the Hearing Examiner with the authority to approve a deviation from the City's development standards as part of the preliminary plat review process. The code states:

In specific cases, the hearing examiner may authorize deviations from the provisions or requirements of this title that will not be contrary to public interest; but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. No such deviation from the provisions or requirements of this title shall be authorized by the hearing examiner unless the hearing examiner shall find that all of the following facts and conditions exist and until:

- A. A written application for a deviation from subdivision standards, accompanied by an application fee as specified by the adopted fee schedule, is submitted demonstrating all of the following:
 - 1. That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same area;
 - 2. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same area or as necessary for the reasonable and acceptable development of the property;
 - 3. That the special conditions and circumstances do not result from the actions of the applicant;
 - 4. That granting the deviation requested will not confer on the applicant any special privilege that is denied by this title to other lands in the same area;
 - 5. That the deviation will not nullify the intent and purpose of the comprehensive plan or this title;
 - 6. Deviations with respect to those matters requiring the approval of the city engineer may be granted by the hearing examiner only with the written recommendation of the city engineer.
- B. The hearing examiner shall hold an open record hearing to consider the deviation application concurrently with the subdivision application.

PUBLIC NOTICE

Application Date:	September 14, 2015
Notice of Hearing Mailed:	September 28, 2015
Notice of Hearing Posted:	September 30, 2015

Notice of Application & Hearing Published:
Public Hearing:

September 27, 2015
October 15, 2015

A combined notice of application, SEPA determination and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 3.

UTILITY AVAILABILITY

Currently, City water and sewer services are not available to serve the site; however, the property is located within a Local Improvement District that has been recently established and installation of both water and sewer services are planned to be extended up Reata Road. The City has awarded a bid for the project with the anticipation that work would be starting soon and be completed by the end of the year.

Richland Energy Services has indicated that it has electrical power located at the intersection of Reata Road and Leslie Road. The applicants would be responsible for the cost of extending power from that location to the site.

TRANSPORTATION

Reata Road, which forms the southerly boundary of the site is considered a primary arterial street under the City's transportation plan. Mata Road is a county road.

SEPA

The applicants filed an environmental checklist with the City (see Exhibit 4). Staff reviewed the checklist and issued a Determination of Non-Significance on September 22, 2015 (see Exhibit 5).

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. The only comments received were from the Richland Civil & Utility Engineering Division (see Exhibit 6).

PUBLIC COMMENTS

At the time this report was prepared, the City had not received any comments from the public.

ANALYSIS

The criteria approval of a preliminary plat application are reprinted here, with a summary of how the application complies with the standard:

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

The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date.

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;

- The proposed plat does not include specific provisions for open space but City code requires the payment of a parks mitigation fee at the time that homes are constructed within the plat. These fees would be used by the City to purchase park land and/or construct park improvements within the South Richland park district.
- The existing County street, Mata Road, would be extended into the plat and would be built to the same level of improvement as the existing road. The cul-de-sac at the end of the street would be consistent with City standards and so would be adequate to provide emergency vehicles and fire trucks unhindered access into the subdivision. Access from Mata Road rather than Reata Road is preferable from the City's perspective, as Reata Road is a principal arterial street, so direct access from the plat onto Reata Road is not desirable.
- The site is located within the Ben Franklin Transit service area, but no bus service is provided to the neighborhood currently. Given the low density of the area, bus service would not likely be provided in the future. The transit service was given an opportunity to comment on the preliminary plat proposal but did not provide any comments to the City.
- The plat would be served by City domestic water and sewer through an LID that is currently underway and is expected to bring utilities to the site by the end of the year.
- The plat would be served by Richland Energy Services electrical power. Lines would have to be extended from the corner of Leslie Road and Reata Road to the site.
- The plat would be served by Badger Mountain Irrigation District irrigation water.

- Sidewalks are not included as part of the proposed project, but are not present in any of the surrounding subdivisions and so would be of limited utility to serve the 15 lots included in this project.
- The plat was formerly owned by the Kennewick School District, who sold the property for development within the last two years. The District has purchased other properties within South Richland that it intends to use for future school sites. The nearest elementary school is Cottonwood Elementary, which is located approximately 1 ¼ miles south of the site. The District was given an opportunity to comment on the preliminary plat proposal, but did not provide any comments to the City.

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

The proposed project is consistent with the comprehensive plan, both in terms of the proposed density of the plat and with the proposed access, which avoids a new intersection with Reata Road, an arterial street. Further, the project is consistent with the City's zoning regulations, and would be consistent with development pattern in the surrounding neighborhood.

D. The application is consistent with the requirements of RMC 19.60.095, which states:

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.

The proposal is consistent with the comprehensive and does meet the requirements of the municipal code as outlined above.

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

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicants filed an environmental checklist and the City issued and distributed a Determination of Non-Significance, which completed the SEPA review process. No specific environmental mitigation measures were required for the project.

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

The project is consistent with the City's comprehensive plan and development regulations and is therefore would be considered beneficial to public health, safety and welfare and would be 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.

The project would add 15 new residential lots onto an existing local street and principal arterial (Reata Road). This volume of traffic would not be expected to result in any decrease in the level of service of these transportation facilities.

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 conditions of approval recommended for this project are as a direct result of imposing City development standards as contained in City code.

A deviation from subdivision standards, must demonstrate all of the following:

1. *That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same area;*

The special circumstances that exist in this case are the existing development pattern in the immediate area that has been developed with County road standards. The proposed project would extend an existing County road, which would end in a cul-de-sac and would have no chance of serving additional properties in the future.

2. *That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same area or as necessary for the reasonable and acceptable development of the property;*

Other properties in the immediate area are unincorporated and subject to County, rather than City development standards and have previously been developed to County standards. Imposition of City standards on this project would require a higher standard that other properties in the vicinity did not have to meet.

3. *That the special conditions and circumstances do not result from the actions of the applicant;*

The development pattern in the vicinity of the project site was not a situation created by the applicant.

4. *That granting the deviation requested will not confer on the applicant any special privilege that is denied by this title to other lands in the same area;*

Other lands in the area have already been developed to the County road standards and so already enjoy the same privilege that the applications are presently requesting. Lands south of Reata Road, which have not yet been extensively developed would be expected to meet City development standards.

5. *That the deviation will not nullify the intent and purpose of the comprehensive plan or this title;*

Development of the site to County road standards would not nullify the purpose of either the comprehensive plan or the subdivision regulations. The comprehensive plan calls for low density residential development and identifies that Reata Road is a primary arterial. The requested deviation would not conflict with either of these intents. The subdivision regulations contain requirements for curb, gutters and sidewalks to ensure that public health and safety are adequately provided. The proposed deviation would result in a road with open ditches and would still be designed to meet stormwater standards. The absence of sidewalks does not provide for pedestrian safety, but the low traffic volumes and speeds on a cul-de-sac street do not require a separated pedestrian sidewalk for safety. Also, the existing road system does not have sidewalks either, so adding them in this project would not promote the purposes and intent of the subdivision regulations.

6. *Deviations with respect to those matters requiring the approval of the city engineer may be granted by the hearing examiner only with the written recommendation of the city engineer.*

The City Engineer has recommended approval of the requested deviation.

FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat application of Sunshine Ridge (S2015-101) and recommends approval of the request subject to conformance with the conditions of approval included in the attached Technical Advisory Committee Report (Exhibit 7) based on the following findings:

Findings of Fact:

1. The Richland Comprehensive Plan designates the project site as suitable for low density residential development, with an average density of 3.5 units per acre and a maximum density of 5 units per acre.
2. The proposed preliminary plat consists of 15 lots averaging 11,395 square feet in area, representing a density of 3.8 units per acre.
3. The adjacent road to the south is Reata Road, which is classified as a primary arterial.

4. Polices within the plan discourage direct street access onto arterial streets.
5. The proposed project would extend Mata Road, an existing local street into the site and would not involve direct access onto Reata Road.

Conclusion of Law:

The proposed preliminary plat is consistent with and would provide for development of the subject property in conformance with the density and type of land use envisioned in the land use and transportation elements of the adopted comprehensive plan.

Findings of Fact:

6. The site is zoned R1-10 Single Family Residential, which requires a minimum 8,000 square foot lot size and an average lot size of 10,000 square feet.
7. The 15 lots proposed have an average lot size of 11,395 square feet and the smallest lot is 10,291 square feet.

Conclusion of Law:

The proposed subdivision is consistent with the provisions of the City's zoning regulations.

Findings of Fact:

8. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether 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.
9. The proposed preliminary plat provides for the extension of a street that is consistent with the surrounding street network, includes provisions for the extension of public domestic water, sewer, irrigation water and electrical power lines.
10. The proposed improvements to serve the preliminary plat are consistent with the City's development standards, except as they relate to curbs, gutters and sidewalks.
11. The applicants have filed a request for a deviation from City standards as they relate to curbs, gutters and sidewalks.
12. The requested deviation would provide the applicants with the opportunity to construct a road that is consistent with the level of improvement that is present on existing roads within the vicinity.

13. The proposed road standard includes open ditches, which would be designed to accommodate storm water runoff generated from the development.
14. The project is subject to payment of park mitigation fees, which will be used to construct future park and trail improvements within the South Richland community. The site is also adjacent to existing Baseball Field.
15. The Kennewick School District owns two sites in South Richland that is has designated for future school sites. Additionally, there is an existing Cottonwood Elementary School approximately 1.25 miles from the project site. The District was given an opportunity to comment on the proposal but did not provide any comments.
16. No bus service is currently provided in the vicinity of the project site. The Benton Franklin Transit Authority was given an opportunity to comment on the project but did not provide any comments.
17. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report.

Conclusion of Law:

As conditioned, the proposed preliminary plat makes appropriate provisions 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.

Findings of Fact:

18. The applicants filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
19. After review of the checklist and application materials, staff issued a Determination of Non-Significance on September 22, 2015.

Conclusion of Law:

Pursuant to Chapter 22.09 of the RMC, the procedures required under the State Environmental Policy Act have been completed.

Findings of Fact:

20. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
21. The proposed project would add 15 single family lots to an existing neighborhood.
22. The Institute of Traffic Engineers standards suggests that a single family residence produces approximately 10 trips/day, which would result in a total increase of 150 daily trips in the neighborhood. This volume of traffic

would be well within the expected traffic levels associated with local, residential streets. No decline in the level of service would result from construction of the project.

Conclusion of Law:

The proposed project would not result in a decline of transportation service levels within the area surrounding the project and so is consistent with the provisions of RMC 19.60.095.

Findings of Fact:

23. The applicants have filed a request for a deviation from city development standards to deviate from the City's standard requirement to install curbs, gutters and sidewalks along public streets. The Hearing Examiner is authorized to approve requests for deviation under RMC 24.24.040
24. The site is located in an area that has already been largely developed under county development standards. Existing streets in the vicinity do not have curbs, gutters or sidewalks.
25. The proposed project would result in the extension of an existing county road, where it would terminate in a cul-de-sac and would not be able to be extended to serve other properties.
26. The existing development pattern creates a special circumstance not of the applicant's actions that form a basis for the approval of the requested deviation.
27. Granting the requested deviation would not confer any special privilege on the applicant; rather he would enjoy the same privilege that has been conferred on all other developments in the immediate vicinity.
28. The requested deviation would not nullify the purposes of the comprehensive plan or the subdivision regulations, given the low volumes of traffic, both pedestrian and automobile that the project would be expected to generate.
29. The City Civil and Utility Engineering Division supports the proposed deviation.

Conclusion of Law:

The requested deviation from City street standards is consistent with the criteria set forth in RMC 24.24.040 and should be approved.

Overall Conclusion:

Based on the above findings and conclusions, approval of the proposed preliminary plat of Del Rey 9 is warranted because the project conforms to the City's adopted comprehensive plan and zoning regulations; has followed the required State Environmental Policy Act procedures; is consistent with the requirements of the City's subdivision regulations, and qualifies for a deviation from City street standards.

EXHIBIT LIST

1. Preliminary Plat Map
2. Deviation Request
3. Public Notice
4. Environmental Checklist
5. Determination of Non-Significance
6. Civil & Utility Engineering Comments
7. Technical Advisory Committee Report

PROJECT NOTES

DEVELOPER/OWNER

LAPIERRE ENTERPRISES INC
2648 LAPIERRE CANYON DR
KENNEWICK, WASHINGTON 99338
509-627-1828

LAND SURVEYOR

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

CIVIL ENGINEER

JUB ENGINEERS
2810 W CLEARWATER AVE #201
KENNEWICK, WASHINGTON 99336
509-783-2144

LAND USE SUMMARY

TOTAL AREA
AREA IN HOMEOWNER'S TRACTS
LENGTH OF STREETS:
50' RIGHT-OF-WAY

NET AREA
NUMBER OF LOTS
AVERAGE LOT SIZE
SMALLEST LOT
WATER AND SEWER
ELECTRICAL SERVICE
IRRIGATION WATER
TELEPHONE SERVICE
CABLE TELEVISION
NATURAL GAS

4.87 ACRES
2.15 ACRES
489 LINEAR FEET

ACRES
15
11359 SQUARE FEET
10291 SQUARE FEET
CITY OF RICHLAND
CITY OF RICHLAND
FRONTIER
CHARTER COMMUNICATIONS
CASCADE NATURAL GAS

PRELIMINARY PLAT
RANCHO DEL REY 9
PORTION SE1/4 SECTION 2, T8N, R28E, W.M.
KENNEWICK, BENTON COUNTY, WASHINGTON

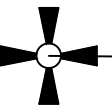
LOT 2 SHORT PLAT 2999

BRIAN LANE

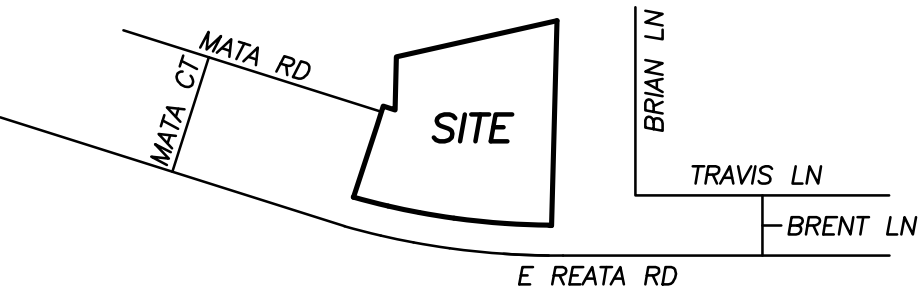
LEGEND

- ELECTRICAL CONDUIT STUB
- GUY WIRE
- ELECTRICAL VAULT
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER VALVE
- WATER METER
- CABLE SIGN
- FIRE HYDRANT
- TELEPHONE JBOX
- CABLE TV VAULT
- CABLE TV RISER
- FENCE

50 0 50 100 150
GRAPHIC SCALE - FEET



SW COR SEC 2 T8N,
R28E, W.M. FND 5/8
IRON ROD IN CASE

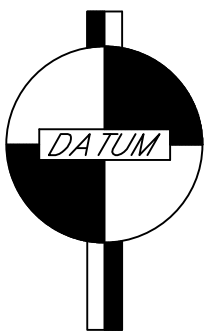
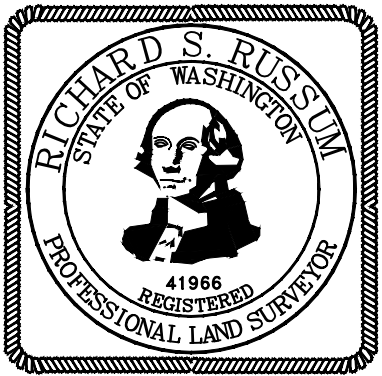


VICINITY MAP
N.T.S.

DESCRIPTION

LOT 1 SHORT PLAT 2999 RECORDED IN VOLUME 1 OF SHORT
PLATS, PAGE 2999, RECORDS OF BENTON COUNTY, WASHINGTON

DATE



CITY OF RICHLAND DATUM
ELEVATION= 591.32 NGVD 1929
BENCH MARK IS THE SOUTH
QUARTER CORNER OF SECTION 2
T8N, R28E W.M.

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
121 S. ELY STREET
KENNEWICK, WASHINGTON 99336
509-582-6716

Sheet 1 of 1

DRAWN BY JDS

job # 13-204

September 30, 2015

Rick Simon
Development Services Manager
840 Northgate Dr.
P.O. Box 190, MS 35
Richland, WA 99352

Dear Rick:

I am writing to reaffirm our previous discussions about our short plat off Reata Road that is part of the new LID. We agree that it would make the most sense to develop this piece as a continuation of the original adjoining piece that we did in the early 80's. When we developed Rancho Del Rey No. 2 next to this piece, we stubbed both domestic water and BMID irrigation to this piece of land and planned to do this as the second phase. We ended up selling it to the Kennewick School District and it sat undeveloped for over 30 years. We ended up buying it back in 2013 from the KSD with the thought that we would develop it in the County. When the proposed LID became an option we decided to annex into the City of Richland with the plan of connecting to City services.

The intent back then, as is the same today, is to extend the existing neighborhood into this almost 5 acre piece. Since there are no sidewalks, streetlights or storm sewer for almost a mile away, it makes the most sense to develop this piece to Benton County Road spec's. I have attached a few pictures of the surrounding neighborhood. I have also talked with a few of the Home Owners next to this piece and they said that their preference would be a continuation of the existing design so it doesn't look out of place.

If you have any questions feel free to give me a call,

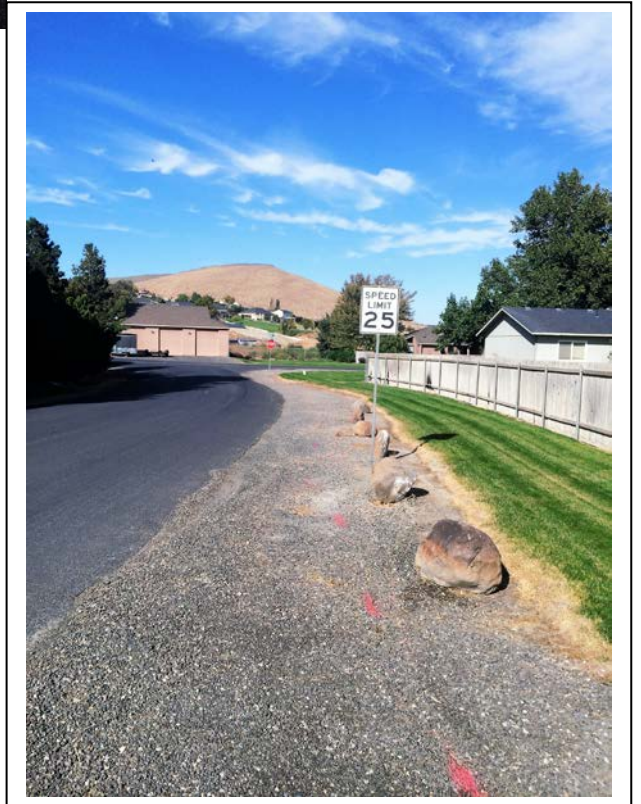
Sincerely,

Duane LaPierre



Reata and Mata Court

Mata Court



Mata Road

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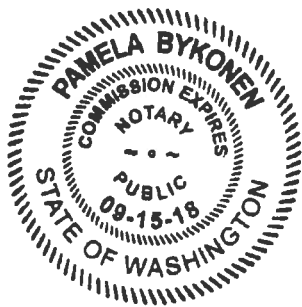
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

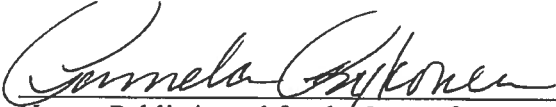
COMES NOW, Rick Simon, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 28th day of September, 2015, I mailed a copy of the attached NOTICE OF APPLICATION and PUBLIC HEARING, File No. S2015-101, to the attached list of individuals via REGULAR US mail on the date indicated above.


Print Name: RICK SIMON

SIGNED AND SWORN to before me this 28th day of September, 20 15 by RICK SIMON.




Notary Public in and for the State of Washington,
Residing at Pasco, WA 99301
My appointment expires: 9-15-18



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (S2015-101)

Notice is hereby given that LaPierre Enterprise on September 14, 2015, filed an application for preliminary plat approval to subdivide an approximately 4.8 acre site into 15 single family residential lots (Preliminary Plat of Rancho Del Rey 9). The plat would result in the extension of Mata Road to the east and would be located directly north of Reata Road and directly south of the LaPierre Baseball Field. The proposed plat would have an average lot size of 11,395 square feet.

The Richland Hearings Examiner, on Thursday October 15, 2015, will conduct a public hearing and review of the application at 6:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Notice is also given that the City of Richland has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, October 13, 2015 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Tile 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Rick Simon,
Development Services Manager

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Rick Simon**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 30th day of September, 2015, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2015-101 on the property at:

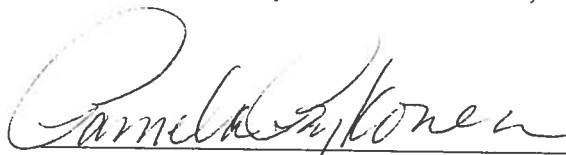
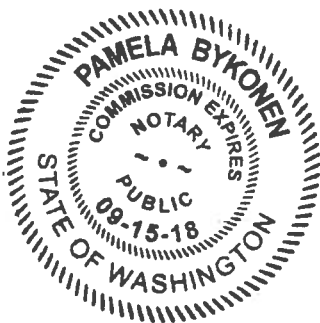
EAST END OF MATA ROAD, RICHLAND AND
NORTH SIDE OF REATA ROAD ADJACENT TO SUBJECT PARCEL

PIN #1-02883012999001



Print Name: Rick Simon

SIGNED AND SWORN to before me this 30TH day of SEPTEMBER, 2015 by RICK SIMON.



Notary Public in and for the State of Washington,
Residing at PASCO, WA 99301
My appointment expires: 9-15-18



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
450543	0001993142	PH: S2015-101		\$44.49	1	18

Attention: Marcia Hopkins

RICHLAND CITY OF/LEGALS
 PO BOX 190, MS #11
 RICHLAND, WA 99352

The Richland Hearing Examiner will conduct a public hearing on Thursday, October 15, 2015 at 6:00 p.m. in the Council Chambers, Richland City Hall, 505 Swift Boulevard, to receive public comments on: File No: S2015 101 Proponent: LaPierre Enterprises Proposal: Subdivision of 4.8 acres into 15 residential lots & Issuance of Determination of Non-Significance - the project does not require the filing of an environmental impact statement. Location: North of Reala Road, East of Mata Road, South of LaPierre Baseball Field. Contact: Rick Simon, Development Services Manager, PO Box 190, MS 35, Richland, WA 99352 rsimon@ci.richland.wa.us #1993142 9/27/2015

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 4401

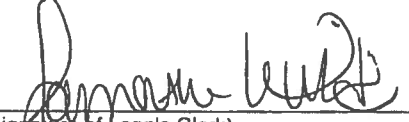
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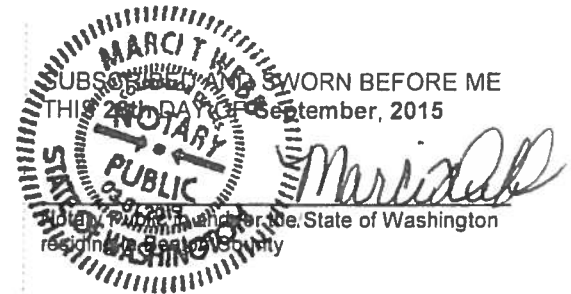
COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Samantha Wilder, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 09/27/2015, and ending on 09/27/2015, and that said newspaper was regularly distributed to its subscribers during all of this period.


 (Signature of Legals Clerk)



COMMISSION EXPIRES: 3/1/2019

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: Rancho Del Rey 9
2. Name of applicant: Lapierre Enterprise
3. Address and phone number of applicant and contact person: Duane Lapierre 2748 Lapierre Canyon Drive Kennewick WA 99338
4. Date checklist prepared: August 26, 2015
5. Agency requesting checklist: City of Richland Planning
6. Proposed timing or schedule (including phasing, if applicable): as soon as approval is given

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? yes If yes, explain. Construction of 15 new homes
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? No If yes, explain.
10. List any government approvals or permits that will be needed for your proposal, if known. Construction plans for Sewer, water and roads will need to be approved
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) A 4.87 acre parcel to be subdivided into 15 lots
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. Portion of the Southeast quarter of Section 2, Township 8 North, Range 28 East W.M. all of Lot 1 Short plat 2999 it is at the end of Mata Road

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat,(rolling), hilly, steep slopes, mountainous,
other _____
- b. What is the steepest slope on the site (approximate percent slope)? 50% slope along the right of way of Reata , and 4% in a Northeasterly direction [\[help\]](#)

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. sand
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. no
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Not known at this time
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. will protect from erosion with water and dust control
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? not known at this time
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: follow good construction practice water and compaction

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Known none
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. none known
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: good construction practice follow City of Richland guidelines

3. Water

- a. Surface Water: [help]
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. no
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. no

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. none
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. no
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. no
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge no

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. no
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. will be hooked up to city of Richland services

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. all storm water will be maintained on site per engineered construction plans
- 3) Could waste materials enter ground or surface waters? If so, generally describe. no
- 4) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? No If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: none

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation, sagebrush

- b. What kind and amount of vegetation will be removed or altered? All
- c. List threatened and endangered species known to be on or near the site. none known
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: landscaping around new houses
- e. List all noxious weeds and invasive species known to be on or near the site. none known

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]
 - birds: (hawk), heron, eagle, songbirds, other: magpie crow
 - mammals: deer, bear, elk, beaver, other:
 - fish: bass, salmon, trout, herring, shellfish, other _____
- b. List any threatened and endangered species known to be on or near the site. none known
- c. Is the site part of a migration route? Yes If so, explain. all of south Columbia basin is in a migratory route
- d. Proposed measures to preserve or enhance wildlife, if any: none
- e. List any invasive animal species known to be on or near the site. None known

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric

- b. Would your project affect the potential use of solar energy by adjacent properties? no
If so, generally describe
- c. What kinds of energy conservation features are included in the plans of this proposal? Approved construction plans List other proposed measures to reduce or control energy impacts,
if any: follow city of Richland guidelines

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? no
If so, describe.
- 1) Describe any known or possible contamination at the site from present or past uses. none known
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None known
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None known
 - 4) Describe special emergency services that might be required. none
 - 5) Proposed measures to reduce or control environmental health hazards, if any: none

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Traffic, heavy equipment moving dirt, laying underground utilities baseball field just north of the property
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. heavy equipment moving dirt, and laying underground utilities construction of houses normal daylight hours 8:00 am to 5:00 pm
- 3) Proposed measures to reduce or control noise impacts, if any: follow city of Richland guidelines

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Vacant ground, residential houses, baseball field Will the proposal affect current land uses on nearby or adjacent properties? no If so, describe.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? N/A not farm land
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: no
- c. Describe any structures on the site. none
- d. Will any structures be demolished? If so, what? no
- e. What is the current zoning classification of the site? [help]
- f. What is the current comprehensive plan designation of the site? [help]
- g. If applicable, what is the current shoreline master program designation of the site? [help]
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. no
- i. Approximately how many people would reside or work in the completed project? 15 new homes to be constructed
- j. Approximately how many people would the completed project displace? none
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: follow city of Richland guidelines and plan approval
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: follow city of Richland guidelines and plan approval

9. Housing

- a. Approximately how many units would be provided, if any? 15 new homes Indicate whether high, middle, or low-income housing. Middle income housing
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. none

- c. Proposed measures to reduce or control housing impacts, if any: none adding new homes

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? not known at this time
- b. What views in the immediate vicinity would be altered or obstructed? none
- c. Proposed measures to reduce or control aesthetic impacts, if any: none

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? none known
- b. Could light or glare from the finished project be a safety hazard or interfere with views? not known at this time
- c. What existing off-site sources of light or glare may affect your proposal? none known
- d. Proposed measures to reduce or control light and glare impacts, if any: none

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Baseball field just north of the property
- b. Would the proposed project displace any existing recreational uses? If so, describe. will not displace any
[help]
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help] none

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help] none known

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help] none known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. none

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. none

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help] access form Mata road

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help] no

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] none

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help] a portion of Mata Road to be extended

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help] no

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help] 15 new residents

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. no

h. Proposed measures to reduce or control transportation impacts, if any: [help] none

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help] adding 15 new homes
- b. Proposed measures to reduce or control direct impacts on public services, if any. [help] none

16. Utilities

- a. Circle utilities currently available at the site: [help]
(electricity), natural gas, (water), (refuse service), (telephone), sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help] Sanitary sewer is proposed up Reata road

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee DUANE LAPIERRE

Position and Agency/Organization LAPIERRE ENTREPRISES PRES.

Date Submitted: 9-14-15

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Subdivision of 4.8 acres into 15 single family residential lots.

Proponent: LaPierre Enterprises

Location of Proposal: North of Reata Road, South of the LaPierre Baseball Field and east of Mata Road.

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by October 13, 2015.
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

Address: P.O. Box 190, Richland, WA 99352

Date: September 22, 2015.

Signature 

**CITY OF RICHLAND
CIVIL AND UTILITY ENGINEERING
DEVELOPMENT COMMENTS**

DATE: October 9, 2015

TO: RICK SIMON, DEVELOPMENT SERVICES MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
JEFF PETERS, TRANSPORTATION ENGINEER

PROJECT NAME: RANCHO DEL REY 9 PRELIMINARY PLAT

PROJECT LOCATION: EAST END OF MATA ROAD, ADJACENT TO PLAT OF RANCHO DEL REY NO.2

The Civil and Utility Engineering Division has reviewed the pre-plat received in this office on September 23, 2015, for the above referenced property and has the following conditions.

General Conditions:

1. All final 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 the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) 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. Any and 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. 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.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the 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 final plan submittal.
5. 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. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings

shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

6. 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 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 acceptance.
7. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
8. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
9. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
10. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
11. 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.
12. 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:

13. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - E. Water lines shall be aligned on the south and east side of street centerlines.
 - F. Watermains larger than 8-inches in diameter shall be ductile iron.
 - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - H. All watermains outside areas zoned R1 shall be ductile iron.
 - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.

- K. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - M. 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.
 - N. The minimum centerline radius for local streets shall be 100-feet.
 - O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - P. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - Q. A detailed grading plan shall be included in the submitted plan set.
 - R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - S. 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.
 - T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - U. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
 - V. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - W. All driveways for commercial projects shall construct City standard commercial driveways. Radius-style driveways are not allowed.
 - X. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - Y. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - Z. 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.
14. If the project will be built in phases the applicant shall submit a 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.
15. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA 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.

16. **SURVEY MONUMENT DESTRUCTION:**

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) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (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:

- 17. The proposed road section is not a City standard road section. However given that the adjoining plat of Rancho Del Rey No.2 has the same road section, and because this road terminates within this plat, the City Public Works Dep't supports the proposed road section deviation.
- 18. The "Rancho Del Rey 9" preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).
- 19. The Reata Road frontage shall be completed to City standards at the time that the phase which constructs the lots adjacent to the pre-plat is developed. A ten-foot public utility easement along the Reata Road frontage shall be provided on the face of the final plat.
- 20. A note will be shown on the face of the final plat stating that Reata Road is classified as a "Collector street". Subsequently, no driveways accessing single family lots will be allowed onto Reata Road.
- 21. Any roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. 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.

Domestic Water:

22. There is currently no City domestic water in the vicinity of the preliminary plat, however the "Reata Road LID" project is scheduled to begin this year and extend it to this property. It shall be the responsibility of the developer to extend a watermain onto this property to serve domestic water at the time of plat construction, in accordance with City Design Guidelines.
23. 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.
24. The fire hydrant layout shall be approved by the City Fire Marshal.
25. A 10-foot wide exclusive "Domestic Water easement" shall be provided along a side property line from the end of the Mata Road cul-de-sac to the undeveloped property to the north.

Sanitary Sewer:

26. There is currently no City sanitary sewer system in the vicinity of the preliminary plat, however the "Reata Road LID" project is scheduled to begin this year and extend it to this property. It shall be the responsibility of the developer to extend a sewer main onto this property to serve sewer at the time of plat construction, in accordance with City Design Guidelines.
27. A 10-foot wide exclusive "Sanitary Sewer easement" shall be provided along a side property line from the end of the Mata Road cul-de-sac to the undeveloped property to the north.

Storm Water:

28. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. 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.
29. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
30. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
31. 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. 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.

32. 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.
33. 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").
34. 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 24 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 perk within 24 hours.
35. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
36. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
37. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Final Platting / Project Acceptance Requirements:

38. 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. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
39. 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 occupancy. 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.

40. 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.
41. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
42. 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 roads 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 said roads*".
43. 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.*" Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. 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.
44. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.
45. A one-foot "No access / screening easement" will be required along the Reata Road Right of Way.
46. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
47. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
48. Any restricted parking areas shall be indicated on the final plats.

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2015-101)
OCTOBER 9, 2015**

APPLICANT: LAPIERRE ENTERPRISES

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE
4.8 ACRES INTO 15 RESIDENTIAL LOTS (DEL REY 9).

LOCATION: NORTH OF REATA ROAD, EAST OF MATA ROAD, SOUTH
OF LAPIERRE BASEBALL FIELD.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): **“Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”**
3. Park fees as required by Richland Municipal Code (RMC) Chapter 22.12 shall be paid prior to the City’s performance of a final inspection for any new home within the plat boundaries. The following note shall be placed on the final plat: **“Park fees as required by Richland Municipal Code Chapter 22.12 shall be paid by the property owner prior to the time that a final building inspection is performed by the City for any home on any lot within this subdivision.”**
4. Traffic mitigation fees as required by Richland Municipal (RMC) Chapter 12.03 shall be paid prior to the City’s performance of a final inspection for any new home within the plat boundaries. The following note shall be placed on the final plat: **“Traffic mitigation fees as required by Richland Municipal Code Chapter 12.03 shall be paid by the property owner prior to the time that a final building inspection is performed by the City for any home on any lot within this subdivision.”**

5. A one foot “no access/screening easement” along the Reata Road right-of-way shall be noted on the final plat.
6. At the time of final plat, the applicants shall submit a plan to Richland Development Services showing proposed fencing/landscaping treatment for the area along the Reata Road frontage. The intent of the plan is to provide a uniform treatment along the five lots having frontage on Reata Road.
7. Development shall comply with all applicable requirements of the Badger Mountain Irrigation District including but not limited to requirements for design and installation of an irrigation system and related easements.
8. Preliminary plat approval is subject to compliance with the conditions of approval set forth in the memorandum from the Civil and Utility Engineering Division dated October 9, 2015.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities

Subject:

Resolution No. 48-16, Approving the Craighill Park Master Plan

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

48-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution 48-16, approving the Craighill Park master Plan

Summary:

Craighill Park was obtained by the City through the Plat of Richland during its incorporation in 1958. In 1968, amenities in Craighill Park included a baseball diamond and children's play equipment. In 1977, park amenities included play equipment, one baseball backstop, two soccer goals and one half-size basketball court. By 1988, the basketball court had been removed with just the hoop remaining, and a second baseball diamond had been added. Sometime after 1993, the basketball hoop was removed. In 2000, new playground equipment was installed, and in 2005, twenty-eight (28) new off-street parking spaces were constructed.

In 2011, the master plan was adopted for Goethals Park which eliminated the basketball court to accommodate the nature playground. A condition of the master plan was that a new basketball court would be constructed in Craighill Park.

At their February meeting, the Parks and Recreation Commission recommended Council approve the Craighill Master Plan, to include a basketball court and two pickleball courts to be located in the southwest corner of the park. Additional trees are also shown on the master plan.

Fiscal Impact:

There will be no current fiscal impact to adopt the master plan. The construction of the basketball court is identified in the 2016 Capital Improvement Plan with \$60,000 of designated funding from Community Development Block Grant Funds. Additional master plan amenities will be constructed as funding is received.

Attachments:

1. Resolution 48-16
2. Proposed Craighill Park Master Plan

RESOLUTION NO. 48-16

A RESOLUTION of the City of Richland adopting the
Craighill Park Master Plan.

WHEREAS, Craighill Park was obtained by the City through the recoding of the Plat
of Richland; and

WHEREAS, no master plan has been developed for the park; and

WHEREAS, in 2011 with the adoption of the master plan for Goethals Park which
eliminated the basketball court to accommodate the nature playground, a condition of the
master plan was that a new court would be constructed in Craighill Park; and

WHEREAS, the City has received Community Development Block Grant funding
for the new basketball court at Craighill Park; and

WHEREAS, after holding a public meeting the Parks and Recreation Commission
recommended Council approve the master plan to include the basketball court and two
pickleball courts to be located in the southwest corner of the park and that additional trees
be shown on the master plan.

NOW, THEREFORE, BE IT RESOLVED that the master plan for Craighill Park
dated March 1, 2016 is hereby adopted.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the
1st day of March, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

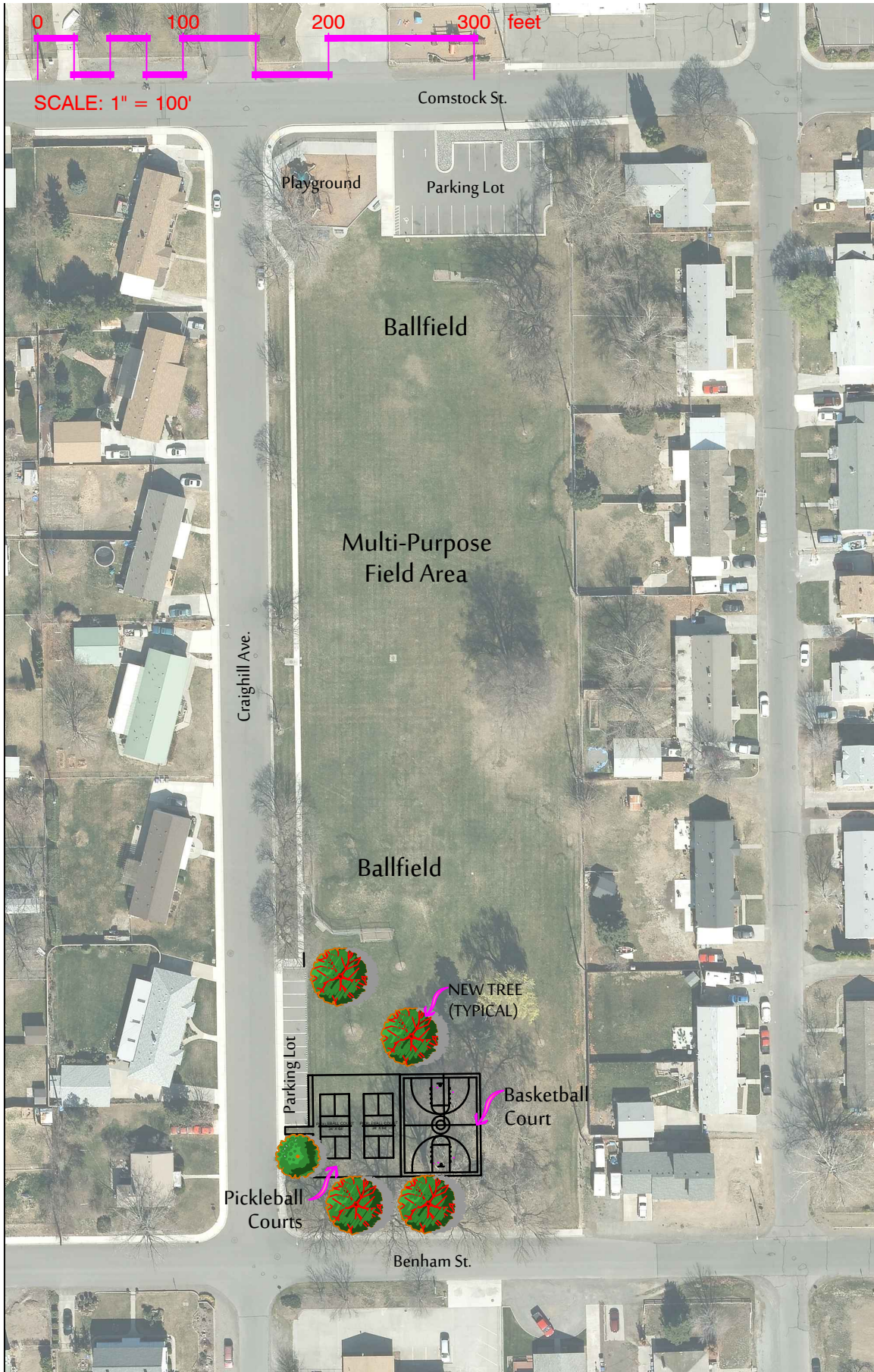
MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



CRAIGHILL PARK MASTER PLAN

MARCH 1, 2016





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities

Subject:

Resolution No. 49-16, Approving the Revised Master Plan for John Dam Plaza

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

49-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution 49-16, approving the revised master plan for John Dam Plaza.

Summary:

In 2015, Council adopted revisions to the John Dam Plaza Master Plan to locate the stage in the southwest corner of the park and include a hardscape plaza in the north section of the park (Attachment 2).

Several master plan features have been completed, including installation of the "Jump" art sculpture, the restroom, and the east/west circular sidewalk. The HAPO Community Stage will be completed in the spring of 2016.

Staff has consulted with a variety of experts in the event management industry and learned that a seating capacity of 2,500 seats is more likely to attract touring performers. The existing master plan contemplates recreational benches along the east/west circular sidewalk. To achieve additional capacity, staff is proposing that the walkway be widened to accommodate portable bleacher event seating. This solution will create the desired 2,500 capacity. The existing 8-foot walkway will be widened to 15 feet (Attachment 3), which will reduce the number of recreational park benches identified on Attachment 2.

At their January meeting, the Parks and Recreation Commission recommended that City Council approve the master plan revision.

Fiscal Impact:

There is no current fiscal impact to amend the master plan. The bleachers will be purchased from funds in the John Dam Plaza stage budget as identified in the 2016 Capital Improvement Plan.

Attachments:

1. Resolution 49-16
2. Adopted John Dam Plaza Master Plan
3. Proposed John Dam Plaza Master Plan Revisions

RESOLUTION NO. 49-16

A RESOLUTION of the City of Richland adopting the revised master plan for John Dam Plaza.

WHEREAS, in 2010 the City of Richland adopted a master plan for John Dam Plaza which included a restroom, stage central plaza and grand entry way; and

WHEREAS, in 2011 implementation of the master plan began with the construction of the restroom and one year later the "Jump" art structure; and

WHEREAS, in 2013 Council adopted revisions to the master plan which included relocating the main east-west sidewalk, completing construction in 2014; and

WHEREAS, in 2015 Council adopted revisions to the master plan which included relocating the stage to the southwest corner of the park (construction will be completed by April 2016), and a hardscape plaza at the north end of the park (Attachment 2); and

WHEREAS, the proposed master plan (Attachment 3) widens the existing u-shaped sidewalk from eight (8) feet to fifteen (15) feet to accommodate portable bleacher seating for large performances at the HAPO Stage. The bleachers would replace park bench seating as identified in Attachment 2; and

WHEREAS, at their January 2016 regular meeting, the Parks and Recreation Commission recommended approval of the proposed master plan revision; and

WHEREAS, the City of Richland considers it in the best public interest adopt the revised master plan.

NOW, THEREFORE, BE IT RESOLVED that the revised master plan for John Dam Plaza dated March 2016 is hereby adopted.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 1st day of March, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

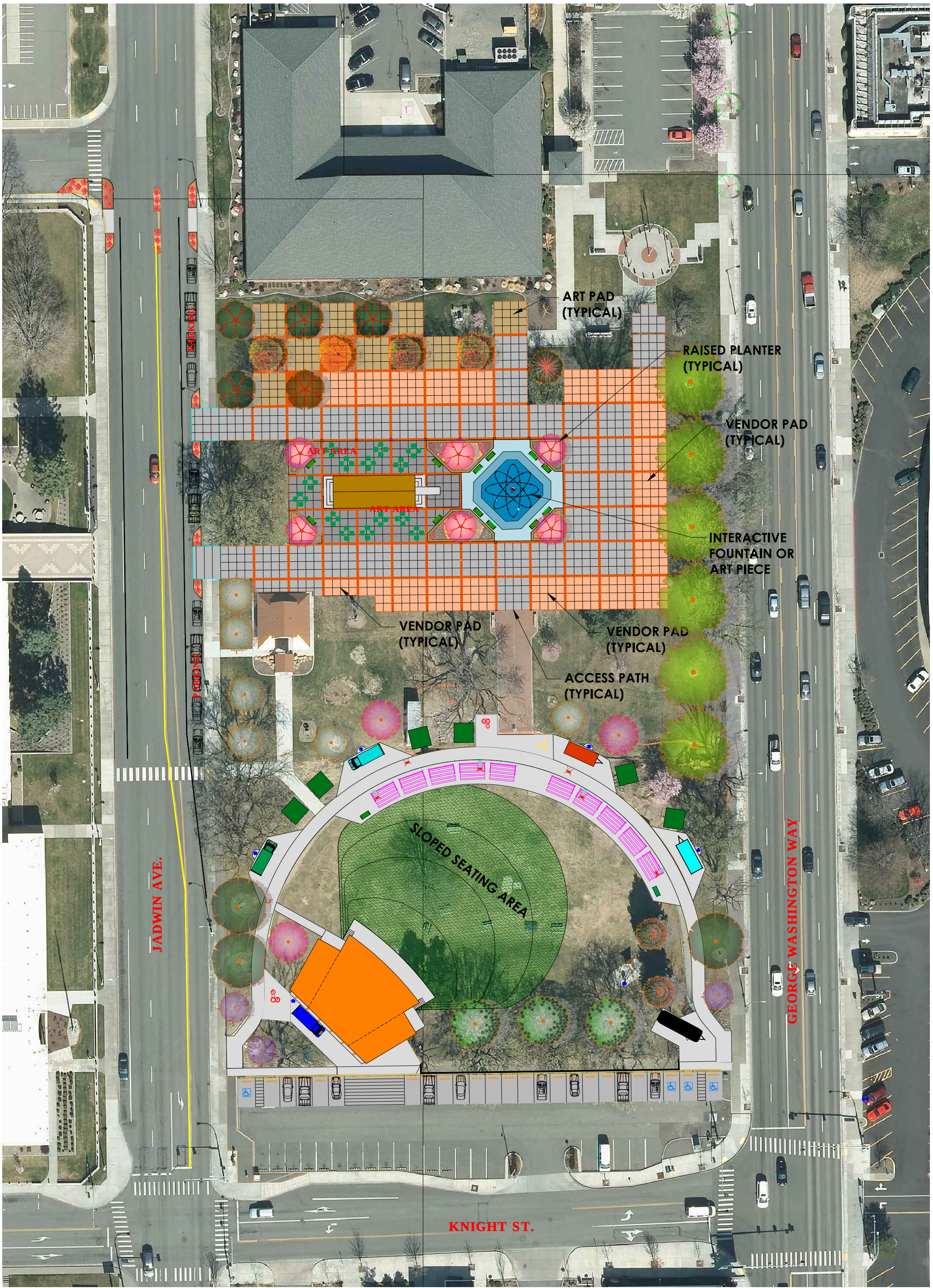
HEATHER KINTZLEY
City Attorney

JOHN DAM PLAZA MASTER PLAN REVISION - FEBRUARY 2015



JOHN DAM PLAZA

MASTER PLAN REVISION - DECEMBER 2015





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 51-16, Authorizing Execution of Interlocal Agreement with Port of Benton for 2016 Slurry Seal Project

Department:
Public Works

Ordinance/Resolution Number:
51-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 51-16, authorizing the City Manager to sign and execute an Interlocal Agreement with the Port of Benton for the 2016 Slurry Seal project.

Summary:

The City entered into an Interlocal Agreement last year with the Port of Benton to include some Port-owned streets into the City's 2015 Slurry Seal contract.

Building on the success of that agreement, the Port has asked to include several more streets into this year's 2016 Slurry Seal contract. The streets include portions of Port of Benton Boulevard, Richardson Road, Terminal Drive, and Larson Road.

This Interlocal Agreement formalizes this process and outlines the responsibilities of each party. The City slurry seal contract is currently scheduled to be advertised for bids in mid-March.

Fiscal Impact:

None. The Port of Benton will pay for the slurry seal work, including construction inspection that occurs on their streets.

Attachments:

1. Resolution No. 51-16
2. Port of Benton Interlocal Agreement

RESOLUTION NO. 51-16

A RESOLUTION of the City of Richland authorizing the execution of an Interlocal Agreement with the Port of Benton for the 2016 Slurry Seal project.

WHEREAS, RCW 39.34.010 permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, pursuant to RCW 39.34.080, each Party is authorized to contract with any one or more public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract shall be authorized by the governing body of each Party to the contract and shall set forth its purposes, powers, rights, objectives and responsibilities of the contracting parties; and

WHEREAS, the City of Richland has prepared a 2016 Slurry Seal contract to perform pavement preservation and maintenance on a number of City streets; and

WHEREAS, the Port of Benton has a pavement management program that includes slurry seals on various Port-owned streets; and

WHEREAS, the Port of Benton's program is small in comparison to the City's program; and

WHEREAS, the jurisdictions have determined that including the Port of Benton's 2016 slurry seal projects into the City's 2016 Slurry Seal contract is in the best interests of the jurisdictions and the public; and

WHEREAS, the jurisdictions, by their respective governing bodies, have determined this effort may be best implemented on a shared basis in a manner deemed most efficient and effective for the jurisdictions.

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 with the Port of Benton for the 2016 Slurry Seal project.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 1st day of March, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

WHEN RECORDED RETURN TO:

Richland City Clerk
PO Box 190, MS-05
Richland, WA 99352

INTERLOCAL COOPERATIVE AGREEMENT
BETWEEN
THE CITY OF RICHLAND AND THE PORT OF BENTON, WASHINGTON
FOR
2016 SLURRY SEAL PROJECT

THIS INTERLOCAL COOPERATIVE AGREEMENT is entered into this ____ day of _____, 2016, between the City of Richland, a municipal corporation of the State of Washington, hereafter referred to as "Richland," and the Port of Benton, Washington, a political subdivision of the State of Washington, hereafter referred to as "Port," or referred to collectively as the "Jurisdictions."

I. RECITALS

WHEREAS, RCW 39.34.010 permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, pursuant to RCW 39.34.080, each Party is authorized to contract with any one or more public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform: provided that such contract shall be authorized by the governing body of each Party to the contract and shall set forth its purposes, powers, rights, objectives and responsibilities of the contracting parties; and

WHEREAS, the City of Richland has prepared a 2016 Slurry Seal contract to perform pavement preservation and maintenance on a number of City streets; and

WHEREAS, the Port of Benton has a pavement management program that includes slurry seals on various Port-owned streets; and

WHEREAS, the Port of Benton's program is small in comparison to the City's program;
and

WHEREAS, the Jurisdictions have determined that including the Port of Benton's 2016 slurry seal projects into the City's 2016 Slurry Seal contract is in the best interests of the Jurisdictions and the public; and

WHEREAS, the Jurisdictions, by their respective governing bodies, have determined this effort may be best implemented on a shared basis in a manner deemed most efficient and effective for the Jurisdictions.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Jurisdictions agree as follows:

II. AGREEMENT

Section 1. Purpose and Scope of Work: The purpose of this Agreement is to formalize a commitment to preserve portions of Port of Benton Boulevard, Richardson Road, Terminal Drive and Larson Road owned by the Port of Benton by applying a slurry seal to the streets as shown on attached Exhibit A.

Section 2. Administration: This Agreement shall be administered by the Richland City Manager or her designee. Such person shall be responsible for:

- (a) Establishing policies for implementing this Agreement;
- (b) Providing periodic progress reports to the elected officials of each Jurisdiction;
- (c) Monitoring progress of the Jurisdictions and other agencies in the fulfillment of their respective responsibilities.

Section 3. Funding: The Port of Benton hereby commits to provide funding as set forth below:

- (a) Contract work (including 10% contingency): \$ 84,000
- (b) Contract administration/inspection: \$ 1,000

This funding shall be used for the Project construction listed in the Bid Tabulations under Schedule B per the 2016 Slurry Seal contract documents.

Section 4. Development and Bid Award Requirements: Each Jurisdiction hereby commits to the provisions as set forth below:

- (a) The City will include the locations of the Port's slurry seal areas and generate biddable construction drawings by March 11, 2016.
- (b) The City will advertise the project for bids on March 13, 2016.
- (c) The City will open bids on March 31, 2016.
- (d) The Port will review the bid received for Schedule B of the project and notify the City in writing if the bid is acceptable for award by April 11, 2016.

Section 5. Modification: This Agreement may be modified only by written consent of each Jurisdiction.

Section 6. Term of Agreement and Termination:

- (a) The term of this Agreement shall become effective on full execution hereof.
- (b) This Agreement shall expire on the date of completion of the Project[s].

Section 7. Inspection of Records: The records and documents with respect to all matters covered by this Agreement shall be subject to inspection by any Jurisdiction during the term of this Agreement and for three years after its termination.

Section 8. No Separate Legal Entity: It is not the intention that a separate legal entity be established to conduct the cooperative undertaking, nor shall any acquiring, holding or disposing of real or personal property occur under this Agreement.

Section 9. Severability: In the event any term or condition of this Agreement or application thereof to any person, entity or circumstance is held invalid, such invalidity shall not affect any other terms, conditions or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end, the terms and conditions of this Agreement are declared severable.

Section 10. Venue, Applicable Law and Personal Jurisdiction: All questions related to this Agreement shall be resolved under the laws of the State of Washington. In the event that either party deems it necessary to institute legal action arising from this Agreement, such action shall be instituted in Benton County Superior Court. The parties each consent to the personal jurisdiction of such court.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the day and year written below.

CITY OF RICHLAND, WASHINGTON

PORT OF BENTON

CYNTHIA D. REENTS
City Manager

SCOTT D. KELLER
Executive Director

Date: _____

Date: _____

ATTEST:

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 52-16, Authorizing an Interlocal Agreement with the City of West Richland for Street Lighting on Van Giesen

Department:
Public Works

Ordinance/Resolution Number:
52-16

Document Type:
Resolution

Recommended Motion:

Approve Resolution No. 52-16, Authorizing an interlocal agreement with the City of West Richland allowing location of street lights, owned, operated and maintained by West Richland on the Van Giesen Street bridge, and allowing the Benton Rural Electric Association to provide electric service to the street lights.

Summary:

The City of West Richland has planned and designed improvements to its entry features on Van Giesen Street. One component of the design is improved street lighting on the bridge crossing the Yakima River. The bridge crosses the boundary between the two Cities so that several of the planned street light fixtures will be located within Richland City limits. The City of West Richland has requested permission to site these street lights in Richland, to assume operating and maintenance responsibility for them, and to obtain electric utility service to the lights from the Benton Rural Electric Association. Richland staff support the proposal and recommend Council approval of the attached resolution and interlocal agreement.

Fiscal Impact:

No

Attachments:

1. Resolution No. 52-16, Interlocal Agreement with West Richland for Van Giesen Street Lighting
2. Interlocal Agreement with West Richland for Van Giesen Street Lighting

RESOLUTION NO. 52-16

A RESOLUTION of the City of Richland authorizing the execution of an Interlocal Agreement with the City of West Richland related to street lighting on the Van Giesen Street bridge.

WHEREAS, the Cities of Richland and West Richland are authorized to enter into interlocal cooperation agreements as set forth in Chapter 39.34 RCW.

WHEREAS, the City of West Richland (West Richland) is planning to construct an enhanced entry feature on Van Giesen Street, also known as State Route 224; and

WHEREAS, West Richland's project plans include installing street lighting on the bridge crossing the Yakima River; and

WHEREAS, West Richland's project received regional support through the Benton Franklin Council of Governments federal transportation funds distribution; and

WHEREAS, the city boundary between Richland and West Richland is the mid-point of the Yakima River, meaning some of the planned light fixtures will be in the City of Richland; and

WHEREAS, West Richland obtains electric supply and maintenance from the Benton Rural Electric Association and prefers to simplify construction and ongoing service to the planned street lights by obtaining service from a single electric utility; and

WHEREAS, the City has a service area agreement with Benton Rural Electric Association that allows for the requested flexibility in service arrangements; and

WHEREAS, the City of Richland supports West Richland's plans to enhance its entrance feature on Van Giesen Street; and

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 with West Richland allowing West Richland to install and maintain street lighting on the Van Giesen Street bridge and to obtain electric service for the lights from Benton Rural Electric Association.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 1st day of March, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

VAN GIESEN (SR 224) YAKIMA RIVER BRIDGE STREET LIGHT
INTERLOCAL AGREEMENT
between
CITY OF RICHLAND
and
CITY OF WEST RICHLAND

THIS INTERLOCAL AGREEMENT ("Agreement"), which shall be effective upon execution by both parties, is entered into by and between the **CITY OF RICHLAND**, a municipal corporation of the state of Washington (hereinafter referred to as "Richland"), and the **CITY OF WEST RICHLAND**, a municipal corporation of the state of Washington (hereinafter referred to as "West Richland"). Richland and West Richland may be referred to collectively in this Agreement as the "Parties."

WHEREAS, Richland and West Richland are authorized to enter into interlocal cooperation agreements as set forth in Chapter 39.34 RCW; and

WHEREAS, Richland and West Richland are political subdivisions located within Benton County, Washington; and

WHEREAS, in 2010, West Richland was awarded a \$254,000 Federal Surface Transportation Program Enhancement (STP-E) Grant to install street lights on the Van Giesen (SR 224) Yakima River Bridge, and to make other improvements to the entrance of the City of West Richland; and

WHEREAS, in February 2011, to eliminate the complex federal requirements and expense related to administering a small federal grant, Richland and West Richland passed resolutions authorizing the transfer of West Richland's federal STP-E grant to Richland in exchange for non-federal funds being transferred to West Richland; and

WHEREAS, West Richland desires to implement the project, including installing and maintaining street lights on the Van Giesen (SR 224) Yakima River Bridge, which is located within the city limits of both Richland and West Richland; and

WHEREAS, West Richland desires to maintain consistency in its street light services by obtaining electric utility services for its street lights from the Benton Rural Electric Association; and

WHEREAS, Richland supports West Richland's efforts to beautify its entryway on Van Giesen since such beautification tacitly benefits Richland as well.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is acknowledged, Richland and West Richland hereby agree to the following terms and conditions:

Section 1. GENERAL TERMS AND CONDITIONS

- 1.1 Purpose: The purpose of this Interlocal Agreement is to establish authority for the City of West Richland to install and maintain (including replacement) street lights within the boundaries of Richland as part of an entryway feature project. Through this Agreement, Richland grants West Richland the authority to procure electrical service and maintenance from the Benton Rural Electric Association within the city limits of the City of Richland.
- 1.2 West Richland agrees to install and maintain (including replacement) street lights on the Van Giesen (SR 224) Yakima River Bridge located in Richland, Benton County, consistent with West Richland's Standard LED Street Light Details and Washington State Department of Transportation requirements now existing or as hereafter amended.
- 1.3 West Richland shall be solely responsible for all costs associated with installing, repairing, maintaining, replacing, and providing electrical service to street lights on the Van Giesen (SR 224) Yakima River Bridge located within the city limits of the City of Richland.
- 1.4 Richland agrees that West Richland's Electrical Service Franchisee, Benton Rural Electric Association, shall be allowed to extend and provide electrical service to said street lights on the Van Giesen (SR 224) Yakima River Bridge that are located within the city limits of the City of Richland. Richland acknowledges West Richland's authority to enforce compliance with West Richland's Electrical Service Franchisee's regulations and policies, and with this Agreement, transfers jurisdictional authority for providing electrical services to Benton Rural Electric Association with respect to the street lights on the Van Giesen (SR 224) Yakima River Bridge located within the city limits of the City of Richland.
- 1.5 West Richland shall be solely responsible for obtaining siting approval, including any required licenses or permits.

Section 2. TERM OF AGREEMENT

- 2.1 This Agreement shall take effect upon approval by the respective legislative bodies, execution by both parties, and recording with the Benton County Auditor as provided in Section 7.1 herein and RCW 39.34.040. This Agreement shall remain in effect unless terminated as set forth below.
- 2.2 This Agreement may be terminated only by mutual agreement of both parties. Termination shall become effective upon the date the last signing party executes an agreed notice of termination.

Section 3. NOTICES

- 3.1 Written notice shall be directed to the parties as follows:

City of Richland
505 Swift Boulevard, MS#26
Richland, WA 99352
Attn: Public Works Director

City of West Richland
3801 W. Van Giesen
West Richland, WA 99353
Attn: City Clerk

Section 4. DISPUTE RESOLUTION

- 4.1 The parties desire to avoid and settle without litigation future disputes which may arise between them relative to this Agreement. Accordingly, the parties agree to engage in good faith negotiations to resolve any such disputes. Such negotiations shall first be conducted at the Public Works Director staff level, and if unsuccessful, may then proceed to the City's City Manager, Mayor or City Administrator. Should settlement negotiations prove unsuccessful or not be resolved within ninety (90) days, either party may proceed with other legal remedies, including but not limited to litigation.
- 4.2 Jurisdiction and venue for any action relating to the interpretation, enforcement, or any dispute arising from this Agreement shall be in Benton County Superior Court.
- 4.3 This Agreement shall be construed, and the legal relations between the parties hereto shall be determined in accordance with the laws of the State of Washington.
- 4.4 The substantially prevailing party in any litigation brought to enforce rights or obligations of either party under this Agreement or any appeal of judgment in such litigation shall be entitled to its costs and reasonable attorney fees.

Section 5. LIABILITY / HOLD HARMLESS

- 5.1 West Richland shall indemnify, defend, and hold harmless the City of Richland, its officers, agents and employees, from and against any and all claims, losses or liability, including attorney's fees, arising from injury or death to persons or damage to property occasioned by an act, omission or failure of the City of West Richland, its officers, agents and employees, in the performance of the Agreement. With respect to the performance of this Agreement and as to claims against Richland, its officers, agents and employees, West Richland expressly waives its immunity under Title 51 of the Revised Code of Washington, the Industrial Insurance Act, for injuries to its employees and agrees that the obligation to indemnify, defend and hold harmless provided in this paragraph extends to any claim brought by or on behalf of any employee of West Richland. This paragraph shall not apply to any damage resulting from the negligence of Richland, its agents, and employees. To the extent any of the damages referenced by this paragraph were caused by or resulted from the concurrent negligence of Richland and West Richland, their respective agents or employees,

this obligation to indemnify, defend and hold harmless is valid and enforceable only to the extent of the negligence of West Richland, its officers, agents, and employees.

- 5.2 Richland shall indemnify, defend, and hold harmless the City of West Richland, its officers, agents and employees, from and against any and all claims, losses or liability, including attorney's fees, arising from injury or death to persons or damage to property occasioned by an act, omission or failure of the City of Richland, its officers, agents and employees, in the performance of the Agreement. With respect to the performance of this Agreement and as to claims against West Richland, its officers, agents and employees, Richland expressly waives its immunity under Title 51 of the Revised Code of Washington, the Industrial Insurance Act, for injuries to its employees and agrees that the obligation to indemnify, defend and hold harmless provided in this paragraph extends to any claim brought by or on behalf of any employee of Richland. This paragraph shall not apply to any damage resulting from the negligence of West Richland, its agents, and employees. To the extent any of the damages referenced by this paragraph were caused by or resulted from the concurrent negligence of West Richland and Richland, their respective agents or employees, this obligation to indemnify, defend and hold harmless is valid and enforceable only to the extent of negligence of Richland, its officers, agents, and employees.

Section 6. WAIVER AND ENTIRETY

- 6.1 Waiver: No waiver by either party hereto of any terms or conditions of this Agreement shall be deemed or construed to be a waiver of any other term or condition, nor shall the waiver of any breach be deemed or construed to constitute a waiver of any subsequent breach, whether of the same or any other term or condition of this Agreement.
- 6.2 Entirety: This Agreement contains all the terms and conditions agreed upon. No other understanding, oral or otherwise, regarding this Agreement or its subject matter shall be deemed to exist or bind the Parties. There shall be no modification of this Agreement except in writing and referencing this Agreement.
- 6.3 Severability: If any provision of this Agreement or its application is held invalid, the remainder of the Agreement or the applications of the remainder of the Agreement shall not be affected.
- 6.4 Counterparts: This Agreement shall be executed in two duplicate counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same instrument.

Section 7. MISCELLANEOUS PROVISIONS

- 7.1 Evidence of Authority: Upon execution of this Agreement, each party shall provide the other with a certified copy of the resolution, ordinance, or other authority given to execute this Agreement pursuant to RCW 39.34.030(2), and

said document will be attached hereto and incorporated herein as Exhibit A (Richland) and Exhibit B (West Richland). The executed Agreement shall be filed with the Benton County auditor as provided in RCW 39.34.040.

- 7.2 Entity status: This Agreement shall not require formation of any new governance entity. No property will be acquired or held, and no joint board or administrator is necessary to accomplish the purpose of this Agreement.
- 7.3 Budget: This Agreement does not require establishment of a budget or any manner of financing.

Dated this _____ day of _____, 2016

City of Richland

By: _____
CYNTHIA D. REENTS
City Manager

Attest: _____
MARCIA HOPKINS
City Clerk

Approved As to Form: _____
HEATHER KINTZLEY
City Attorney

City of West Richland

By: _____
BRENT GERRY
Mayor

Attest: _____
JULIE RICHARDSON
City Clerk

Approved As to Form: _____
BRONSON BROWN
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from February 8, 2016 - February 19, 2016 for \$5,379,565.22 including Check Nos. 231255-231621, Wire Nos. 6094-6103, Payroll Check Nos. 102265-102756, and Payroll Wire/ACH Nos. 9323-9345

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from February 8, 2016, to February 19, 2016 in the amount of \$5,379,565.22.

Summary:

Breakdown of Expenditures:

Check Nos.	231255-231621	2,681,249.14
Wire Nos.	6094-6103	563,511.56
Payroll Check Nos.	102265-102756	24,473.62
Payroll Wires/ACH	9323-9345	2,110,330.90
TOTAL		\$5,379,565.22

Fiscal Impact:

Yes

Total Disbursements: \$5,379,565.22.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
FEBRUARY 8, 2016 - FEBRUARY 19, 2016

Payee	Wire Description	Amount
Claim Wires - Wire No. 6094 to 6103		
Conover	Section 125	4,882.05
Department of Licensing	Firearms Online Pmt for Concealed Licenses	762.00
Richland Golf Management Corporation	Col. Pt. Operating Reimb	69,406.90
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	488,460.61
	Total Claim Wire Transfers	\$ 563,511.56
Payroll Wires & Direct Deposits (ACH) - Wire No. 9323 to 9345		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,110,330.90
	Total Claim & Payroll Wires/ACH	\$ 2,673,842.46

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BENTON COUNTY TREASURER		0116BC	231267	CRIME VICTIMS COMP BCDC-JAN'16	\$771.76
CITY OF RICHLAND		020516	231281	CASHIER SHORTAGE-GOMEZ	\$20.00
				CASHIER SHORTAGE-GOMEZ	\$100.00
RECWARE REFUND		012216	231574	REFUND-LACK OF PARTICIPANTS	\$180.00
				REFUND-LACK OF PARTICIPANTS	\$36.00
			231603	REFUND-LACK OF PARTICIPANTS	\$36.00
				REFUND-LACK OF PARTICIPANTS	\$180.00
		012916	231540	REFUND-VENUE CHANGE	\$88.00
		020316	231395	REFUND	\$21.33
		020816	231384	REFUND-DAMAGE DEPOSIT	\$150.00
WASHINGTON STATE TREASURER		0116WS	231372	FINES & FORFEITURES BC-JAN16	\$39,778.68
		012716-	231292	CONCEALED PISTOL LIC-ST SHARE	\$831.00
WEBCHECK INC		5351	231531	WEBCHECK SRVC JAN 16	\$508.25
WELCH'S MARIJUANA		BL REFUND 2016	231532	BUSINESS LIC REFUND-ORD 29-14	\$40.00
UNASSIGNED TOTAL ****					\$42,741.02
Division: 001 CITY COUNCIL					
BANK OF AMERICA		TXN00025047	231542	Council Name Plates	\$11.31
		TXN00025065		EB ECA PE-AUSTIN TX_BT_2-17	\$80.12
		TXN00025235		FRED-MEYER_CNCL-RTRT_1-22	\$101.33
		TXN00025270		DICKEYS BBQ-CNCL-RTRT_1-22	\$119.46
PARADISE BOTTLED WATER CO		0116-CITYATTORNEY	231336	BOTTLED WATER-JANUARY	\$22.07
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$1.69
TRI CITIES LEGISLATIVE COUNCIL		394	231361	TCLC TRIP/OLYMPIA-RT/CR/BA/HL	\$300.00
				TCLC TRIP/OLYMPIA-RT/CR/BA/HL	\$150.00
CITY COUNCIL TOTAL ****					\$785.98
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00024988	231542	ACTWCCMA-CR DUES	\$315.00
		TXN00025001		THREE FLAMES-CR-BA_1-9-16	\$26.78
		TXN00025059		TC-HERLD-NEWSPAPER_CM OFC	\$198.12
		TXN00025126		BOBS BURGERS-EE-CM MO LNCH	\$34.49
		TXN00025182		FAT OLIVES-DLG-CR_CM CC MO MTG	\$29.34
		TXN00025229		SKAMANIA LDGE-WCMA CNF-CR	\$175.81
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$53.09
REENTS, CYNTHIA		16-022 REENTS	231420	16-022 WCMA LEG TRIP OLY CR	\$421.88
STRATEGIC GOVERNMENT RESOURCES INC	P055905	10478	231519	STRATEGIC GOVT RESRCS (SGR)ED	\$6,100.00
TRI CITIES LEGISLATIVE COUNCIL		394	231361	TCLC TRIP/OLYMPIA-RT/CR/BA/HL	\$300.00
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$33.93
CITY MANAGER TOTAL ****					\$7,688.44



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 101 CITY CLERK					
BANK OF AMERICA		TXN00025046	231542	Record Ordinance	\$160.93
		TXN00025291		Dues ARMA INTERNATIONAL - Purc	\$195.00
BENTON COUNTY AUDITOR		2015 VOTER REG	231442	2015 VOTER REGISTRATION COSTS	\$68,214.80
PARADISE BOTTLED WATER CO		0116-CITYATTORNEY	231336	BOTTLED WATER-JANUARY	\$6.62
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$26.62
SOUTH CENTRAL WA MUNICIPAL CLERK'S ASSN		2016 DUES	231517	2016 SCWMCA DUES	\$50.00
CITY CLERK TOTAL ****					\$68,653.97
Division: 102 CITY ATTORNEY					
BANK OF AMERICA		TXN00024964	231542	WSAMA Membership Renewal - 201	\$15.00
		TXN00024979		2016 Risk Mgmt School - Harris	\$279.00
		TXN00025079		FUEL - WCIA BOARD MEETING	\$25.80
		TXN00025112		FUEL - WCIA BOARD MEETING	\$21.00
		TXN00025190		MISC SUPPLIES	\$101.64
BENTON COUNTY TREASURER		NOVEMBER 2015	231445	DISTRICT COURT/OPD COSTS NOV	\$56,134.58
CITY OF RICHLAND		16-012 HARRISON	231282	16-012 RISK MGMT SCHOOL	\$375.12
PARADISE BOTTLED WATER CO		0116-CITYATTORNEY	231336	BOTTLED WATER-JANUARY	\$4.42
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$48.50
SOFTWARE ONE INC	P056097	US-PSI-448368	231352	Adobe Acrobat Pro DC 2015 Lice	\$308.98
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$221.43
CITY ATTORNEY TOTAL ****					\$57,535.47
Division: 110 ASSISTANT CITY MANAGER					
BANK OF AMERICA		TXN00024927	231542	plastic storage bins	\$6.52
		TXN00024991		WALGREENS-PKT-CAL-GLDE-SPLY	\$8.68
		TXN00025073		GRAZE-LNCH-HL-JMA_1-11-CMO	\$23.73
		TXN00025075		STAPLES-SPLYS-ACM-CM-OFCS	\$56.57
		TXN00025093		STAPLES-OFCS SPLY-ACM-CM OFCS	\$16.93
		TXN00025247		GREAT WOLF LDGE-JMA-SGR CNF_1-	\$157.06
		TXN00025329		Plastic Storage Containers	\$20.22
		TXN00025348		Office Supplies - Annex Bldg	\$170.93
CITY OF RICHLAND		16-001 AMUNDSON	231391	16-001 SGR DALLAS/ICMA PHOENIX	\$316.21
PARADISE BOTTLED WATER CO		0116-CITYATTORNEY	231336	BOTTLED WATER-JANUARY	\$6.62
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$46.06
ASSISTANT CITY MANAGER TOTAL ****					\$829.53
Division: 111 COMMUNICATIONS & MARKETING					
BANK OF AMERICA		TXN00025039	231542	MYBINDING.COM-COMBS	\$153.82
		TXN00025274		TC-RGL-CHMBR-WIBC_1-27-GE	\$105.00
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$1.20
TRI CITIES LEGISLATIVE COUNCIL		394	231361	TCLC TRIP/OLYMPIA-RT/CR/BA/HL	\$300.00
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$61.09



City Of Richland

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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMUNICATIONS & MARKETING TOTAL ****					\$621.11
Division:	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00024935	231542	BODELIN - Purchase	\$44.56
		TXN00025048		REGISTER@FAA 339FPYT - Purchas	\$5.00
		TXN00025072		REGISTER@FAA 339FPYT - Credit	(\$5.00)
CAROL SUE BUSKE (AKA SUE MILLER BUSKE)		13952	231273	CABLE FRANCHISE CONSULTING	\$1,843.50
INGHAM, MARK		JAN & FEB 2016	231402	INGHAM-MILEAGE 01/19-02/02/16	\$35.64
CABLE COMMUNICATIONS TOTAL ****					\$1,923.70
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00025016	231542	AGENT FEE-TRAVL-LDRS-PBL-TX	\$35.00
		TXN00025026		ALASKA AIR-ECA-PE-TX-PBL	\$407.20
		TXN00025030		EB ECA-PE_AUSTIN TX_PBL_2-17	\$80.12
PARADISE BOTTLED WATER CO		0116-CITYATTORNEY	231336	BOTTLED WATER-JANUARY	\$4.42
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$72.75
HANFORD COMMUNITIES TOTAL ****					\$599.49
Division:	120	FIRE			
BANK OF AMERICA		TXN00024908	231542	FIRE STORE - 5 SLEDGE HAMMERS	\$236.94
		TXN00024914		STAPLES - COPY PAPER (5)	\$184.57
		TXN00024921		SEARS - ENGINE TOOLS	\$146.50
		TXN00024951		NCS ITL CDE CNCL - EXAM FEE	\$205.00
		TXN00024984		ALBERTSONS - ST KITCH SUPP'S	\$45.61
		TXN00025094		AMAZON - FIRELINE TAPE	\$19.98
		TXN00025098		RESCUE NW - TOOLCHEST PACK	\$286.93
		TXN00025104		BASECAMP - JAN SUB FEES	\$50.00
		TXN00025136		AMAZON - CABLE CUTTERS	\$12.29
		TXN00025147		CPO OUTLET - DRILLS & BITS	\$325.93
		TXN00025151		AMAZON - CABLE CUTTERS	\$12.29
		TXN00025166		CONST EXAM CNT - EXAM PREP	\$795.00
		TXN00025175		NCS ITL CDE CNCL - Credit	(\$205.00)
		TXN00025189		NCS ITL CDE CNCL - CORRECTION	\$205.00
		TXN00025200		WALMART - ST CLEAN SUPP'S	\$155.97
		TXN00025234		THE HOME DEPOT #4746 - wall ba	\$13.94
		TXN00025253		AMAZON - PROMOTIONALS BOOKS	\$232.40
		TXN00025262		AMAZON - FRIXION PENS	\$13.84
		TXN00025275		PROVANTAGE - TONER CART'S	\$387.26
		TXN00025279		CONTINENTAL FIRE/NFPA HOOD	\$46.95
		TXN00025289		ALBERTSONS - OFFCR MTG SUPP'S	\$54.45
		TXN00025297		STARBUCKS - OFFCR'S MTG COFFEE	\$32.47
		TXN00025298		STAPLES - PAPER, FOLDERS	\$125.06
		TXN00025305		STARBUCKS - OFFCR'S MTG COFFEE	\$16.24



City Of Richland

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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025334	231542	AMAZON - PROMOTIONALS PENS	\$10.22
		TXN00025335		AMAZON - OFFICER MTG SUPP'S	\$53.72
		TXN00025358		COSTCO - OFFICE CHAIRS	\$618.05
BENTON COUNTY FIRE DIST 1		HZM2016-3	231444	2016 HAZMAT TEAM ASSESSMENT	\$5,775.00
BENTON RURAL ELECTRIC ASSOCIATION		01/16-74170526	231449	COLLINS RD RADIO TOWER-ELECTRI	\$145.56
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$4,220.56
CROSHAW, JOSHUA		16 CLASS A REIMB	231392	2016 CLASS A UNIFORM REIMB 50%	\$337.75
DIVERSIFIED INSPECTIONS	P055913	259007	231293	SAFETY INSPECTION- E-ONE AER-7	\$650.00
ESTELL, TIMOTHY		16 CLASS A REIMB	231297	2016 CLASS A UNIFORM REIMB 50%	\$297.50
FRONTIER		02/16 2061880334	231472	VHF PHONE LINE 01/19-02/18/15	\$422.86
HARDGROVE, ADAM		16-040 HARDGROVE	231309	16-040 APP OF COMM RISK RED/LD	\$392.60
MALLORY SAFETY & SUPPLY LLC		4021414	231492	FIREADE FOAM CONCENTRATE	\$553.86
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$0.49
RAMSAY, KEITH		16-039 RAMSAY	231418	16-039 BURN EDU ASSN/FIRE INSP	\$258.00
SPRINT		891160522-143	231608	RFD CELL PHONES 12/18-01/17/16	\$109.72
VERIZON WIRELESS		9759108959	231527	MDT WIRELESS 12/20-1/19/16	\$336.13
	P056263	9759628325	231528	Cell Phone Charges for	\$696.93
FIRE TOTAL ****					\$18,278.57
Division:	130	POLICE			
AMERICAN MESSAGING SERVICES LLC		W4100724QB	231429	PAGER RENTAL FEB 2016	\$47.34
BANK OF AMERICA		TXN00024909	231542	BROWNELLS INC -GAS RINGS/PATCH	\$69.13
		TXN00024911		STAPLES - ZXP COLOR RIBBON	\$59.42
		TXN00024943		UPS INV 0000002654EE016 - Purc	\$19.48
		TXN00025033		FRED-MEYERS - SNACKS FOR CITIZ	\$21.01
		TXN00025060		UPS INV 0000002654EE026 - Purc	\$20.48
		TXN00025084		STAPLES -SHIPPING BOXES	\$82.23
		TXN00025090		STAPLES -USB STICKS	\$120.44
		TXN00025095		STAPLES - WALL CALENDAR/WASTE	\$22.35
		TXN00025148		TALOS TACTICAL - BACKPACK	\$130.31
		TXN00025167		DELTA AIR -LUNDQUIST 16-036	\$255.20
		TXN00025169		PP Professional Law Enfor -REG	\$189.00
		TXN00025172		SPK SPOKEO SEARCH - 6 MO SUBSC	\$29.70
		TXN00025174		UPS INV 0000002654EE036 - Purc	\$29.21
		TXN00025176		CLAIM ADJ/AUDIBLE - Credit	(\$16.24)
		TXN00025177		STAPLES -NOTEPADS/PENS/STAPLER	\$404.33
		TXN00025179		SPOKEO - NAME/EMAIL UPGRADE	\$5.67
		TXN00025186		PALACE ADV ROOM DEP -LUNDQUIST	\$44.80
		TXN00025199		ALASKA AIR -FLORENCE 16-037	\$335.20
		TXN00025201		DELTA AIR CREDIT 16-036	(\$255.20)
		TXN00025203		HARBOR FREIGHT -TABLETOP PARTS	\$32.57
		TXN00025209		SPK SPOKEO SEARCH - UPGRADE PH	\$5.64



City Of Richland

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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025217	231542	DELTA AIR-LUNDQUIST 16-036	\$228.20
		TXN00025223		PAYPAL NTOA -DUES DUBOIS	\$150.00
		TXN00025228		VARIDESK - PRO PLUS 36 STAND	\$395.00
		TXN00025257		STAPLES - EVIDENCE GLOVES/TONE	\$1,255.72
		TXN00025276		FRED-MEYER -SNACKS FOR CITIZEN	\$28.50
		TXN00025294		MAGNETFOREN -SMS IEF LICENSING	\$700.00
		TXN00025299		FRED-MEYER -KEY RELEASES	\$7.46
		TXN00025300		URM -PLATES/SPLENDA/CUPS	\$65.54
		TXN00025304		AMAZON 4 PORT DUAL USB	\$332.76
		TXN00025306		MILESTONE ATHLETIC SPLY -TAPE	\$19.55
		TXN00025309		WALMART-TAPE/BANDAIDS/SANITIZE	\$110.11
		TXN00025315		AMAZON -USB DVI KVM CABLES	\$76.72
		TXN00025317		UPS INV 0000002654EE046 - Purc	\$27.46
		TXN00025339		AMAZON -7PORT USB HUBS	\$164.95
		TXN00025340		CRYE PRECISION LLC -SWAT GEAR	\$794.12
		TXN00025351		STAPLES - 5X8 NOTEPADS	\$29.87
		TXN00025353		STAPLES -ENVELOPES/LABELS/FOLD	\$260.31
		TXN00025356		WALMART -COOLER/TOOLBOX/HOOKS/	\$105.14
		TXN00025357		FRED-MEYER -MOUNTING STRIPS	\$15.16
		TXN00025360		STAPLES - LABELS	\$436.60
		TXN00025361		WSNIA - REGISTRATION HENRY 16-	\$245.00
		TXN00025366		STAPLES -CD ENVELOPES	\$33.32
BENTON COUNTY SHERIFF'S OFFICE		12/15-CUSTODY	231266	CUSTODY COSTS-NOV 2015	\$116,886.34
BICKFORD, JEFF		16-047 BICKFORD	231269	16-047 HLS MEETING-SPOKANE	\$18.00
CHARTER COMMUNICATIONS		02/16-0309703POL	231456	RPD INTERNET SRVCS 01/29-02/28	\$60.37
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$2,736.90
		16-035 STOHEL	231282	16-035 NEW DETECTIVE TRNG	\$722.85
GRAINGER	S016717	9935503319	231475	BATTERY AAA ITEM #5LE25	\$69.09
KADLEC REGIONAL MEDICAL CENTER		001584989	231487	MILLBAUER-MED CLRNC 15-20735	\$195.53
		100071987		MENA-MEDICAL CLRNC 15-25376	\$102.57
		797252-2	231328	SVC CALL/BATTERY-INVOICE CORR	\$76.94
MOON SECURITY SERVICES INC					
NORTH AMERICAN RESCUE LLC	S016749	IN196135	231329	HEMOSTATIC BANAGE, COMBAT GAUZ	\$1,347.50
	S016749			SHIPPING	\$15.00
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$17.73
				POSTAGE 01/01/16 TO 01/31/16	\$351.52
RIVER CITY TOWING INC		14512	231348	TOW CHARGE	\$48.87
		14524	231512	TOW CHARGE	\$48.87
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$4,284.63
WHITWORTH UNIVERSITY		20160201-00002	231377	2016 CAREER FAIR FEE	\$425.00

POLICE TOTAL ****

\$134,541.27

Division: 210 ADMINISTRATIVE SERVICES



City Of Richland

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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00024971	231542	LANDS END-ASD SHARED VALUES-SH	\$2,587.80
		TXN00024994		LANDS END-CREDIT-ASD SHARED VA	(\$828.17)
		TXN00025012		NEWEGG-WRLS Wave Keyboard	\$79.99
		TXN00025130		ALASKA AIR-CK-GFOA CONF TORONT	\$679.94
		TXN00025187		ICMA-CKOCH MEMBERSHIP	\$996.00
		TXN00025260		ELRANCHO-ASD MTG LUNCH CK/TT/C	\$49.77
		TXN00025325		STAPLES-MOUSE PAD	\$2.06
		TXN00025330		GFOA-CKOCH-CONF-TORONTO	\$740.00
JUBB, ALLISON		021216-ASD MTG	231594	ALL ASD MTG BREAKFAST	\$22.78
PARADISE BOTTLED WATER CO		01/16-ADMIN SRVCS	231503	BOTTLED WATER-JANUARY	\$8.98
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$35.92
ADMINISTRATIVE SERVICES TOTAL ****					\$4,375.07
Division:	211	FINANCE			
ALLIED ENVELOPE	P056227	165818	231427	WINDOW ENVELOPE, REVERSE FLAP,	\$620.92
	P056227			INSIDE DELIVERY & STACKING OF	\$54.30
BANK OF AMERICA		TXN00024919	231542	MYPLACETOLEARN-LK WEB-GASB	\$60.00
		TXN00025019		AMAZON-UB DESK HEATERS	\$140.60
		TXN00025050		STAPLES-PAPER/BOXES/PENS	\$203.58
				STAPLES-PAPER/BOXES/PENS	\$355.70
		TXN00025134		STAPLES-FINANCE PAPER	\$71.89
		TXN00025293		GFOA-BA-CONF-TORONTO	\$620.00
		TXN00025325		STAPLES-TONER/LABELS	\$325.89
				STAPLES-TONER	\$953.55
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE		4TH QTR 2015-HH	231446	HHANDS APPLICATIONS 4QTR 2015	\$265.00
COLLECTORSOLUTIONS INC		2015629	231577	MERCHANT SRVC CHRGS JAN 16	\$27,210.30
COLUMBIA INDUSTRIES SUPPORT LLC		0030720	231459	ON SITE SHREDDING WO #0042141	\$29.29
		0030934		ON SITE SHREDDING WO #41354	\$9.77
FEDERAL EXPRESS CORP		5-310-77033	231469	SHIPPING CHARGES-BONDS	\$8.26
GARDA CL NORTHWEST INC		10173520	231473	ARMORED CAR SRVCS JAN 2016	\$435.20
		20133674	231584	EXCESS LIABILITY JAN 2016	\$217.08
PARADISE BOTTLED WATER CO		01/16-ADMIN SRVCS	231503	BOTTLED WATER-JANUARY	\$17.97
				BOTTLED WATER-JANUARY	\$42.15
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$1,148.91
				POSTAGE 01/01/16 TO 01/31/16	\$2,393.63
POSTMASTER		PERMIT 153-02/17	231605	POSTAGE 01/28-02/17/16	\$9,729.54
REDSSON LTD		192139	231506	PORTAL SERVICE LOCATES-JAN	\$258.00
RETAIL LOCKBOX INC		16014812	231509	UB PYMT PROCESSING JAN'16	\$2,384.13
TALENT WISE INC		94027513	231521	BACKGROUND CHECKS	\$58.00
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$33.93
	P056263			Cell Phone Charges for	\$33.93



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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		083275954	231537	W7855PT BASE CHG/PRINTS-JAN	\$347.18
		083275955		W7225PT BASE CHG/PRINTS-JAN	\$172.07
FINANCE TOTAL ****					\$48,200.77
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00024930	231542	NPI - 2016 MEMBERSHIP	\$90.00
		TXN00024934		ISM - 2016 MEMBERSHIP	\$160.00
		TXN00025132		OFFICE DEPOT/COPY PAPER	\$26.32
		TXN00025142		OFFICE DEPOT/ORGANIZER	\$22.47
		TXN00025196		OFFICE DEPOT/STAMP PAD	\$6.51
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$791.95
MID COLUMBIA ENGINEERING INC	S016692	ST008104	231324	JACQUE MULLINS, BUYER 1	\$950.40
	S016692	ST008124	231495	JACQUE MULLINS, BUYER 1	\$1,188.00
ORKIN EXTERMINATING INC	S016751	107011382	231333	PEST CONTROL SERVICES FOR BLDG	\$27.15
	S016751			PEST CONTROL SERVICES FOR BLDG	\$27.15
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$1.94
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$16.97
	P056263			Cell Phone Charges for	\$25.89
PURCHASING TOTAL ****					\$3,334.75
Division:	213	INFORMATION TECHNOLOGY			
360 TRAINING.COM	P055527	IN-PO-42275	231255	TRAINING, SHAREPOINT 2013 SITE	\$2,380.00
	P055527	IN-PO-42279		TRAINING, ADVANCED T-SQL QUERY	\$3,595.50
ALLEN, BRANDON		16-033 ALLEN	231426	16-033 GFOA ERP READY/SYS SELE	\$873.67
APOLLO SHEET METAL INC	S016756	156605	231263	CHANGE ORDER TO ORIGINAL PURCH	\$412.68
BANK OF AMERICA		TXN00024954	231542	STAPLES -CREDIT FOR FOLDER	(\$27.35)
		TXN00025007		US CONVERTERS -USB To Serial A	\$28.24
		TXN00025025		NEWEGG-ORDER CANCELED	\$205.47
		TXN00025036		.NEWEGG-ORDER CANCELED	(\$205.47)
		TXN00025080		NEWEGG-LAPTOP BAG	\$35.99
		TXN00025086		2CO.COM SITEUPTIM - Purchase	\$48.00
		TXN00025096		NEWEGG-Ethernet Adapter	\$19.99
		TXN00025107		GFOA-TTC-ERP CLASS	\$522.00
		TXN00025108		AGENT FEE-AIRFARE BA-ERP CLASS	\$35.00
		TXN00025111		AGENT FEE-AIRFARE BSS-ERP CLAS	\$35.00
		TXN00025121		UNITED-AIRFARE BA-ERP CLASS	\$690.20
		TXN00025135		GFOA-BA-ERP CLASS	\$522.00
		TXN00025140		PROJECT MANAGEMENT INSTIT - AN	\$154.00
		TXN00025149		UNITED-AIRFARE BSS-ERP CLASS	\$629.20
		TXN00025152		GFOA-BSS-ERP CLASS	\$522.00
		TXN00025153		UNITED-AIRFARE TTC-ERP CLASS	\$690.20
		TXN00025158		AGENT FEE-AIRFARE BSS-ERP CLAS	\$35.00



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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025159	231542	PROJECT MANAGEMENT INSTIT-PMI	\$154.00
		TXN00025163		NEWEGG-SAMSUNG SSD	\$107.02
		TXN00025164		VUE IT CERT-IMPLEMENT DATA WHS	\$150.00
		TXN00025222		NEWEGG-CABLE MNGM UNIT	\$64.25
		TXN00025237		ALPHA COMPUTER CNTR	\$81.46
		TXN00025242		CABLES FOR LESS -NETWORK CABLE	\$172.35
		TXN00025256		EB SHAREPOINT FEST-DE - Purcha	\$1,295.00
		TXN00025264		STAPLES - PAPER	\$144.70
		TXN00025266		WEBEX-MONTHLY	\$26.06
		TXN00025278		ALASKA AIR-AIRFARE SHARON GUO	\$301.20
		TXN00025290		ALASKA AIR -AIRFARE DAVE E	\$122.60
		TXN00025292		MARQUIS VILLAS-HOTEL ACCOM	\$816.04
		TXN00025307		UNITED -RETURN FLIGHT DAVE E	\$155.60
		TXN00025319		USPS -NEXT DAY LETTER	\$6.45
CASELLE INC	P056083	71005	231454	ANIMAL LICENSING MONTHLY LICEN	\$169.33
CERIUM NETWORKS INC	P056243	051851	231455	ENGINEER REMOTE SYS PROGRAMMIN	\$173.76
ICON ENTERPRISES DBA	P056201	157652	231589	March 2016 Monthly Fee for Hos	\$972.02
MID COLUMBIA ENGINEERING INC	P056091	ST008082	231324	RICH AUSTILL AS400 PROGRAMMER	\$143.00
	P056091	ST008091		RICH AUSTILL AS400 PROGRAMMER	\$339.63
	P056091	ST008102		RICH AUSTILL AS400 PROGRAMMER	\$143.00
	P056091	ST008112	231495	RICH AUSTILL AS400 PROGRAMMER	\$160.88
SUCHY, BRANDON		16-032 SUCHY	231611	16-032 GFOA REP READINESS/SYS	\$897.37
UNITED PARCEL SERVICE	S016775	000986641076	231620	GROUND PKG TO HAVIS FOR IT	\$5.91
US NETSERVICES LLC	P056114	S-14083/2016	231366	BEN EZ CALLER WARRANTY SERVICE	\$299.00
	P056114	W-14083/2016		Warranty for BEN EZ CALLER FRO	\$195.00
VERIZON WIRELESS		9759099123	231368	WIRELESS CHRGS 12/20-01/19	\$80.02
	P056263	9759628325	231528	SERVICE BILL INCENTIVE CREDIT	(\$1,424.79)
	P056263			Cell Phone Charges for	\$235.81
ZAYO GROUP HOLDINGS INC DBA	P056100	02/2016 008113	231621	INTERNET SERVICES CHARGES PAID	\$859.44
INFORMATION TECHNOLOGY TOTAL ****					\$18,047.43
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00024944	231542	OSHA RECORDKEEPING- RACHELL	\$179.00
		TXN00024966		SHRM-RENEWAL-APR 2016-MAR 2017	\$190.00
		TXN00024980		STAPLES-FOLDERS/LEGAL PAPER	\$145.36
		TXN00024985		STAPLES-RED NEW HIRE FOLDERS	\$44.42
		TXN00025005		STAPLES-COPY STAMP/POST ITS	\$42.99
		TXN00025024		STAPLES-KATIE PRINTER TONER	\$106.16
		TXN00025054		STAPLES-RETURN BROWN FOLDERS	(\$9.94)
		TXN00025105		AED STORE-AED PADS/SUPPLIES	\$119.95
		TXN00025155		STAPLES-POCKET FOLDERS/PUSH PI	\$43.26
		TXN00025188		STAPLES-PROJECT ORGAN FOLDER	\$26.27



City Of Richland

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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025192	231542	COL RIVER CATER-EMP BRKFST	\$1,500.00
		TXN00025216		BOX TECH-PLANT OP/PUB WORKS	\$250.00
		TXN00025232		NW LERA CONF SEATTLE-JESSICA	\$350.00
		TXN00025233		NW LERA CONF SEATTLE-ALLISON	\$350.00
		TXN00025240		NW LERA CONF SEATTLE-LACEY	\$350.00
		TXN00025313		STAPLES-2 BOXES PAPER	\$73.83
		TXN00025355		STAPLES-JESSICA SUPPLIES/WHITE	\$75.78
JUBB, ALLISON		021216	231594	JOB FAIR SUPPLIES-TABLE CLOTH	\$12.84
		021216-EMP RECOG		EMP SRVC RECOG 1YR & 6 MO	\$83.63
MID COLUMBIA ENGINEERING INC	S016696	ST008130	231495	STEPHANIE DEWEY, HR GENERALIST	\$972.00
	S016696	ST008131		STEPHANIE DEWEY, HR GENERALIST	\$911.25
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$15.01
TALENT WISE INC		94027513	231521	BACKGROUND CHECKS	\$10.86
TANNER, WILLIAM		16-079 TANNER	231612	16-079 FF BACKGROUND IN WW	\$49.68
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$58.36
ZEPEDA, SILVIA		012716 TUITION	231378	ZEPEDA-BUS RESEARCH/TECH WRITI	\$457.50
HUMAN RESOURCES TOTAL ****					\$6,408.21
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
BANK OF AMERICA		TXN00025310	231542	APA NTNL CONF PHOENIX KJENSEN	\$870.00
ROGER BROOKS INTERNATIONAL, INC		13655-2	231422	WATERFRONT CONSULTING SVCS	\$4,000.00
		13656-2		WATERFRONT CONSULTING SVCS	\$6,500.00
VERIZON WIRELESS		9759129332	231369	KJENSEN MIFI 12/20-01/19/16	\$32.27
	P056263	9759628325	231528	Cell Phone Charges for	\$220.07
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$11,622.34
Division:	301	DEVELOPMENT SERVICES			
BANK OF AMERICA		TXN00024953	231542	STAPLES - PENS CARDSTOCK	\$34.31
		TXN00024956		STAPLES - DESK ACCESSORIES-SON	\$9.55
		TXN00025003		STAPLES - DESK ACCESSORIES SON	\$55.36
		TXN00025006		STAPLES - UNDERDESK KEYBRD TRA	\$127.50
		TXN00025170		WABO-DHIRSCH SEATTLE	\$525.00
		TXN00025184		STAPLES - DATE STAMP	\$56.83
		TXN00025211		STAPLES - COPY PAPER PENS SCIS	\$120.67
		TXN00025362		PAYPAL-WSAPT MBRSHP CSOMERS	\$35.00
BENTON FRANKLIN COUNCIL OF GOVERNMENTS		2016-8	231447	2016 BFCG MEMBER ASSESSMENT	\$13,020.00
INTERNATIONAL CODE COUNCIL INC		2016BOSC	231330	ICC REGISTRATION-OLIVER/BORING	\$650.00
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$75.73
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$228.07
DEVELOPMENT SERVICES TOTAL ****					\$14,938.02
Division:	302	REDEVELOPMENT			



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00024986	231542	HERB BRANCH LLC - REDEV PM DIN	\$127.39
		TXN00024995		SAGEPORT GRILLE - REDEV PM BRK	\$22.01
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$28.43
ROGER BROOKS INTERNATIONAL, INC		13686	231349	WATERFRONT CONSULTING SVCS	\$9,850.00
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	(\$15.20)
REDEVELOPMENT TOTAL ****					\$10,012.63
Division:	303	LIBRARY			
A DIFFERENT SHADE		1577	231538	WINDOW FROSTING	\$188.15
BANK OF AMERICA		TXN00024942	231542	TRI-CITY HERALD	\$177.80
		TXN00024958		MEETING SUPPLIES	\$41.54
		TXN00024960		REGISTRATION LCK TRP# 16-006	\$245.00
		TXN00024974		INFOGROUP DATABASE	\$1,729.00
		TXN00024978		VALUE LINE DATABASE	\$4,900.00
		TXN00024993		TUMBLEBOOKS DATABASE	\$898.00
		TXN00025010		OFFICE SUPPLIES	\$277.23
		TXN00025011		BOOKPAGE	\$720.00
		TXN00025044		BOARD MTG REFRESHMENTS	\$48.41
		TXN00025077		INGRAM BOOKS	\$197.52
		TXN00025078		PAPER	\$114.56
		TXN00025081		RECORDED BOOKS ZINIO	\$3,740.00
		TXN00025082		RECORDED BOOKS DVD	\$542.16
		TXN00025087		RECORDED BOOKS	\$1,216.32
		TXN00025099		OFFICE & BADGE SUPPLIES	\$129.73
		TXN00025113		PAPER - PUBLIC COPIERS	\$369.13
		TXN00025116		INK CARTRIDGES	\$254.09
		TXN00025122		INGRAM BOOKS	\$17.85
		TXN00025124		INGRAM BOOKS	\$679.46
		TXN00025138		INGRAM BOOKS	\$64.46
		TXN00025162		INGRAM BOOKS	\$28.71
		TXN00025204		INGRAM BOOKS	\$1,982.23
		TXN00025210		INGRAM BOOKS	\$18.90
		TXN00025221		WAL-MART #3261 - RAC	\$23.25
		TXN00025241		INGRAM BOOKS	\$1,258.77
		TXN00025243		INGRAM BOOKS	\$24.48
		TXN00025244		INGRAM BOOKS	\$124.49
		TXN00025249		INGRAM BOOKS	\$325.07
		TXN00025251		BADGE SUPPLIES	\$19.32
		TXN00025265		INGRAM BOOKS	\$309.35
		TXN00025268		BADGE SUPPLIES	\$19.32
		TXN00025273		BADGE SUPPLIES	\$20.30
		TXN00025282		OVERDRIVE EBOOKS	\$1,027.03



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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025296	231542	INGRAM BOOKS	\$197.94
		TXN00025308		INGRAM BOOKS	\$269.80
		TXN00025321		INGRAM BOOKS	\$47.46
		TXN00025336		CHAIR TIPS	\$73.80
		TXN00025343		INGRAM BOOKS	\$168.60
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$3,273.10
OCLC INC		0000444923	231501	CATALOGING SRVCS - JAN	\$970.91
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$374.74
RECORDED BOOKS LLC		75271371	231344	SUBSCRIPTION 01/01/16-12/31/16	\$7,072.46
WASHINGTON LIBRARY ASSOCIATION		1127631	231529	WLA CONFERENCE REGISTRATION BH	\$290.00
LIBRARY TOTAL ****					\$34,470.44
Division:	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00024928	231542	LMP DAVERAMSEY LAMPOGR - LEADE	\$83.99
		TXN00025023		APA-MEMBERSHIP ONLINE - Purcha	\$613.00
		TXN00025035		SKILLPATH NATIONAL - SEMINAR P	\$149.00
		TXN00025255		SUBWAY - meeting lunch	\$39.58
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$823.22
PARKS & RECREATION ADMIN TOTAL ****					\$1,708.79
Division:	331	PARKS & REC - RECREATION			
ATOMIC SCREENPRINT & EMBROIDERY		13656	231437	YOUTH BASEBALL T-SHIRTS	\$168.82
BANK OF AMERICA		TXN00024948	231542	PRINTER TONER	\$131.45
				STAPLES - Purchase	\$96.92
		TXN00025028		NATIONAL RECREATION & - MEMBER	\$425.00
		TXN00025165		WAL-MART - Soap for RCC	\$11.37
		TXN00025173		STAPLES - office supplies	\$92.14
		TXN00025181		Star Fish Aquatics - Swim Prog	\$907.95
		TXN00025195		C&C SMART FOOD - Mr BUunny	\$9.38
		TXN00025219		ISSUU - E-Activity Guide	\$228.00
		TXN00025227		HOTEL RESERVATIONS - Purchase	\$414.52
		TXN00025239		URM CASH AND CARRY - Mr Bunny	\$29.94
		TXN00025245		AMAZON MKTPLACE PMTS - bulbs f	\$58.07
		TXN00025288		NATIONAL COUNCIL STRENGH - Pur	\$399.63
		TXN00025331		NET INC - Mr Bunny Eggs	\$240.00
CITY OF PASCO		122015	231279	CO-SPONSORED EVENTS RECONCILE	\$159.19
COLUMBIA KAYAK ADVENTURES LLC		SUMMER 2015	231460	KAYAK CLASSES-SUMMER 2015	\$1,015.00
MID COLUMBIA ENGINEERING INC	P054820	ST008092	231324	RP3 - GENERAL EDUCATION	\$440.44
MILESTONES ATHLETIC SUPPLY INC		83913	231325	ICE PACKS/WHISTLES/BASKETBALLS	\$220.46
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$13.71
RICHLAND ACE HARDWARE		49649	231511	FIRST AID KIT/EXT CORD	\$33.63
		49668		PUMP AND NEEDLE	\$15.71



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		49673	231511	PIPES	\$4.97
TALENT WISE INC		94027513	231521	BACKGROUND CHECKS	\$98.00
WHITE LOTUS ENTERPRISES		DECEMBER 2015	231536	KARATE INSTRUCTOR-JAN 2015	\$83.55
PARKS & REC - RECREATION TOTAL ****					\$5,297.85
Division:	335	PARKS & REC - PARKS&FACILITIES			
AQUATIC SPECIALTY SERVICES INC	S016728	10214	231432	PH (PHENOL RED) AP130 6.8-8.4	\$151.12
	S016728			TEST TUBE/5 10 mL GLASS PT595/	\$39.67
	S016728			FREIGHT	\$56.47
	S016728			DPD#1 CHLORINE FREE/5 (250 TES	\$90.67
	S016728			DPD#3 CHLORINE DPD#3 AP031/1	\$90.67
	S016728			PULSAR CHLORINE BRIQUETTES, 10	\$8,270.98
ASBESTOS AND MOLD SOLUTIONS INC		1068	231434	AIR SAMPLE TEST/HEPA VACUUMING	\$575.07
ATOMIC SCREENPRINT & EMBROIDERY		13667	231437	YOUTH BASEBALL SHIRTS	\$65.05
BANK OF AMERICA		TXN00024913	231542	GRIGGS ACE HARDWARE - Purchase	\$17.37
		TXN00024915		KIE SUPPLY- IRRIGATI - flags	\$10.90
		TXN00024917		THE HOME DEPOT #4746 - lock	\$23.86
		TXN00024928		LMP DAVERAMSEY LAMPOGR - LEADE	\$83.99
		TXN00024932		G AND R AG PRODUCTS INC - Purc	\$38.28
		TXN00024933		G AND R AG PRODUCTS INC - Purc	\$20.22
		TXN00024940		MILLER PAINT KENNEWICK - paint	\$119.16
		TXN00024945		GRIGGS ACE HARDWARE - Purchase	\$32.10
		TXN00024952		GRIGGS ACE HARDWARE - tile gro	\$28.20
		TXN00024955		THE HOME DEPOT #4746 - deadlat	\$32.84
		TXN00024957		STEEBERS LOCK SERVICE - lock	\$194.18
		TXN00024963		SUPPLYHOUSE.COM - Purchase	\$242.63
		TXN00024968		AMAZON MKTPLACE PMTS - paint	\$137.89
		TXN00024969		GRIGGS ACE HARDWARE - Purchase	\$17.37
		TXN00024977		ACE HARDWARE - equip. repair	\$26.88
		TXN00024996		ACE HARDWARE - fasteners	\$14.15
		TXN00024997		ACE HARDWARE - equip repair	\$22.77
		TXN00024998		WSU PESTICIDE EDUCATION - Purc	\$720.00
		TXN00024999		SHERWIN WILLIAMS #8461 - paint	\$19.42
		TXN00025002		HARBOR FREIGHT TOOLS - 14 gaug	\$51.03
		TXN00025004		GOTOCITRIX.COM - meeting softw	\$20.64
		TXN00025008		NOR NORTHERN TOOL - Purchase	\$238.99
		TXN00025017		YAKIMA WORKER CARE PLLC - Purc	\$100.00
		TXN00025020		HARBOR FREIGHT TOOLS 49 - drye	\$190.02
		TXN00025021		HARBOR FREIGHT TOOLS 49 - safe	\$26.03
		TXN00025029		GRIGGS ACE HARDWARE - Purchase	\$31.26
		TXN00025032		EWING IRRIGATION PRD#181 - QCV	\$59.95
		TXN00025038		SKILLPATH NATIONAL - SEMINAR S	\$149.00



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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025040	231542	LOWES #00249 - Purchase	\$766.35
		TXN00025041		GRIGGS ACE HARDWARE - Purchase	\$26.04
		TXN00025042		GRIGGS ACE HARDWARE - Purchase	\$26.02
		TXN00025043		GRIGGS ACE HARDWARE -blade, bu	\$19.53
		TXN00025045		STAPLES DIRECT - Purchase	\$153.12
		TXN00025049		GRIGGS ACE HARDWARE - fastener	\$22.05
		TXN00025053		GRIGGS ACE HARDWARE - paint, s	\$36.10
		TXN00025055		DENNY'S #6694 - Purchase	\$11.00
		TXN00025056		THE HOME DEPOT #4746 - couple	\$11.45
		TXN00025058		ACE HARDWARE - masking tape	\$10.85
		TXN00025061		HARBOR FREIGHT TOOLS 49 - equi	\$26.43
		TXN00025062		HARBOR FREIGHT TOOLS 49 - ratc	\$14.11
		TXN00025063		GRIGGS ACE HARDWARE - liner, p	\$29.06
		TXN00025066		THE HOME DEPOT #4746 - Torch	\$182.96
		TXN00025067		GRIGGS ACE HARDWARE - glue, mo	\$37.74
		TXN00025071		MILLER PAINT KENNEWICK - paint	\$130.37
		TXN00025076		NOR NORTHERN TOOL - Purchase	\$179.00
		TXN00025085		PARTS TOWN, LLC - Purchase	\$228.76
		TXN00025100		GRIGGS ACE HARDWARE - light bu	\$29.28
		TXN00025109		THE HOME DEPOT #4746 - hex nut	\$74.25
		TXN00025128		IN RENOV PARTS, INC - Purcha	\$135.19
		TXN00025129		THE HOME DEPOT #4746 - alum. t	\$26.66
		TXN00025137		AMAZON/HOSE REEL	\$79.16
		TXN00025143		ACE HARDWARE - tie down ratc	\$24.97
		TXN00025145		THE HOME DEPOT #4746 - Purcha	\$31.49
		TXN00025154		CRAFTSMAN CABINETS FLOOR - Pur	\$220.00
		TXN00025156		THE HOME DEPOT #4746 - bit, nu	\$82.17
		TXN00025160		GRIGGS ACE HARDWARE - adhesive	\$20.57
		TXN00025161		GRIGGS ACE HARDWARE - texture	\$104.54
		TXN00025178		THE HOME DEPOT #4746 - lumber	\$41.40
		TXN00025191		GRIGGS ACE HARDWARE - roller,	\$79.20
		TXN00025197		SHERWIN WILLIAMS #8461 - paint	\$132.64
		TXN00025214		STAPLES DIRECT - Purchase	\$67.62
		TXN00025226		WATCHDOGGOO - Purchase	\$148.77
		TXN00025231		GRIGGS ACE HARDWARE - drill bi	\$14.76
		TXN00025246		THE HOME DEPOT #4746 - lumber	\$18.08
		TXN00025254		BUILDERS HARDWARE AND SUP - Pu	\$188.53
		TXN00025258		GRIGGS ACE HARDWARE - Purchase	\$2.16
		TXN00025302		LOWES #00249 - sheetrock, dryw	\$115.27
		TXN00025311		GRIGGS ACE HARDWARE - Purchase	\$6.43
		TXN00025314		GRIGGS ACE HARDWARE - cement,	\$27.12



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025316	231542	GRIGGS ACE HARDWARE - irrigati	\$25.27
		TXN00025318		TRI CITY LUMBER CO - lumber	\$55.51
		TXN00025324		LOWES #00249 -floor patch, pai	\$377.85
		TXN00025326		ACE HARDWARE - Purchase	\$30.30
		TXN00025333		GRIGGS ACE HARDWARE - drywall,	\$27.65
		TXN00025345		G AND R AG PRODUCTS INC - Purc	\$131.95
		TXN00025350		NORTHERN TOOL/GENERATOR	\$1,926.19
		TXN00025352		GRIGGS ACE HARDWARE - irrigati	\$45.44
BENJAMIN'S CARPET ONE	CG602593		231440	TAYLOR 2027 PRESSURE SENS ADH	\$124.89
BOYD'S TREE SERVICE LLC	4370		231451	RETAINAGE 2015	\$1,069.91
CASCADE NATURAL GAS CORP	01/16-51897100007		231453	NAT GAS 1005 SWIFT 12/16-01/19	\$10.85
	01/16-73638100005			NAT GAS 500 AMON 12/17-01/19	\$2,844.33
	01/16-75997100005			NAT GAS 871 GW WAY 12/17-01/19	\$1,512.25
	01/16-96738100005		231274	NAT GAS 505 SWIFT 12/17-01/19	\$3,015.38
CITY OF RICHLAND	01/2016 JAN		231457	CITY UTILITY BILLS/JAN 2016	\$145.29
				CITY UTILITY BILLS/JAN 2016	\$156.31
				CITY UTILITY BILLS/JAN 2016	\$140.97
				CITY UTILITY BILLS/JAN 2016	\$230.03
				CITY UTILITY BILLS/JAN 2016	\$152.44
				CITY UTILITY BILLS/JAN 2016	\$229.51
				CITY UTILITY BILLS/JAN 2016	\$160.90
				CITY UTILITY BILLS/JAN 2016	\$206.85
				CITY UTILITY BILLS/JAN 2016	\$164.42
				CITY UTILITY BILLS/JAN 2016	\$221.10
				CITY UTILITY BILLS/JAN 2016	\$221.75
				CITY UTILITY BILLS/JAN 2016	\$192.90
				CITY UTILITY BILLS/JAN 2016	\$223.94
				CITY UTILITY BILLS/JAN 2016	\$201.95
				CITY UTILITY BILLS/JAN 2016	\$121.20
				CITY UTILITY BILLS/JAN 2016	\$1,248.94
				CITY UTILITY BILLS/JAN 2016	\$913.14
				CITY UTILITY BILLS/JAN 2016	\$914.47
				CITY UTILITY BILLS/JAN 2016	\$1,006.18
				CITY UTILITY BILLS/JAN 2016	\$1,050.73
				CITY UTILITY BILLS/JAN 2016	\$1,084.86
				CITY UTILITY BILLS/JAN 2016	\$1,090.55
				CITY UTILITY BILLS/JAN 2016	\$746.96
				CITY UTILITY BILLS/JAN 2016	\$1,163.85
				CITY UTILITY BILLS/JAN 2016	\$599.04
				CITY UTILITY BILLS/JAN 2016	\$1,338.71
				CITY UTILITY BILLS/JAN 2016	\$1,407.85



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VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$1,440.27
				CITY UTILITY BILLS/JAN 2016	\$1,738.94
				CITY UTILITY BILLS/JAN 2016	\$2,120.72
				CITY UTILITY BILLS/JAN 2016	\$2,974.69
				CITY UTILITY BILLS/JAN 2016	\$1,107.69
				CITY UTILITY BILLS/JAN 2016	\$380.90
				CITY UTILITY BILLS/JAN 2016	\$251.27
				CITY UTILITY BILLS/JAN 2016	\$271.44
				CITY UTILITY BILLS/JAN 2016	\$297.67
				CITY UTILITY BILLS/JAN 2016	\$299.56
				CITY UTILITY BILLS/JAN 2016	\$340.24
				CITY UTILITY BILLS/JAN 2016	\$356.59
				CITY UTILITY BILLS/JAN 2016	\$900.58
				CITY UTILITY BILLS/JAN 2016	\$376.20
				CITY UTILITY BILLS/JAN 2016	\$681.82
				CITY UTILITY BILLS/JAN 2016	\$381.96
				CITY UTILITY BILLS/JAN 2016	\$388.13
				CITY UTILITY BILLS/JAN 2016	\$445.71
				CITY UTILITY BILLS/JAN 2016	\$466.13
				CITY UTILITY BILLS/JAN 2016	\$552.98
				CITY UTILITY BILLS/JAN 2016	\$577.57
				CITY UTILITY BILLS/JAN 2016	\$243.72
				CITY UTILITY BILLS/JAN 2016	\$370.68
				CITY UTILITY BILLS/JAN 2016	\$41.33
				CITY UTILITY BILLS/JAN 2016	\$29.82
				CITY UTILITY BILLS/JAN 2016	\$30.40
				CITY UTILITY BILLS/JAN 2016	\$31.83
				CITY UTILITY BILLS/JAN 2016	\$33.57
				CITY UTILITY BILLS/JAN 2016	\$33.90
				CITY UTILITY BILLS/JAN 2016	\$35.74
				CITY UTILITY BILLS/JAN 2016	\$69.80
				CITY UTILITY BILLS/JAN 2016	\$37.64
				CITY UTILITY BILLS/JAN 2016	\$28.94
				CITY UTILITY BILLS/JAN 2016	\$46.65
				CITY UTILITY BILLS/JAN 2016	\$47.58
				CITY UTILITY BILLS/JAN 2016	\$48.03
				CITY UTILITY BILLS/JAN 2016	\$49.11
				CITY UTILITY BILLS/JAN 2016	\$58.86
				CITY UTILITY BILLS/JAN 2016	\$60.83
				CITY UTILITY BILLS/JAN 2016	\$68.02
				CITY UTILITY BILLS/JAN 2016	\$37.16



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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$19.70
				CITY UTILITY BILLS/JAN 2016	\$163.73
				CITY UTILITY BILLS/JAN 2016	\$118.78
				CITY UTILITY BILLS/JAN 2016	(\$1,512.04)
				CITY UTILITY BILLS/JAN 2016	(\$28.10)
				CITY UTILITY BILLS/JAN 2016	\$7.34
				CITY UTILITY BILLS/JAN 2016	\$10.29
				CITY UTILITY BILLS/JAN 2016	\$10.71
				CITY UTILITY BILLS/JAN 2016	\$29.07
				CITY UTILITY BILLS/JAN 2016	\$19.60
				CITY UTILITY BILLS/JAN 2016	\$28.95
				CITY UTILITY BILLS/JAN 2016	\$20.10
				CITY UTILITY BILLS/JAN 2016	\$22.13
				CITY UTILITY BILLS/JAN 2016	\$24.15
				CITY UTILITY BILLS/JAN 2016	\$26.23
				CITY UTILITY BILLS/JAN 2016	\$26.55
				CITY UTILITY BILLS/JAN 2016	\$28.69
				CITY UTILITY BILLS/JAN 2016	\$32.94
				CITY UTILITY BILLS/JAN 2016	\$16.66
				CITY UTILITY BILLS/JAN 2016	\$71.24
				CITY UTILITY BILLS/JAN 2016	\$114.54
				CITY UTILITY BILLS/JAN 2016	\$88.75
				CITY UTILITY BILLS/JAN 2016	\$104.90
				CITY UTILITY BILLS/JAN 2016	\$75.17
				CITY UTILITY BILLS/JAN 2016	\$95.00
				CITY UTILITY BILLS/JAN 2016	\$105.85
				CITY UTILITY BILLS/JAN 2016	\$89.74
				CITY UTILITY BILLS/JAN 2016	\$95.43
				CITY UTILITY BILLS/JAN 2016	\$83.14
				CITY UTILITY BILLS/JAN 2016	\$109.51
				CITY UTILITY BILLS/JAN 2016	\$100.98
				CITY UTILITY BILLS/JAN 2016	\$102.51
				CITY UTILITY BILLS/JAN 2016	\$89.37
				CITY UTILITY BILLS/JAN 2016	\$72.57
COMPLETE CLEANING SYSTEMS		71687	231462	MACHINE SCRUB WAREHOUSE	\$175.00
DIVERSIFIED INSPECTIONS	P055913	259007	231293	SAFETY INSPECTION- TELECT HIGH	\$350.00
FARMERS EXCHANGE		53450	231468	CHAINSAW	\$260.63
HERTZ EQUIPMENT RENTAL CORP		28437516-001	231312	GENERATOR RENTAL	\$65.16
		28445995-001	231587	GENERATOR RENTAL	\$280.16
KELLER SUPPLY COMPANY		S009020040.001	231488	3/4 RLF VLV	\$47.33
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		55058	231489	FLUSH VALVE	\$96.08



City Of Richland

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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		55500	231318	COVER/FAUCET/VALVE	\$614.87
		56386		PLUMBING SUPPLIES	\$19.43
MILESTONES ATHLETIC SUPPLY INC		83956	231602	SCHUTT DOUBLE ANCHOR	\$41.27
MOON SECURITY SERVICES INC		804599	231497	BASIC FIRE MONITORING CREST	\$50.00
		806084	231328	BASIC FIRE MONITORING	\$297.00
PAINTMASTER SERVICES INC	P054636	P054636 RETAINAGE	231335	PAINT EXTERIOR OF SHOPS BUILDI	\$2,693.34
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$1.64
PRINGLES POWER VAC		202418	231342	CLEAN EXH HOODS IN RCC KITCHEN	\$380.10
REXEL INC DBA		I233337	231346	LIGHTS-BRA M21-125-C-342	\$48.32
RICHLAND ACE HARDWARE		049690	231606	RSTP SPRAY	\$37.93
		210720	231347	HINGE/FLAP	\$48.80
		210781	231511	GLUE	\$6.51
		49529	231347	RULE TAPE	\$21.71
		49542		BRUSH ACID/ELBOW	\$22.93
		49557		FILE-3 PK	\$8.15
		49597	231511	CAULK	\$9.75
		49620		DRILL BIT	\$30.36
		49667	231606	SPRAY PAINT/SCREW	\$11.15
		49689		SPRAY PAINT	\$16.27
SHANNON & WILSON INC	P056082	7950	231515	CONSULTANT AGREEMENT FOR WELL	\$1,123.97
SOFTWARE ONE INC	P056142	US-PSI-453132	231516	PROJECT STANDARD NO 076-05702	\$791.30
STONEWAY ELECTRIC SUPPLY		S101494530.001	231354	PHILLIPS METAL LAMP	\$82.23
		S101495348.001		CREE LED A19 FLOW LAMP	\$95.64
THE DRAIN SURGEON		34188	231355	SNAKED MAIN LINE-COL PT	\$257.38
		34273	231613	SNAKED MAIN LINE-CITY SHOPS	\$173.76
THERMAL SUPPLY INC		01856	231614	NU PLUS CARTIDGE	\$177.34
TIMKEN MOTOR AND CRANE SERVICES LLC DBA		14582	231356	PUMP-PART 25560396	\$260.64
TWIN CITY METALS INC		91657	231363	STEEL TUBE	\$6.62
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$68,944.26
Division:	338	PARKS & REC - PROJECT ADMIN			
ABADAN INC		ARIN061063	231258	2 ROLLS PLOTTER PAPER	\$119.68
		ARIN061207	231539	36x300 HP PERF 3R14119	\$239.35
BANK OF AMERICA		TXN00025264	231542	STAPLES - PAPER	\$53.16
ECOGRAFX INC		9951	231294	IRRIGATION F/X LICENSE RENEWAL	\$450.00
PARKS & REC - PROJECT ADMIN TOTAL ****					\$862.19
Division:	900	NON-DEPARTMENTAL			
DEPARTMENT OF HUMAN SERVICES		4TH QTR 2015	231465	4TH QTR LIQUOR TAXES & PROFITS	\$3,406.47
HANDWORKS NORTHWEST PLLC		C59-15/CIP15-001	231478	COMMERCIAL IMPRVMT PROG REIMB	\$10,000.00
NORTHWEST PUBLIC RADIO		62426	231332	NW PUBLIC TV TRSM NOV	\$275.00
		62707		NW PUBLIC TV TRSM DEC	\$390.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$80.20
STATE AUDITOR'S OFFICE		L112561	231609	AUDIT SERVICES-JAN 2016	\$22,669.63
WASHINGTON CITIES INSURANCE AUTHORITY		JAN 2016	231371	WCIA CLAIMS PAID-JAN 2016	\$4,859.10
				WCIA CLAIMS PAID-JAN 2016	\$1,684.00
NON-DEPARTMENTAL TOTAL ****					\$43,364.40
GENERAL FUND Total ***					\$605,785.70
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
3M	S016708	TP77345	231256	ELECTROCUT GRAPHIC VINYL, 7725	\$488.70
	S016708	TP77346	231425	ELECTROCUT GRAPHIC VINYL, 7725	\$586.44
ADRIAN, MIKE		2016 PESTICIDE	231259	2016 PESTICIDE TEST/LIC FEES	\$58.00
AMERICAN ROCK PRODUCTS INC	P056228	258704	231261	5-SACK CONCRETE MIX, 3/4 AGGRE	\$188.96
	P056228			ENVIRONMENTAL FEE, INV #258704	\$2.17
	P056228			1=N.C.A.= M.B.-534 PRIMARY	\$15.20
	P056228			CONTRACTOR STANDBY TIME	\$43.44
AMERICAN TRAFFIC SAFETY MATERIALS INC	S016709	79684	231262	GREEN EC FILM, 18" X 50YD ROLL	\$288.00
	S016709			BLUE EC FILM, 36" X 50YD, ITEM	\$576.00
	S016709			GREEN EC FILM, 30" X 50YD, ITE	\$960.00
	S016709			GREEN EC FILM, 36" X 50YD, ITE	\$1,152.00
BANK OF AMERICA		TXN00025064	231542	OEM OPTIC/FIBER GBIC'S	\$710.20
		TXN00025115		HARBOR FREIGHT/UTILITY TIRE	\$30.38
		TXN00025264		STAPLES - PAPER	\$26.57
		TXN00025346		WSU PESTICIDE - BIRD, RENZ, AD	\$540.00
BC SALES CO INC		363329	231265	BOOTS - BIRD	\$162.85
		B363424	231439	WORK BOOTS-ADRIAN	\$150.00
BENTON FRANKLIN COUNCIL OF GOVERNMENTS		2016-8	231447	2016 BFCG MEMBER ASSESSMENT	\$20,600.00
BENTON PUD		01/16-72866300000	231448	WYE LIGHTS-BADGER REPEATER	\$53.45
BIRD, JIM		2016 PESTICIDE	231270	2016 PESTICIDE TEST/LIC FEES	\$58.00
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$983.85
				CITY UTILITY BILLS/JAN 2016	\$149.75
DIVERSIFIED INSPECTIONS	P055913	259007	231293	SAFETY INSPECTION- VERSALIFT	\$350.00
ECONOLITE CONTROL PRODUCTS INC	S016634	125266	231295	REPAIR ON AUTO SCOPE TIPS #D26	\$0.01
	S016634			SHIPPING	\$8.98
	S016634			REPAIR OF AUTO SCOPE TIP #5070	\$217.20
	S016634			ADJUST FOR TAX	(\$0.01)
RENTZ, JOE		2016 PESTICIDE	231345	2016 PESTICIDE TEST/LIC FEES	\$58.00
RICHLAND ACE HARDWARE		49575	231347	HEX SOCKETS	\$21.71
TOTEM PACIFIC CORP	S016743	70618	231358	35.88 TONS SALT INVOICE #70618	\$3,112.96
	S016743	70619		35.62 TONS SALT INVOICE #70619	\$3,090.41
	S016743	70620		36.32 TONS SALT INVOICE #70620	\$3,151.14



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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TOTEM PACIFIC CORP	S016743	70621	231358	35.39 TONS SALT INVOICE #70621	\$3,070.46
	S016743	70623		35.32 TONS SALT INVOICE #70623	\$3,064.38
TRAFFIC SAFETY SUPPLY CO INC	S016723	108336	231523	FREIGHT CHARGE	\$430.36
	S016723			30' PREMARK THERMAL TAPE, WHIT	\$10,727.94
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$60.72
WESTERN SYSTEMS INC	P056122	0000029125	231535	LED 16" ORANGE/WHITE PEDESTRIA	\$379.23
	P056122			PED SIGNAL 16" 1 SEC ALUMINUM	\$195.48
	P056122			PED SIGNAL 16" 1 SEC ALUMINUM	\$195.48
	P056122			SHIPPING	\$27.06
	P056122			ADJUST FOR TAX	\$0.01
STREETS MAINTENANCE TOTAL ****					\$55,985.48
CITY STREETS Total ***					\$55,985.48
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
BANK OF AMERICA		TXN00025127	231542	CHEESE LOUISE - EDO INTERVIEW	\$12.98
		TXN00025139		CHEESE LOUISE - EDO MGR PANE L	\$57.34
		TXN00025146		ANTHONY'S AT COLUMBIA PT - EDO	\$167.94
		TXN00025263		ISLA BONITA - LUNCH MTG JENSEN	\$26.87
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$237.97
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$0.49
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$33.93
ECONOMIC DEVELOPMENT TOTAL ****					\$537.52
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$86.26
HENDERSON & ASSOCIATES INC		20160112/20160113	231481	MANSFIELD/SWIFT/JADWIN APPRSL	\$2,900.00
PERMIT SURVEYING INC		15118-2	231504	LOGSTON RD SURVEY	\$990.00
				LOGSTON RD SURVEY	\$1,130.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$5,106.26
INDUSTRIAL DEVELOPMENT FUND Total ***					\$5,643.78
FUND 117	CRIMINAL JUSTICE SALES TAX				
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00025088	231542	HAVIS INC - DOCKING STATION	\$199.00
		TXN00025193		BEST BUY -BLUETOOTH BUNDLES/M	\$705.81
		TXN00025202		WAL MART- PREPAY PHONE	\$157.38
		TXN00025238		HAVIS- INVOICE NOT CORRECT	(\$199.00)
		TXN00025359		HAVIS-DIAGNOSTIC FEE	\$38.01
CDW GOVERNMENT INC		BLM9769	231275	HAVIS DEVMT DOC STATION F110	\$605.10



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CJST POLICE ACTIVITY TOTAL ****					\$1,506.30
CRIMINAL JUSTICE SALES TAX Total ***					\$1,506.30
FUND 150	HOTEL/MOTEL FUND				
Division:	307	HOTEL/MOTEL TAX			
TRI CITIES VISITOR & CONVENTION BUREAU		154664	231618	TCVCB MONTHLY DUES-JAN'16	\$16,850.53
HOTEL/MOTEL TAX TOTAL ****					\$16,850.53
HOTEL/MOTEL FUND Total ***					\$16,850.53
FUND 151	SPECIAL LODGING ASSESSMENT				
Division:	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		JAN 2016	231618	SPECIAL LODGING ACCESS JAN'16	\$32,449.69
TOURISM PROMOTION AREA TOTAL ****					\$32,449.69
SPECIAL LODGING ASSESSMENT Total ***					\$32,449.69
FUND 153	COMMUNITY DEV BLOCK GRANT				
Division:	000				
US DEPARTMENT OF HUD		2015 RLF INTEREST	231365	2015 CDBG INTEREST EARNINGS	\$1,143.54
UNASSIGNED TOTAL ****					\$1,143.54
COMMUNITY DEV BLOCK GRANT Total ***					\$1,143.54
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	402	ARTERIAL STREETS			
AMERICAN ROCK PRODUCTS INC	P056228	258468	231261	5-1/2 SACK CONCRETE MIX, 3/4	\$390.96
	P056228			ENVIRONMENTAL FEE, INV #258468	\$4.34
	P056228			HOT WATER, INV #258468 1/12/16	\$8.69
	P056228			3/8" X 3-1/2" X 10' MASTIC PRI	\$48.87
	P056228			1=N.C.A.= M.B.-534 PRIMARY	\$30.41
	P056228	258704		1=N.C.A.= M.B.-534 PRIMARY	\$22.81
	P056228			ENVIRONMENTAL FEE, INV #258704	\$3.26
	P056228			CONTRACTOR STANDBY TIME	\$65.16
	P056228			5-SACK CONCRETE MIX, 3/4 AGGRE	\$283.45
	P056228	258831		1=N.C.A.= M.B.-534 PRIMARY	\$15.20
	P056228			ENVIRONMENTAL FEE, INV #258831	\$2.17
	P056228			TAX ADJUSTMENT	\$0.01
	P056228			5-SACK CONCRETE MIX, 3/4 AGGRE	\$188.96
	P056228			HOT WATER, INV #258831 1/15/16	\$4.34
	P056228	258957		1=N.C.A.= M.B.-534 PRIMARY	\$22.81
	P056228			UNDER 4 YD ORDER CHARGE MIN LO	\$108.60
	P056228			5-1/2 SACK CONCRETE MIX, 3/4	\$293.22



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC	P056228	258957	231261	TAX ADJUSTMENT	(\$0.01)
	P056228			ENVIRONMENTAL FEE, INV #258957	\$3.26
	P056228	259462		HOT WATER, INV #259462 1/25/16	\$17.38
	P056228			3/8" X 3-1/2" X 10' MASTIC PRI	\$48.87
	P056228			ENVIRONMENTAL FEE, INV #259462	\$8.69
	P056228			1=N.C.A.= M.B.-534, PRIMARY	\$60.82
	P056228			ADJUST TAX	(\$0.01)
	P056228			5-1/2 SACK CONCRETE MIX, 3/4	\$781.92
SMEDLEY, STEVE		012716	231607	SIDE WALK REPAIR-512 GOETHALS	\$298.65
STONEWAY ELECTRIC SUPPLY		S101505069.001	231518	PED CONDUIT	\$9.95
		S101507539.001	231610	PED CONDUIT/PARTS	\$28.19
ARTERIAL STREETS TOTAL ****					\$2,750.97
STREETS CAPITAL CONSTRUCTION Total ***					\$2,750.97
FUND 317	FIRE STATION 74 CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00025123	231542	BRUTZMANS OFFICE SOLUTION - Pu	\$2,307.97
NON-DEPARTMENTAL TOTAL ****					\$2,307.97
FIRE STATION 74 CONSTRUCTION Total ***					\$2,307.97
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
3M	S016724	TP78408	231425	VINYL, DARK GREEN 36" X 50YD,	\$239.46
	S016724			VINYL, KELLY GREEN 30" X 50YD,	\$199.55
	S016724			ADJUST TAX	\$0.01
BANK OF AMERICA		TXN00024920	231542	GRIGGS ACE HARDWARE - Purchase	\$49.27
		TXN00024936		ACE HARDWARE - Purchase	\$9.76
		TXN00024973		ULINE SHIP SUPPLIES - mirror	\$89.70
		TXN00025070		HARBOR FREIGHT TOOLS 49 - dril	\$20.61
		TXN00025074		ACE HARDWARE - spray paint, ep	\$52.57
		TXN00025083		THE HOME DEPOT #4746 - paint,	\$263.60
		TXN00025106		GRIGGS ACE HARDWARE - Purchase	\$27.66
		TXN00025110		GRIGGS ACE HARDWARE - fastener	\$64.64
		TXN00025125		THE HOME DEPOT #4746 - Diablo	\$58.35
		TXN00025248		GRIGGS ACE HARDWARE - Purchase	\$70.30
		TXN00025280		GRIGGS ACE HARDWARE - Purchase	\$39.00
		TXN00025283		GRIGGS ACE HARDWARE - Purchase	\$11.25
		TXN00025284		GRIGGS ACE HARDWARE - Purchase	\$24.87
		TXN00025322		TOTAL ENERGY MANAGEMENT - Purc	\$55.39
DESIGN WEST ARCHITECTS	P054913	C19-15/PYMT 13	231466	DESIGN SERVICES FOR JOHN DAM P	\$500.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FAMILY FARMS DBA	P055599	R059058-A	231397	ADDITIONAL IRRIGATION REPAIRS	\$416.07
HARRINGTON'S TROPHIES		75015	231310	ENGRAVING-PARK BENCH PLATES	\$19.55
MONARCH MACHINE & TOOL CO INC		B181698	231327	BRACKETS-COL PLAYFIELD DUGOUT	\$109.44
RICHLAND ACE HARDWARE		49628	231511	FASTENERS	\$2.15
		49635		FELT ROOFING PAPER	\$49.93
TRI CITY LUMBER CO		10100459	231525	3 1/2 x 9 GLU-LAM	\$136.64
PARKS & REC PROJECTS TOTAL ****					\$2,509.77
PARK PROJECT CONSTRUCTION Total ***					\$2,509.77
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ANIXTER INC	P055948	3058456-00	231431	FUSE, S&C, SM4 80E AMP 14.4KV	\$4,520.80
	P055948	3058456-01		FUSE, S&C, SM4 150E AMP 14.4KV	\$4,520.80
	S016720	3107620-00		REDUCER/ADAPTER, UTILCO PTF	\$97.74
CARLSON SALES METERING SOLUTIONS LLC	S016615	CSM-2995-2	231272	METER, FRM 2S, 240V, CL320,1PH	\$6,151.10
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P055911	3627-554536	231286	PADLOCK EQUIPMENT FARGO GM-322	\$955.68
	P055911			COVER, CONNECTOR, UTILCO #CLL	\$102.43
GRAINGER	P056137	9003697274	231476	ADHESIVE 3M SUPER WEATHERSTRIP	\$65.29
NORTH COAST ELECTRIC COMPANY	P056138	S6965583.001	231500	CONDUIT, RIGID 1-1/2"PIPE 10FT	\$149.87
RETAIL ACQUISITION & DEVELOPMENT	S016689	25373849	231508	SHIPPING & HANDLING	\$2.00
	S016689			BATTERY, 3040mAH Li-ion 7.4V	\$720.00
WESCO DISTRIBUTION INC	P056014	666432	231373	INSULATED CAP, 600A, W/TEST PT	\$1,191.72
	P055470	667232		CONN,BRONZE,VISE RICHARDS VC10	\$785.72
TOTAL ****					\$19,263.15
Division:	501	BUSINESS SERVICES			
BANK OF AMERICA		TXN00024937	231542	STRBUCK-SUCCESS MTG RES EMPLY	\$48.71
		TXN00024946		SPUDNUT-SUCCESS MTG RES EMPLY	\$30.19
		TXN00025120		GOTOCITRIX-GOTOMTG MO FEE	\$20.64
		TXN00025264		STAPLES - PAPER	\$59.06
		TXN00025327		HOBBY-LOBBY-FRAMES	\$32.56
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$764.15
		16-010 LARKIN	231282	16-010 NRU MTGS/LARKIN/020216	\$541.92
		16-026 HAMMOND	231391	16-026 PPC HAMMOND 020316	\$298.36
		16-027 BOOTH	231282	16-027 NEMS MTGS/BOOTH/020216	\$541.92
EDGEMON, SANDI		16-011 EDGEMON	231467	16-011 PPC MTGS/PORTLAND	\$353.88
FEDERAL EXPRESS CORP		5-295-96048	231583	SHIPPING CHARGES-AGREEMENTS	\$13.51
HAMMOND, BOB		16-023 HAMMOND	231308	16-023 ENW/WCIA-HAMMOND-012716	\$194.52
		16-026-HAMMOND	231398	16-026 PPC HAMMOND 020316	\$151.33
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$36.12
UNITED PARCEL SERVICE	S016762	0000986641066	231364	GROUND PKG TO WEIDMANN DIAGNOS	\$4.34



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UNITED PARCEL SERVICE	S016762	0000986641066	231364	WEIGHT CORRECTION FOR PKG TO	\$0.35
	S016762			GROUND PKG TO SD MYERS FOR MPP	\$5.20
	S016762			GROUND PKG TO ITRON FOR MPP SH	\$7.97
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$76.79
BUSINESS SERVICES TOTAL ****					\$3,181.52
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00025101	231542	NEWEGG-HDMI to VGA VIDEO ADAPT	\$27.98
		TXN00025365		VARIDESK-WORK STATION-BIRCHER	\$495.00
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$114.92
ELECTRICAL ENGINEERING TOTAL ****					\$637.90
Division:	503	POWER OPERATIONS			
BANK OF AMERICA		TXN00024906	231542	NORTHERN TOOL/CREDIT FOR TOOLS	(\$272.00)
		TXN00024907		DENNY-CO F161090	\$52.85
		TXN00024941		BAN KN TAI REST - CO D516007	\$54.51
		TXN00025051		PLATT ELECTRIC/CUTTER BOLT 18"	\$270.63
		TXN00025224		WALMART-BT HEADSETS	\$108.51
BENTON PUD	P056121	01/16-5743127752	231268	PRE-NOTIFICATION SERVICES FOR	\$745.65
		01/16-72866300000	231448	WYE LIGHTS-BADGER REPEATER	\$18.49
	P056119	02/16 4419818251	231268	SAFETY TRAINING: JAN-APR, 2016	\$2,764.00
	P056121	02/16-5743127752		PRE-NOTIFICATION SERVICES FOR	\$1,531.98
BOYD'S TREE SERVICE LLC	P056239	4362	231451	TREE PRUNING SERVICE FROM	\$7,267.88
	P056239	4372		TREE PRUNING SERVICE FROM	\$7,267.88
	P056239	4380		TREE PRUNING SERVICE FROM	\$7,267.88
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$2,764.38
				CITY UTILITY BILLS/JAN 2016	\$87.99
		01/2016-1901	231576	#1901 DROP BOX DISP/HAULING	\$304.51
DIVERSIFIED INSPECTIONS	P055913	259007	231293	SAFETY INSPECTION- TELECT HIGH	\$350.00
	P055913			SAFETY INSPECTION- TELECT HIGH	\$350.00
	P055913			SAFETY INSPECTION- TELECT HIGH	\$350.00
	P055913			SAFETY INSPECTION- TELECT DIGG	\$350.00
	P055913			200 HOT STICK INSPECTIONS DUE	\$3,588.00
	P055913			SAFETY INSPECTION- RENTAL VEHI	\$350.00
	P055913			SAFETY INSPECTION- ALTEC TA-60	\$350.00
	P055913			SAFETY INSPECTION- ALTEC DIGGE	\$350.00
FASTENAL COMPANY		WARIC54505	231300	4-HOLE CRNR ANGLES	\$52.78
GENERAL PACIFIC INC	S016638	1250092	231305	PUPI DEADEND ASSEMBLIES PRODUC	\$1,538.10
GRAINGER	S016717	9933806136	231475	DIGGING BAR ITEM #21YM26	\$137.49
L&M TRUCK SALES INC		53116	231598	BUCKET RENTAL 01/17-02/16/16	\$3,103.65
ROWAND MACHINERY CO		186237	231513	CREDIT: JD 310SK	(\$2,443.50)
		187937		JOHN DEER 310J RENTAL	\$271.50



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ROWAND MACHINERY CO	S016734	195077	231513	RENTAL OF 50G MINI EXCAVATOR A	\$977.40
STONEMAN ELECTRIC SUPPLY		S101503145.001	231518	HPS BALAST	\$149.21
TACOMA SCREW PRODUCTS INC		22134772	231520	SOCKET SET/SCREW	\$2.12
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$321.63
POWER OPERATIONS TOTAL****					\$40,383.52
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00024938	231542	OFFICE DEPOT-NOTE PADS, LEAD	\$15.45
		TXN00025114		HI LINE UTILITY/XFMR SLING	\$43.70
		TXN00025338		WALMART-DISH SOAP	\$18.38
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$1,573.63
GRAINGER	S016717	9938382042	231475	ROUND SLING ITEM #3KN82	\$467.84
	S016717	9938382059		FUSE ITEM #6F351	\$141.91
	S016717	9939240934		ROUND SLING ITEM #4A770	\$173.45
	S016717	9939595402		ROUND SLING ITEM #3KN82	\$98.13
HARRINGTON'S TROPHIES		75071	231479	NAME TAGS/ENGRAVING	\$28.24
JIM'S PACIFIC GARAGES INC		X100018416	231314	TARP TIES/RATCHET/HOOK	\$171.65
SCHWEITZER ENGINEERING LABORATORIES INC	P056036	6055-595551	231350	Part number 0351S7XHD3H52X1 KE	\$46,362.43
	P056036			Part number 0351S7X3D3H52X1 KE	\$40,192.86
	P056036			Part number 0351S7X3D3H52X1 KE	\$20,096.43
	P056036			Part number 0351S7X3D3H52X1 KE	\$20,096.43
	P056036			Part number 0351S7X3D3H52X1 KE	\$16,077.14
	P056036			Part number 0351S7X3D3H52X1 KE	\$8,038.57
	P056036			Part number 0351S7XHD3H52X1 KE	\$4,214.77
	P056036			Part Number C668, USB extensio	\$130.32
	P056036	6055-595804	231514	Part number 0351S7X3D3H52X1 KE	\$4,019.29
	P056036			Part number 0351S7XHD3H52X1 KE	\$4,214.77
	P056036			Part Number C664, USB connecti	\$130.32
	P056036			TAX ADJUSTMENTNT	(\$0.01)
	P056039	6055-596400	231350	Spare relays Schweitzer SEL-35	\$12,057.86
	P056039	6055-697384	231514	SEL Part No. 9163X9205255	\$407.25
	P056039			SEL Part No. 9163X9205255	\$162.90
	P056039			SEL PART NO. 9163CNREFEE, Non-	\$1,943.94
	P056039			SEL Part No. 9163X9205255	\$814.50
	P056039			DRILLING TEMPLATE 1, PART	\$108.60
	P056039			SEL Part No. 9163X9205255	\$407.25
	P056039			DRILLING TEMPLATE 2, PART	\$108.60
	P056039			SEL Part No. 9163X9205255	\$407.25
STONEMAN ELECTRIC SUPPLY		S101502568.001	231518	ORANGE WIRE	\$23.76
		S101506749.001		1" MOUNTING HUB	\$64.16
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$229.04
SYSTEMS DIVISION TOTAL****					\$183,040.81



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 505 ENERGY POLICY MGMT					
A & R FESER INC		2337 MORENCY	231257	ES HOME REBATE-2337 MORENCY	\$1,000.00
BANK OF AMERICA		TXN00025014	231542	NEWEGG-PLANTRONIC WRLS HS	\$192.99
		TXN00025015		AMAZON -Plantronics EHS Cable	\$54.31
		TXN00025133		AMAZON MKTPLACE-PLANTRONICS EH	\$54.31
		TXN00025150		NEWEGG-PLANTRONICS HEADSET	\$192.99
BENTON COUNTY AUDITOR/WEATHERWISE	P056233	150100 LIEN	231443	F WHITE-RECORD LIEN; AC# 15010	\$73.00
	P056233	210560 RELEASE		K MORRIS-LIEN RELEASE; AC# 210	\$73.00
	P056233	241500 RELEASE		T HUMPHREYS-LIEN RELEASE; AC#	\$73.00
	P056233	292000 LIEN		N HAWKINS-RECORD LIEN; AC# 292	\$73.00
	P056233	30740 RELEASE		A MUAI-LIEN RELEASE; AC# 30740	\$73.00
	P056233	353500 RELEASE		J BOSTON-LIEN RELEASE; AC# 353	\$73.00
	P056233	402420 LIEN		M BANG-RECORD LIEN; AC# 402420	\$73.00
	P056233	621480 RELEASE		E WOODWARD-LIEN RELEASE; AC#	\$73.00
	P056233	651020 RELEASE		J CHENEY-LIEN RELEASE; AC# 651	\$73.00
	P056233	764020 RELEASE		D DENO-LIEN RELEASE; AC# 76402	\$73.00
	P056233	781140 LIEN		D MCCOY-RECORD LIEN; AC# 78114	\$73.00
BOB RHODES HEATING & A/C INC		85936	231450	417 SAILFISH CT-REBATE-HP	\$1,000.00
CHINOOK HEATING & AIR INC	P055892	25304	231278	EE LOAN: D RECORD, 309 CULLUM	\$9,217.97
		25887		128 ORCHARD CT-REBATE-HP	\$1,000.00
CITY OF RICHLAND		241280-WINDOWS	231283	2012 TRIPPE-REBATE-WINDOWS	\$191.40
		60240		309 CULLUM-REBATE-HP	\$1,000.00
DAYCO HEATING & AIR		42206	231290	300 COL PT #G125-REBATE-HP	\$1,000.00
		42228		300 COL PT #G125-REBATE-HP	\$1,000.00
		42237	231464	343 SANFORD-REBATE-HP	\$1,000.00
		44605	231290	122 CENTER BLVD-REBATE-HP	\$1,000.00
		46259	231579	1013 VAN GIESEN-REBATE-HP	\$1,000.00
	P056183	46261	231464	EE LOAN: C SKINNER, 1430 RIMRO	\$7,775.76
DELTA HEATING & COOLING INC		23992	231291	1606 JOHNSTON-REBATE-HP	\$1,000.00
		24068	231580	289 ADAIR-REBATE-HP	\$1,000.00
		24083		117 BREMMER-REBATE-HP	\$1,000.00
EFFICIENCY SOLUTIONS LLC	P056123	1-16	231296	COMMERCIAL ENERGY EFFICIENCY	\$5,082.50
GLASS NOOK INC		70574	231474	2450 CATALINA-REBATE-WINDOWS	\$156.00
PERFECTION GLASS	P055998	9939646112	231340	EE LOAN: M MAYNARD, 2012 TRIPP	\$2,339.34
		9939646175	231604	2308 FRANZ CT-REBATE-WINDOWS	\$154.64
		9939646229		2308 FRANZ CT-REBATE-WINDOWS	\$77.32
	P055956	9939646240	231340	EE LOAN: J HUTCHINSON, 102 OAK	\$5,410.50
TOTAL ENERGY MANAGEMENT INC		54662WWR	231616	1722 HUNT-REBATE-PTCS COMM	\$300.00
ENERGY POLICY MGMT TOTAL****					\$44,003.03
Division: 506 TECHNICAL SERVICES					



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00024904	231542	OFFICE DEP-MAGNETS	\$3.00
		TXN00024983		IMSA-JIM BLAIN MEMBRSH	\$75.00
		TXN00024987		IMSA-JS CARMONA MEMBRSH	\$75.00
		TXN00024989		IMSA-MIKE NEALEY MEMBRSH	\$75.00
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$1,283.63
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$134.49
TECHNICAL SERVICES TOTAL ****					\$1,646.12
ELECTRIC UTILITY FUND Total ***					\$292,156.05
FUND	402	WATER UTILITY FUND			
Division:	000				
BAKER CONSTRUCTION & DEVELOPMENT INC		15-01405	231438	REFUND HYDRANT METER #334	(\$30.00)
				REFUND HYDRANT METER #334	\$750.00
C2 POOLS		15-01728	231452	REFUND HYDRANT METER #340	\$750.00
				REFUND HYDRANT METER #340	(\$28.50)
				REFUND HYDRANT METER #340	(\$30.00)
HD SUPPLY WATERWORKS LTD	S016649	E875440	231399	BREAK FLANGE REPAIR KIT, 2500	\$447.37
PARKSON CORPORATION	P056038	C244-15/PYMT 1	231338	PYMT 1 RETAINAGE	(\$36,230.45)
UNASSIGNED TOTAL ****					(\$34,371.58)
Division:	410	WATER CAPITAL PROJECTS			
PARKSON CORPORATION	P056038	C244-15/PYMT 1	231338	WATER TREATMENT PLANT CHLORINA	\$786,925.44
REXEL INC DBA	S016721	I608965	231510	FREIGHT	\$24.67
	S016721			ETHERNET SWITCH, 5-PT 10/100T/	\$509.03
WATER CAPITAL PROJECTS TOTAL ****					\$787,459.14
Division:	412	WATER OPERATIONS			
BANK OF AMERICA		TXN00025102	231542	GREEN RIVER - TRAINING - ANDRE	\$300.00
		TXN00025118		GREEN RIVER - TRAINING - MASTE	\$300.00
		TXN00025131		GREEN RIVER - TRAINING - CLARK	\$300.00
		TXN00025213		SUBWAY - SAFETY AWARDS	\$40.00
BENTON RURAL ELECTRIC ASSOCIATION		01/16-38510	231449	KENNEDY BOOSTER STATION	\$2,027.43
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$34,381.81
HACH COMPANY	S016701	9766171	231477	REPAIR OF HACH DP3900	\$459.38
	S016701			FREIGHT	\$45.60
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$11.06
RICHLAND ACE HARDWARE		210753	231347	LACQUER THINNER	\$5.96
		210798	231606	DUPLICATE KEYS-2	\$5.41
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$124.19
XEROX CORPORATION		083007140	231537	W7225 BASE CHR/PRINTS-DEC	\$128.26
WATER OPERATIONS TOTAL ****					\$38,129.10
Division:	413	WATER MAINTENANCE			



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC	P056228	258467	231261	1 1/2" DRAIN ROCK, INV #258467	\$140.87
BANK OF AMERICA		TXN00024910	231542	AWWA.ORG - LETS TALK SAFETY BO	\$63.00
				AWWA ORG - SHIPPING	\$9.50
		TXN00024967		SUNWEST SPORTSWEAR - HATS	\$247.09
		TXN00024981		OFFICE DEPOT - INK CARTRIDGES	\$31.18
		TXN00024982		OFFICE DEPOT - OFFICE SUPPLIES	\$180.17
		TXN00024990		OFFICE DEPOT - FOLDERS	\$13.71
		TXN00025009		EREPLACEMENTPARTS/START BUTTON	\$43.69
		TXN00025013		USA BLUE BOOK - SHIPPING	\$20.24
				USA BLUE BOOK - DPD DISPENSERS	\$130.26
		TXN00025027		THE HOME DEPOT - MALLETS	\$65.14
		TXN00025031		LEDGLOBALSUPPLYINC - LED LIGHT	\$262.00
				LEDGLOBALSUPPLYING - SHIPPING	\$19.95
		TXN00025092		WEATHERTECH - SHIPPING	\$15.00
				WEATHERTECH - FLOOR MATTS #234	\$99.95
		TXN00025180		LEDGLOBAL - WOBBLE LIGHTS	\$1,649.50
		TXN00025183		BOBS BURGERS - SAFETY AWARD -	\$35.00
		TXN00025185		FAIRCHILD CINEMAS - SAFETY AWA	\$25.00
		TXN00025212		STERLING'S RESTAURANT - 15% TI	\$41.07
				STERLING'S RESTAURANT - SAFETY	\$273.79
		TXN00025215		PAYPAL - SHIPPING	\$5.00
				PAYPAL - WOBBLE LIGHT LENS	\$44.99
		TXN00025220		PAYPAL - WOBBLE LIGHT LENS	\$224.95
		TXN00025264		STAPLES - PAPER	\$11.82
		TXN00025281		LOWES - RESERVOIR MAT	\$27.13
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$37.16
				CITY UTILITY BILLS/JAN 2016	\$45.43
				CITY UTILITY BILLS/JAN 2016	\$902.01
				CITY UTILITY BILLS/JAN 2016	\$4.26
				CITY UTILITY BILLS/JAN 2016	\$69.39
				CITY UTILITY BILLS/JAN 2016	\$304.90
				CITY UTILITY BILLS/JAN 2016	\$48.27
GRAINGER	S016717	9931123682	231475	LINE V MECHANICAL ITEM #2E724	\$154.39
	S016717	9932770291		U BOLT ITEM #31KM03	\$11.40
	S016717	9936164269		STRUCTURAL FITTING ITEM #4UJ09	\$398.39
	S016717	9937657485		SQUEEGEE REFILL ITEM #1ETZ9	\$148.08
	S016717	9938682508		REPLACEMENT SENSOR ITEM #5ZXG5	\$279.54
HD FOWLER COMPANY INC		I4121067	231311	10" MJ KITS	\$42.36
		I4121667		FOATS FOR CRISPIN VALVE	\$382.27
HD SUPPLY WATERWORKS LTD	S016649	E875440	231399	O-RING #117 FOR CLOW 2500 HYDR	\$7.82
	S016649			UPPER STEM OL FOR CLOW 2500	\$490.88



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HD SUPPLY WATERWORKS LTD	S016649	E875440	231399	UPPER STEM SLEEVE FOR CLOW 250	\$93.83
	S016649			RED LABEL FEIGHT- ESTIMATED	\$108.60
	S016704	F013947	231480	4" DISMANTLING JOINT, STYLE DJ	\$537.34
IWATER, INC	P056224	7241	231485	INFRAMAP ANNUAL MNTNC 2/1/2016	\$1,000.00
KELLER SUPPLY COMPANY		S009316881.001	231316	NO LEAD ELBOWS/NIPPLES	\$58.67
KELLEY'S TELE-COMMUNICATIONS INC		276302012016	231317	ANSWERING SRVC CHARGES JAN/FEB	\$100.45
OXARC INC		F325638	231334	FIRE EXTINGUISHER RECERT SRVC	\$566.09
PRO BUILD COMPANY LLC		1191556	231343	WOOD STAKES/2x4/BLOCKS	\$115.42
RICHLAND ACE HARDWARE		210759	231347	VACUUM HOSE	\$19.48
STONEWAY ELECTRIC SUPPLY		S101497564.001	231354	HEATER PARTS=FILTERED GALLERY	\$81.66
TRAFFIC SAFETY SUPPLY CO INC	S016695	107720	231523	FIXED BASE, SURFACE MOUNT, 8"	\$66.03
	S016695			DELINEATOR POST, 42" YELLOW WI	\$237.18
	S016695			SUPER BUNDY ADHESIVE KIT, 2-PI	\$24.54
	S016695			FREIGHT CHARGE	\$26.72
TWIN CITY METALS INC		91827	231619	1 1/2" SCH 40 PIPE	\$55.39
UNITED PARCEL SERVICE	S016775	000986641076	231620	GROUND PKG TO BADGER METER FOR	\$13.77
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$157.74

WATER MAINTENANCE TOTAL ****

\$10,269.46

WATER UTILITY FUND Total ***

\$801,486.12

FUND 403

WASTEWATER UTILITY FUND

Division:

422

SEWER OPERATIONS

ALS GROUP USA CORP DBA	P056024	51-328475-0	231428	WATER: 624 VOLATILE ORGANIC	\$800.00
	P056024			WWTF 12/8/15 LOCAL LIMITS SAMP	\$260.00
	P056024			WATER: 1631E TOTAL MERCURY	\$120.00
BANK OF AMERICA		TXN00024905	231542	CENTRAL HOSE & FITTINGS- HOSE	\$229.02
		TXN00024912		CENTRAL HOSE & FTNGS-HOSE/CLMP	\$207.14
		TXN00024923		STONEWAY ELEC SUPPLY 204-WP BO	\$7.15
		TXN00024949		TACOMA SCREW PRODUCTS PA - VA	\$68.17
		TXN00024950		TACOMA SCREW PRODUCTS PA - HA	\$47.74
		TXN00024965		IRRIGATION SPECIALISTS IN - PV	\$336.67
		TXN00024976		FRED-MEYER #0286 - lunchroom s	\$41.75
		TXN00025037		IFM EFECTOR INC - SENSOR	\$176.60
		TXN00025089		KIT KAMAN PASCO WA - NEEDLE YO	\$752.79
		TXN00025097		IRRIGATION SPECIALISTS IN - PV	\$124.06
		TXN00025119		USA BLUE BOOK -LBOD Probe	\$1,150.63
		TXN00025144		HACH COMPANY - PUMP TUBING	\$386.51
		TXN00025157		CERTIFIED LABORATORIES - PREMA	\$610.08
		TXN00025206		USA BLUE BOOK - FILTER, REPLAC	\$651.58
		TXN00025230		AMAZON MKTPLACE PMTS - DRAIN P	\$13.33
		TXN00025252		IRRIGATION SPECIALISTS IN - PV	\$25.75



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025267	231542	TACOMA SCREW PRODUCTS PA - WA	\$45.54
		TXN00025269		EMPIRE RUBBER and SUPPLY - SKI	\$30.73
		TXN00025287		KIT KAMAN PASCO WA -BALL BEARI	\$50.83
		TXN00025295		IRRIGATION SPECIALISTS IN - Pu	\$163.88
		TXN00025341		PONDER BURNER/MAXON VALVE	\$3.80
		TXN00025342		PONDER BURNER/MAXON VALVE	\$3,544.92
		TXN00025344		GRIGGS ACE HARDWARE - Purchase	\$31.10
		TXN00025364		TACOMA SCREW PRODUCTS PA - Pu	\$38.98
BENTON CLEAN AIR AUTHORITY		938	231441	ANNUAL CLASS 1 FEE-WWTP	\$350.00
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$23,869.36
		01/2016-25	231280	#25 BIOSOLIDS LANDFILL FEES	\$2,077.83
COMPLETE PEST PREVENTION INC		2440	231285	WWTF RODENT/INSECT TREATMENT	\$108.60
FIELD INSTRUMENTS & CONTROLS INC	S016722	161001	231470	INDUCTIVE PROXIMITY SENSOR, TU	\$573.41
	S016722			NDA SHIPPING	\$78.19
NORCO INC		17689788	231499	COMPRESSED GAS	\$188.53
NORTH COAST ELECTRIC COMPANY		S6926952.001	231331	SAFETY SWITCH	\$25.18
OXARC INC		F325646	231502	FIRE EXT SERVICE ANNUAL MAINT	\$507.54
PASCO MACHINE COMPANY INC		78424	231339	WWTF-MACHINE WRK BARSCREEN	\$884.33
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$0.49
UNITED PARCEL SERVICE	S016762	0000986641066	231364	ADDITIONAL HANDLING FOR PKG TO	\$10.50
	S016762			NDA PKG TO ALS FOR WWTP OPS	\$51.61
	S016762			GROUND PKG W/INSURANCE TO	\$288.56
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$202.35

SEWER OPERATIONS TOTAL ****

\$39,135.23

Division: 423 SEWER MAINTENANCE

BANK OF AMERICA		TXN00024918	231542	TACOMA SCREW PRODUCTS-DRIVER	\$10.27
				TACOMA SCREW PRODUCTS-HOOKS	\$3.60
		TXN00024939		WAL-MART #3261 - 3 hp MICE	\$55.26
		TXN00025034		KIT KAMAN PASCO WA - HI POWER	\$34.10
		TXN00025052		KIE SUPPLY- IRRIGATI - PVC PIP	\$19.59
		TXN00025141		WW GRAINGER - Credit INV 99211	(\$199.56)
		TXN00025261		PARTMASTER - SPEEDABSORB PADS	\$537.76
		TXN00025320		GRIGGS ACE HARDWARE - Purchase	\$13.88
		TXN00025323		TACOMA SCREW PRODUCTS PA - Pu	\$69.68
		TXN00025363		TACOMA SCREW PRODUCTS PA - Pu	\$97.85
KELLEY'S TELE-COMMUNICATIONS INC		276302012016	231317	ANSWERING SRVC CHARGES JAN/FEB	\$100.45
TACOMA SCREW PRODUCTS INC		22132822-REVERSE	231520	REVERSE INV-PD VIA PCARD	(\$8.97)
		22134776		AAA HEAD LIGHT	\$24.73
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$167.13

SEWER MAINTENANCE TOTAL ****

\$925.77



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WASTEWATER UTILITY FUND Total ***					\$40,061.00
FUND 404	SOLID WASTE UTILITY FUND				
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00025168	231542	RECYCLE STICKERS.COM-CB SIGNS	\$22.66
		TXN00025259		STAPLES-NOTE PADS,PENS	\$78.09
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$208.16
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$51.38
VERIZON WIRELESS		9757509117	231367	ROUTEWARE DATA 11/20-12/19	\$640.34
		9759143028	231370	ROUTEWARE DATA 12/20-01/19	\$640.18
	P056263	9759628325	231528	Cell Phone Charges for	\$51.23
SOLID WASTE COLLECTION TOTAL ****					\$1,692.04
Division:	433	SOLID WASTE DISPOSAL			
BANK OF AMERICA		TXN00025103	231542	SAFEWAY-RETIREMENT CARDS	\$10.30
		TXN00025250		COSTCO-STREDWICK RETIREMT.	\$83.39
		TXN00025259		STAPLES - CLEANERS	\$27.15
		TXN00025332		HOME DEPOT-DOOR HINGES	\$24.38
		TXN00025337		DELL-27" Desktop Monitor	\$304.07
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$3,019.20
COMPLETE PEST PREVENTION INC		2704	231285	PEST CONTROL SRVCS-JAN	\$97.74
FOLLETT, LYNNE		JANUARY 2016	231301	FOLLETT-MILEAGE JAN 2016	\$26.46
GRAINGER	S016717	9930343968	231475	ICE MELT ITEM #4W973	\$87.81
	S016717	9937349679		BROOM BRACE ITEM #1VAD2	\$49.89
MITCHELL, FRANK		JANUARY 2016	231326	MITCHELL-MILEAGE JAN 2016	\$52.92
MOON SECURITY SERVICES INC		806084	231328	BASIC FIRE MONITORING	\$33.00
RICHLAND ACE HARDWARE		49632	231511	WD40/DETERGENT	\$18.41
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$42.86
WASTE MANAGEMENT		0094183-1819-3	231530	POL SERVICE-LANDFILL-JAN	\$123.27
SOLID WASTE DISPOSAL TOTAL ****					\$4,000.85
SOLID WASTE UTILITY FUND Total ***					\$5,692.89
FUND 405	STORMWATER UTILITY FUND				
Division:	441	STORMWATER			
AMERICAN ROCK PRODUCTS INC	P056230	259045	231430	1 1/2" DRAIN ROCK, INV #259045	\$273.06
	P056230	259139		1 1/2" DRAIN ROCK, INV #259139	\$128.22
	P056230	259640		1 1/2" DRAIN ROCK, INV #259640	\$144.10
	P056230	259841		5/8" MINUS TOP COURSE, INV #25	\$123.61
BANK OF AMERICA		TXN00025171	231542	BEAVER BARK/WEED BARRIER	\$260.64
		TXN00025198		TACOMA SCREW PRODUCTS PA - BA	\$29.97
		TXN00025225		GRIGGS ACE HARDWARE - GRADE ST	\$8.41



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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025271	231542	HD FOWLER PASCO - MIWATTLE25	\$177.10
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$303.17
		01/2016-17	231280	#17 STREET SWEEPINGS	\$1,125.00
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$9.30
STORMWATER TOTAL ****					\$2,582.58
STORMWATER UTILITY FUND Total ***					\$2,582.58
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
BANK OF AMERICA		TXN00025275	231542	PROVANTAGE - TONER CARTS	\$222.42
		TXN00025354		THE HOME DEPOT #4746 - Purchas	\$39.25
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$744.80
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$103.35
SEW FABULOUS		1328 RFD	231351	SEW 8 NAME TAGS/EMT-HEM 2 PANT	\$76.02
SPRINT		147658811-098	231353	LIFEPAK SRVC CHRGS 12/15-01/14	\$157.77
		891160522-143	231608	RFD CELL PHONES 12/18-01/17/16	\$36.57
VERIZON WIRELESS		9759108959	231527	MDT WIRELESS 12/20-1/19/16	\$224.11
AMBULANCE TOTAL ****					\$1,604.29
MEDICAL SERVICES FUND Total ***					\$1,604.29
FUND 408	BROADBAND FUND				
Division:	460	BROADBAND ADMINISTRATION			
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$261.94
PARAMOUNT COMMUNICATIONS INC	P053154	P053154 RETAINAGE	231337	C/O#4 EXTRA WORK NOT CAPTURED	\$65,625.54
BROADBAND ADMINISTRATION TOTAL ****					\$65,887.48
BROADBAND FUND Total ***					\$65,887.48
FUND 501	CENTRAL STORES FUND				
Division:	000				
BANK OF AMERICA		TXN00025018	231542	AMAZON/CLEANER FOR STOCK	\$357.60
EWING IRRIGATION PRODUCTS INC		830713	231298	15 EA 3" CLIP CAPS PVC	\$47.18
FARMERS EXCHANGE	P056172	160497	231468	OIL, 2 CYCLE, 50:1 RATIO	\$282.32
GRAINGER	P056137	9003697274	231476	BATTERY AA ALKALINE, 24PK	\$316.57
	P056137			BRUSH TOILET BOWL CURVED HEAD,	\$7.21
	P056137			BRUSH, CARWASH, 9" BLOCK,	\$9.93
	P056137			TAX ADJUSTMENT	(\$0.02)
	P056137			PAINT, SPRAY, GLOSS RED,	\$64.25
	P056137			HAND SANITIZER, REFILL 1200ML	\$269.21
	P056137			SNAPHOOK 1/2" ROUNDED SWIVEL	\$8.17
	P056137			BATTERY D ALKALINE, 12PK 72/CS	\$51.28



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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GRAINGER	P056137	9003697274	231476	CLEANER DEGREASER, CRC LECTRA	\$452.34
	P056137			HANDLE BROOM, THREADED, 15/16"	\$7.82
	P056137			BRUSH DAIRY 4 X 3" FACE, 8 1/2"	\$14.20
	P056137			INSECTICIDE, WASP & HORNET	\$356.69
	P056137			PLIERS, LOCKING, 10", STRAIGHT	\$28.56
	P056137			BROOM, FLOOR, 24" PUSH TYPE,	\$80.86
	P056137			BATTERY 9V ALKALINE, 12PK, 72/CS	\$82.43
	P056137			BATTERY C ALKALINE, 12PK 72/CS	\$84.58
	P056137			BATTERY 6 VOLT LANTERN 2 POST,	\$19.81
	P056137			TOWELS, SCRUBS-IN-A-BUCKET	\$106.47
	P056137			WASTEBASKET POLY, RECT, 15",	\$27.46
	P056137			BRUSH, COUNTER, 2-1/8" MIN	\$50.73
	P056137			BUCKET PLASTIC, 10 QT MARKED,	\$49.52
	P056137			PROPANE TORCH, SELF IGNITING	\$263.77
	P056137			BATTERY AAA ALKALINE 24/PK,	\$131.41
	P056137			LUBRICANT, WD-40, 16 OZ CAN,	\$65.81
	P056137			FILE, ROUND, BASTARD, 4"	\$16.66
	P056137	9004016912		CLEANER GLASS, WINDEX, 12 OZ	\$310.16
HORIZON DISTRIBUTION INC	P056040	905962	231313	CHAIN 3/8", TRANSPORT, SYSTEM	\$255.04
	P056046	905963		SCREWDRIVER, SLOTTED, 5/16" X 6",	\$72.00
	P056046			SCREWDRIVER, SLOTTED, 3/16" X 4",	\$23.75
	P056128	906512	231483	JUG THERMAL, 1 GALLON, BAIL	\$109.73
	P056128			PAD, SCOURING 9IN X 6IN,	\$120.12
	P056128			DISPENSER, SPRAY, PISTOL GRIP	\$36.92
	P056128			DEODORANT ROOM SPRAY, LYSOL	\$214.07
	P056128			JUG, WATER COOLER, 3 GALLON,	\$185.45
	P056128			COOLER, 12 PACK ICE CHEST,	\$172.35
	P056128			BAND AID, FABRIC, KNUCKLE,	\$18.30
	P056128			BLEACH HOUSEHOLD, LIQUID, 1GAL	\$153.16
	P056128			SOAP, HAND FAST ORANGE PUMICE,	\$48.74
	P056128			TAPE, MASKING, 1 IN X 60 YARD	\$40.73
	P056128			FILE, 1/2 ROUND, BASTARD, 10"	\$44.15
	P056128			BRUSH, WIRE, 14" WOOD HANDLE,	\$7.62
	P056128			SPONGE CELLULOSE 6 X 4-3/16	\$38.12
	P056128			CLEANER GLASS, WINDEX, 1 GAL	\$85.36
	P056128			GAS CAN, OSHA 1 GALLON SAFETY,	\$97.19
	P056128			FILE, 1/2 ROUND, BASTARD, 12"	\$56.72
	P056128			PAINT BRUSH 2" NATURAL BRISTLE	\$10.95
	P056128			TAPE, MASKING, 2 IN X 60 YARD	\$81.45
	P056128			TAPE BARRICADE YELLOW CAUTION,	\$103.21
UNASSIGNED TOTAL ****					\$5,538.11



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CENTRAL STORES FUND Total ***					\$5,538.11
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division: 214	EQUIPMENT MAINTENANCE				
AMERICAN RADIATOR INC		AA096775	231260	RADIATOR VEH 3306 WO 41635	\$857.94
ASE		ORD=1174103-FQ4K9	231264	ASE TESTING-JAVAUX, CHASE	\$37.00
		ORD-1175715-MBxB8	231435	ASE TESTING-TOYOOKA, THOMAS	\$147.00
BANK OF AMERICA		TXN00024929	231542	MACCO PAINTING - VEH 2272	\$1,656.10
		TXN00024959		STAPLES - Purchase	\$66.19
		TXN00025194		NEWEGG-LOGITECH WRLS WAVE KEYB	\$136.98
		TXN00025207		WA DOL - CC SVC FEE	\$2.00
		TXN00025208		WA DOL - 2441 VEH LIC	\$47.75
BRAUN NORTHWEST INC		18869	231271	WARMER VEH 5041 WO 41641	\$503.14
CENTRAL HOSE & FITTINGS INC		426167	231276	HYD ASSY VEH 3255 WO 41707	\$66.37
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$3,309.08
COLEMAN OIL COMPANY		0401781-IN	231458	LANDFILL DYED DIESEL	\$2,029.20
		CL69542		CARD LOCK FUEL 2/1-2/7/16	\$8,073.23
COMMERCIAL TIRE INC		218323	231284	CREDIT TIRES VEH 7146 WO 40768	(\$377.59)
		219623		FLAT REPAIR VEH 3240 WO 41659	\$45.07
		219624		FLAT REPAIR VEH 3222 WO 41660	\$45.07
		219666		TIRES VEH 3309 WO 41687	\$1,760.87
		219706		WHEEL SWITCH VEH 3309 WO 41686	\$46.15
		219707		WHEEL SWITCH VEH 3308 WO 41685	\$65.16
		219708		WHEEL SWTCH VEH 3282 WO 41684	\$65.16
		219709		WHEEL SWITCH VEH 3292 WO 41683	\$65.16
		219754		FLAT RPR VEH 3284 WO 41682	\$36.92
		219904	231461	FLAT REPAIR VEH 6566 WO 41790	\$13.14
		219906		TIRE DISP VEH 3280 WO 41789	\$7.50
		219907		TIRE DISP VEH 3296 WO 41788	\$7.50
CORWIN OF PASCO LLC		598963	231288	HANDLE ADJ/KEY VEH2423 WO41631	\$434.94
CUMMINS NORTHWEST LLC		009-89006	231289	RPR ROD/BRNGS VEH3281 WO41874	\$3,295.22
FAST SIGNS		139-52458	231299	EMS VINLY VEH 5046 WO 41852	\$397.14
FASTENAL COMPANY		WARIC54528	231300	1ST AID KIT VEH 0030 WO 41703	\$126.40
GENUINE AUTO GLASS OF TRI CITIES LLC		611492	231306	WS TINT VEH 1347 WO 41709	\$186.87
		611601		WS REPAIR VEH 1384 WO 41607	\$32.58
GRAINGER	S016717	9933331234	231475	WARNING LIGHT LED ITEM #3JYP9	\$439.26
	S016717	9938207215		CANVAS COVER ITEM #6JDW0	\$175.70
HOTSY OF SPOKANE		21481	231484	475 GAL CARBON-ATE PLUS SOAP	\$2,218.16
JIM'S PACIFIC GARAGES INC		X100018093	231314	REGULATOR VEH 3306 WO 41635	\$50.74
		X100018845	231486	CLP/FTNG/HSE VEH 3222 WO 41608	\$149.23
JT AUTOMOTIVE PARTS INC DBA		34771-REVERSE	231315	REVERSE CORE CREDIT-DUPLICATE	\$60.38



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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		350864	231315	FILTERS VEH 5038 WO 41695	\$159.90
		350865		FILTERS VEH 5039 WO 41696	\$159.90
		350866		FILTERS VEH 5036 WO 41694	\$66.59
		350867		FILTERS VEH 2325 WO 41693	\$16.87
		350868		FILTERS VEH 2284 WO 41692	\$16.94
		350869		FILTERS VEH 5046 WO 41691	\$16.94
		350870		FILTERS VEH 5045 WO 41690	\$16.94
		350871		FILTERS VEH 2372 WO 41688	\$18.44
		350948		BRK CLNR VEH 3306 WO 41635	\$19.69
		351009		FILTERS VEH 3330 WO 41571	\$63.52
		351014		DSL EXH FLD VEH 3329 WO 41731	\$14.37
		351035		FILTERS VEH 2440 WO 41649	\$19.73
		351044		AIR FILTER VEH 2440 WO 41649	\$15.28
		351057		LAMP/GROMMET VEH 5038 WO 41710	\$8.68
MCCURLEY CHEVROLET		378307	231322	DETAIL VEH 0308 WO 41867	\$206.34
		894638		HOSE VEH 1105 WO 41638	\$68.78
		894715		SENSOR VEH 2303 WO 41640	\$42.73
		894758		HOSE/BAL VEH 1104 WO 41637	\$224.87
		894759		HOSES VEH 1104 WO 41637	\$127.03
		894846		SWITCH VEH 2364 WO 41662	\$16.81
		895112	231493	SENSOR VEH 2382 WO 41716	\$76.13
		895246		HOUSING VEH 2440 WO 41750	\$96.66
MONARCH MACHINE & TOOL CO INC		B181889	231496	RPLC SHIELD VEH 7122 WO 41549	\$1,090.06
PETERSON PACIFIC CORP		CI-000033088	231341	CONTROLLER VEH 7143 WO 41540	\$4,014.85
		CI-000033089	231505	CORE VEH 7143 WO 41540	\$814.50
REXEL INC DBA		I576900	231510	STNGR LEDHL VEH 3255 WO 41707	\$181.28
ROWAND MACHINERY CO		171706	231513	RETURN FILTERS VEH 7120	(\$120.32)
		188052		EDGES VEH 7144 WO 40763	\$741.69
		188657		SPACER/SCREW VEH 7109 WO 40813	\$353.25
		188832		GROMMET/SEAL VEH 7109 WO 40813	\$76.75
		188953		PIN/TOOTH VEH 7148 WO 40880	\$64.83
		192111		O-RING KIT VEH 7116 WO 40661	\$24.43
		192488		ELECT RPR VEH 7142 WO 41489	\$244.35
		193145		BULB-VENDOR CH TO WRONG ACCNT	\$10.64
		193160		CREDIT-CHARGED TO WRONG ACCNT	(\$10.64)
		193714		BOLT VEH 7142 WO 41592	\$250.22
		193993		LAMP VEH 7092 WO 41547	\$41.21
TIRE FACTORY INC DBA		03-111911	231357	TIRE/FLAT RPR VEH7152 WO41706	\$1,191.97
		03-112028	231522	TIRES VEH 3322 WO 41729	\$328.50
		03-112029		TIRES VEH 7146 WO 41701	\$629.38
		03-112048	231615	TIRES VEH 2401 WO 41740	\$834.18



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From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRANSPORT EQUIPMENT CO INC DBA		PASIN1620455-3	231359	FOLDING STEP VEH 5038 WO 41710	\$200.28
		PASIN1677586	231524	EMGY STD MNT VEH 3205 WO 41714	\$3.20
TRI CITIES BATTERY & AUTO REPAIR		0227854	231360	COOLING FAN VEH 6593 WO 41661	\$78.01
		108926		BATTERY VEH 6593 WO 41661	\$83.61
TRUCKPRO HOLDING CORPORATION		06 230318	231362	SRVC KIT VEH 3175 WO 41705	\$294.85
		16 038346	231526	UJNT/TUBE YOKE VEH3309 WO41720	\$179.01
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$33.93
WESTERN PETERBILT INC		H251248	231533	BRAKE KIT VEH 3230 WO 40821	\$285.80
		H252136	231374	SENSOR VEH 3283 WO 41643	\$148.34
		H252138		SENSOR VEH 3284 WO 41634	\$148.34
		H252256		ALARM/FAN VEH 3284 WO 41634	\$238.90
		H252257		PROBE VEH 3312 WO 41642	\$23.23
		H252274		CORE CREDIT	(\$733.06)
		H252326		CLIP/COVER VEH 3332 WO 41654	\$39.84
		H252355		CORE CREDIT	(\$156.38)
		H252366		BRK DRUM/KIT VEH 3311 WO 41653	\$673.63
		H252367		CORE VEH 3311	\$156.38
		H252394		CLAMP VEH 3284 WO 41634	\$11.30
		H252425		CORE CREDIT VEH 3311	(\$156.38)
		H252479	231533	ENG HTR CORD VEH 3312 WO 41642	\$60.15
		H252535		CORE CREDIT VEH 3230	(\$156.38)
		H252620		SHAFT-AXLE VEH 3315 WO 41738	\$286.69
		H252712		WPR SWTCH/ASSY VEH3281 WO41717	\$710.44
		H25740		BUGSCREEN VEH 3281 WO 41717	\$76.88
WESTERN STATES EQUIPMENT COMPANY		PC110314373	231375	COUPLING VEH 3243 WO 41617	\$85.80
		PC160258154		ET RENEWAL/CAT LIC ON LAPTOP	\$750.00
		PR110023831-CREDI		CORE CREDIT VEH 3306 WO 41510	(\$201.33)
		PR110023831-RVRS		REVERSAL OF CREDIT MEMO PAID	(\$201.33)
WESTERN SYSTEMS & FABRICATION INC		13892	231376	GRABBER VEH 3285 WO 41859	\$1,811.90
		14014	231534	SRCNG SWTCH VEH 3284 WO 41634	\$139.28
EQUIPMENT MAINTENANCE TOTAL ****					\$43,427.91
EQUIPMENT MAINTENANCE FUND Total ***					\$43,427.91

FUND 505

PUBLIC WORKS ADMIN & ENGINEER

Division:

450

PW ADMIN & ENGINEERING

BANK OF AMERICA

TXN00024922

231542

INST OF TRANSP ENG - Noga dues

\$299.28

TXN00024924

LSAW - Penwell dues

\$200.00

TXN00024925

LSAW -Sowards dues

\$200.00

TXN00024926

INTERNATIONAL MUNICIPAL S - No

\$75.00

TXN00024931

LSAW - Lopez dues

\$200.00

TXN00024961

STAPLES-deskpad,markers,paper

\$63.91



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00024962	231542	STAPLES - pens,date stamp	\$6.79
		TXN00024970		ACT Cameo Management S-Dev Lea	\$675.00
		TXN00024972		STAPLES - date stamp, flairs	\$54.30
		TXN00025000		DES STATE PRINTER - WSDOT Spec	\$272.25
		TXN00025022		SUNWEST SPORTSWEAR - Richards	\$33.79
		TXN00025117		STAPLES -scissors	\$11.17
		TXN00025236		STERLING`S RESTAURANT - Senato	\$12.85
		TXN00025272		STERLING'S RESTAURANT - PWD Lu	\$14.39
		TXN00025328		AMER ASSOC NOTARIESWE - Larche	\$29.90
CITY OF RICHLAND		01/2016 JAN	231457	CITY UTILITY BILLS/JAN 2016	\$1,064.35
GEOLINE INC		335394	231307	4 BATTERIES-SURVEY EQUIP	\$478.57
LARCHE, TAMMI		121615	231319	NOTARY BOND/LICENSE-LARCHE	\$30.00
				NOTARY BOND/LICENSE-LARCHE	\$50.00
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$23.35
VERIZON WIRELESS	P056263	9759628325	231528	Cell Phone Charges for	\$561.76
PW ADMIN & ENGINEERING TOTAL ****					\$4,356.66
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$4,356.66
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
LIFE INSURANCE COMPANY OF NORTH AMERICA		02/2016-FLI051384	231320	FLI051384 PREMIUMS-FEBRUARY	\$9,289.00
		02/2016-LK030278		LK030278 PREMIUMS-FEBRUARY	\$10,543.57
		02/2016-OK807703		OK807703 PREMIUMS-FEBRUARY	\$2,078.56
MAGELLAN BEHAVIORAL HEALTH		FEB 2016	231491	EAP PREMIUMS-FEBRUARY	\$682.42
MERCER (US) INC	P056134	102210002649	231494	PROVIDE BENEFITS CONSULTING AN	\$6,375.00
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$28,968.55
HEALTH CARE/BENEFITS PLAN Total ***					\$28,968.55
FUND 522	POST EMP HEALTHCARE PLAN				
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
MERCER (US) INC	P056134	102210002649	231494	PROVIDE BENEFITS CONSULTING AN	\$708.33
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$708.33
POST EMP HEALTHCARE PLAN Total ***					\$708.33
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
COLUMBIA INDUSTRIES SUPPORT LLC		0030934	231459	ON SITE SHREDDING WO #41354	\$9.76
MULROY, JAMES P		MEDICARE-FEB'16	231415	MEDICARE-FEB'16	\$138.70
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$7.92



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FIRE PENSION TOTAL ****					\$156.38
FIREMAN'S PENSION Total ***					\$156.38
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
COLUMBIA INDUSTRIES SUPPORT LLC		0030934	231459	ON SITE SHREDDING WO #41354	\$9.76
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$7.91
POLICE PENSION TOTAL ****					\$17.67
POLICEMEN'S PENSION Total ***					\$17.67
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
AT&T LONG DISTANCE		01/16 03030107210	231436	FAX LINES 12/21-01/22/16	\$36.26
BANK OF AMERICA		TXN00024947	231542	LOWES #02344\MICROWAVE	\$57.48
		TXN00024992		FRED-MEYER - SHARED VALUES CAR	\$300.00
		TXN00025069		BEST BUY00005900\HARD DRIVES	\$194.92
		TXN00025091		PIZZA HUT 10876\LUNCH FOR DOUG	\$17.38
		TXN00025277		BEST BUY00029926\PHONE CASE FO	\$43.43
		TXN00025285		COSTCO WHSE #0486\KITCHEN SUPP	\$423.17
		TXN00025303		WA FINANCE OFFCRS ASSOC/MEMBER	\$25.00
		TXN00025312		COSTCO WHSE - REPLACEMENT DISP	\$1,229.17
		TXN00025349		THE HOME DEPOT #4746\SCREWS AN	\$4.69
CITY OF RICHLAND		3813586	231575	BCES UTILITY SRVC 01/04-02/01	\$2,596.24
CORPORATE TRANSLATION SERVICES INC		83092	231287	TRANSLATION SRVCS-NOV 2015	\$49.49
		84228		TRANSLATION SRVCS-DEC 2015	\$70.12
FRONTIER		01/15 2061881060	231471	GENERAL 01/19-02/18/16	\$410.15
		02/16 5096282609	231303	GENERAL 01/25-02/24/16	\$429.39
INTERGRAPH CORPORATION	P056098	1-1203001191	231403	IPS MAINTENANCE FROM 1/1/16 -	\$74,835.44
	P055896	P160000072		PART #:CONSULT2-PUBLIC SAFETY	\$781.92
SECOMM OPERATIONS GENERAL TOTAL ****					\$81,504.25
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00025286	231542	BATTERIES PLUS #25\DISPATCHER	\$190.70
		TXN00025347		STAPLES - PUB RECORDS SUPPLIES	\$759.45
INTERGRAPH CORPORATION	P056098	1-1203001191	231403	IPS MAINTENANCE FROM 1/1/16 -	\$74,835.43
E911 OPERATIONS TOTAL ****					\$75,785.58
Division:	602	SECOMM AGENCY			
CENTURYLINK	P055067	806679	231277	E911 STAND ALONE VIPER W/A9C	\$436,180.13
MID COLUMBIA CONSTRUCTION INC DBA		1055223	231323	DE-ICER APPLICATION 1/4-1/6	\$114.03
SECOMM AGENCY TOTAL ****					\$436,294.16



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SOUTHEAST COMMUNICATIONS CTR Total ***					\$593,583.99
FUND 642	800 MHZ PROJECT				
Division:	610	800 MHZ			
BANK OF AMERICA		TXN00024947	231542	LOWES #02344\CARBON MONOXIDE A	\$91.16
		TXN00025068		BATTERIES PLUS #25\BATTERIES	\$92.07
		TXN00025301		BATTERIES PLUS #25\BATTERIES	\$70.11
BENTON PUD		01/16 4843174575	231268	UTILITY SRVCS 12/26-01/26	\$611.37
	P056222	02/16-3423907365	231448	RATTLESNAKE MTN RACK LEASE	\$834.36
GENCORE CANDEO LTD	P056061	3636	231304	GENGET & GW3-ATIA FOR 1 ZONE \$	\$5,973.00
KLICKITAT COUNTY PUD		02/16-69552623	231490	GOLGATHA UTILITIES 01/01-01/29	\$230.16
800 MHZ TOTAL ****					\$7,902.23
800 MHZ PROJECT Total ***					\$7,902.23
FUND 643	EMERGENCY MANAGEMENT				
Division:	620	STATE / LOCAL ASSISTANCE			
BECK, JEREMY		16-048 BECK	231383	16-048 EM ADVISORY GROUP MTG	\$257.00
CITY OF RICHLAND		3813586	231575	BCES UTILITY SRVC 01/04-02/01	\$432.70
FORD MOTOR CREDIT COMPANY	P055847	8671602	231302	YEAR 1 OF 4 PEASE PAYMENTS OF	\$3,148.61
STATE / LOCAL ASSISTANCE TOTAL ****					\$3,838.31
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
ARROW TECH INC	P056059	20782	231433	DRDCAL-100 * * CALIBRATE DIREC	\$2,340.00
	P056059			SHIPPING	\$25.00
BANK OF AMERICA		TXN00025218	231542	OFFICE DEPOT #962\CHAIR FOR BR	\$271.49
CITY OF RICHLAND		3813586	231575	BCES UTILITY SRVC 01/04-02/01	\$432.70
FORD MOTOR CREDIT COMPANY	P055847	8671602	231302	YEAR 1 OF 4 PEASE PAYMENTS OF	\$3,148.61
LUDLUM MEASUREMENTS INC	P056057	00398996	231321	FREIGHT	\$56.47
	P056057			CALIBRATE LUDLUM MODEL 12	\$651.60
UNITED PARCEL SERVICE	S016762	0000986641066	231364	2 GROUND PKGS W/INSURANCE TO	\$133.38
	S016762			GROUND PKG W/INSURANCE TO ARRO	\$161.85
	S016775	000986641076	231620	WEIGHT CORRECTION FOR 2 PKGS T	\$5.28
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$7,226.38
Division:	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00025057	231542	STAPLES00108480\Webcam	\$108.59
CITY OF RICHLAND		3813586	231575	BCES UTILITY SRVC 01/04-02/01	\$432.71
FORD MOTOR CREDIT COMPANY	P055847	8671602	231302	YEAR 1 OF 4 PEASE PAYMENTS OF	\$3,148.60
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$3,689.90
Division:	623	JURISIDITION			
AT&T LONG DISTANCE		01/16 03030107210	231436	FAX LINES 12/21-01/22/16	\$36.26



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025069	231542	BEST BUY00005900\HARD DRIVES	\$194.91
		TXN00025303		WA FINANCE OFFCRS ASSOC/MEMBER	\$25.00
CITY OF RICHLAND		3813586	231575	BCES UTILITY SRVC 01/04-02/01	\$432.71
MID COLUMBIA CONSTRUCTION INC DBA		1055223	231323	DE-ICER APPLICATION 1/4-1/6	\$114.03
PITNEY BOWES PURCHASE POWER		0116/14823173	231507	POSTAGE 01/01/16 TO 01/31/16	\$3.40
JURISIDCTION TOTAL ****					\$806.31
Division:	630	HOMELAND SECURITY PREPARDNESS			
BANK OF AMERICA		TXN00024916	231542	Amazon.com\PHTLS PREHOSPITAL T	\$180.16
		TXN00024975		N AMERICA RESCUE/FIRST AID TRA	\$2,954.81
NATIONAL ASN EMERGENCY MEDICAL TECH		TC-15-7564-13	231498	MILITARY PROVIDER COURSE FEE	\$150.00
HOMELAND SECURITY PREPARDNESS TOTAL ****					\$3,284.97
EMERGENCY MANAGEMENT Total ***					\$18,845.87
FUND	644	MICRO-WAVE			
Division:	611	MICROWAVE			
BENTON PUD	P056222	02/16-3423907365	231448	RATTLESNAKE MTN RACK LEASE	\$834.36
DAY MANAGEMENT CORPORATION DBA	P056150	576716	231463	2016 MAINTENANCE CONTRACT	\$36,055.11
MICROWAVE TOTAL ****					\$36,889.47
MICRO-WAVE Total ***					\$36,889.47
FUND	803	UTILITY BILL CLEARING FUND			
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY11674	231387	Customer Refund	\$215.28
		CISPAY11675	231389	Customer Refund	\$61.63
		CISPAY11676	231382	Customer Refund	\$99.93
		CISPAY11677	231419	Customer Refund	\$800.00
		CISPAY11678	231388	Customer Refund	\$125.23
		CISPAY11679	231390	Customer Refund	\$107.87
		CISPAY11680	231423	Customer Refund	\$73.93
		CISPAY11681	231411	Customer Refund	\$74.72
		CISPAY11682	231379	Customer Refund	\$39.76
		CISPAY11683	231421	Customer Refund	\$85.43
		CISPAY11684	231381	Customer Refund	\$19.44
		CISPAY11685	231424	Customer Refund	\$3.83
		CISPAY11686	231410	Customer Refund	\$21.49
		CISPAY11687	231380	Customer Refund	\$71.32
		CISPAY11688	231385	Customer Refund	\$31.18
		CISPAY11689	231407	Customer Refund	\$35.55
		CISPAY11690	231394	Customer Refund	\$104.37



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY11691	231404	Customer Refund	\$86.94
		CISPAY11692	231400	Customer Refund	\$63.96
		CISPAY11693	231408	Customer Refund	\$82.31
		CISPAY11694	231417	Customer Refund	\$61.38
		CISPAY11695	231412	Customer Refund	\$47.68
		CISPAY11696	231406	Customer Refund	\$17.24
		CISPAY11697	231416	Customer Refund	\$125.49
		CISPAY11698	231414	Customer Refund	\$3.73
		CISPAY11699	231409	Customer Refund	\$83.76
		CISPAY11700	231396	Customer Refund	\$64.87
		CISPAY11701	231393	Customer Refund	\$0.60
		CISPAY11702	231405	Customer Refund	\$4.29
		CISPAY11703	231401	Customer Refund	\$34.60
		CISPAY11704	231386	Customer Refund	\$134.16
		CISPAY11705	231413	Customer Refund	\$95.48
		CISPAY11706	231596	Customer Refund	\$104.50
		CISPAY11707	231600	Customer Refund	\$360.40
		CISPAY11708	231592	Customer Refund	\$13.87
		CISPAY11709	231617	Customer Refund	\$19.00
		CISPAY11710	231601	Customer Refund	\$46.10
		CISPAY11711	231586	Customer Refund	\$24.57
		CISPAY11712	231595	Customer Refund	\$277.65
		CISPAY11713	231591	Customer Refund	\$86.68
		CISPAY11714	231599	Customer Refund	\$13.25
		CISPAY11715	231573	Customer Refund	\$16.78
		CISPAY11716	231593	Customer Refund	\$40.45
		CISPAY11717	231585	Customer Refund	\$70.24
		CISPAY11718	231581	Customer Refund	\$20.15
		CISPAY11719	231541	Customer Refund	\$56.85
		CISPAY11720	231590	Customer Refund	\$98.68
		CISPAY11721	231588	Customer Refund	\$58.68
		CISPAY11722	231597	Customer Refund	\$97.57
		CISPAY11723	231582	Customer Refund	\$119.90
		CISPAY11724	231578	Customer Refund	\$47.06
UNASSIGNED TOTAL ****					\$4,449.83
UTILITY BILL CLEARING FUND Total ***					\$4,449.83



City Of Richland

VL-1 Voucher Listing

From: 2/8/2016 To: 2/19/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$2,681,249.14

Number of Invoices

Amount

Vouchers In Richland	82	\$145,628.83
Vouchers In Tri Cities	130	\$255,723.86
Vouchers In WA	176	\$436,685.75
Vouchers Outside WA	991	\$1,843,210.70
Vouchers Final Total.....	1379	\$2,681,249.14

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$107.36	0%
2	BENEFITS	\$31,143.00	1.16%
3	SUPPLIES	\$163,853.82	6.11%
4	OTHER SERVICES & CHARGES	\$670,664.68	25.01%
5	INTERGOVERNMENTAL SERVICES	\$284,037.19	10.59%
6	CAPITAL PROJECTS	\$985,787.82	36.77%
	MACHINERY & EQUIPMENT	\$505,104.11	18.84%
	REFUNDS	\$4,449.83	0.17%
9	INTERFUND SERVICES	\$1,787.09	0.07%
	INVENTORY PURCHASES	\$34,314.24	1.28%
	Total	\$2,681,249.14	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Items of Business

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 50-16, Authorizing Execution of Purchase and Sale Agreement with David Rose and Monika Rose for Purchase of Duportail Street Extension Right-of-Way

Department:
Public Works

Ordinance/Resolution Number:
50-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 50-16, authorizing execution of Purchase and Sale Agreement, and other necessary documents, to acquire property from David Rose and Monika Rose for the Duportail Street Extension Project.

Summary:

The Duportail Street Improvements from SR 240 to Wellsian Way have been prioritized in the City Council's Strategic Leadership Plan as a significant contribution to the City's transportation infrastructure. The Duportail Street Improvements consist of two separate projects: the Duportail Street Reconstruction project between Wright Ave. and Robert Ave., and the Duportail Street Extension project between Robert Ave. and Wellsian Way.

The proposed Purchase and Sale Agreement with David Rose and Monika Rose would acquire both fee title to real property and additional property rights consisting of a Temporary Construction Easement for the Duportail Street Extension Project.

Staff activities for property acquisition on this project were guided by State and Federal regulations and include offers based on fair market value appraisals. The proposed agreement reflects completion of successful negotiations with David Rose and Monika Rose on their property being impacted by the project. The amount to be paid to Mr. and Mrs. Rose will be \$11,300.00, the same amount as the fair market appraisals.

Fiscal Impact:
Yes

The total cost of this acquisition, including the compensation to Mr. and Mrs. Rose and closing costs, is estimated at \$15,000. These costs were included in the project budget, and the total available budget is \$2,297,391.

Attachments:

1. Resolution No. 50-16, Duportail Extension Right of Way Acquisition - Rose
2. Purchase and Sale Agreement - Rose

RESOLUTION NO. 50-16

A RESOLUTION of the City of Richland authorizing the acquisition of real property interests from David W. Rose and Monika I. Rose by negotiated voluntary purchase for the purpose of constructing the Duportail Street Extension project.

WHEREAS, Richland City Council's Strategic Leadership Plan prioritizes completion of the Duportail Street Improvements from SR 240 to Wellsian Way as a high priority contribution to the City's transportation infrastructure; and

WHEREAS, the Duportail Street Improvements project consists of two separate projects with independent utility: Duportail Street Reconstruction from Wright Avenue to Robert Avenue and Duportail Street Extension from Robert Avenue to Wellsian Way; and

WHEREAS, the City completed a successful grant application to the Washington State Transportation Improvement Board (TIB) for funding and received funds to construct both projects; and

WHEREAS, the Duportail Street Extension project, when completed, will provide many benefits to the community including more efficient vehicle travel, improved intersection operation and safety by constructing a roundabout at the Duportail/Thayer intersection, and improved bicycle and pedestrian travel with the addition of bike lanes and sidewalks on both sides; and

WHEREAS, the City has identified several parcels with a portion of property that must be acquired and several others that require temporary construction easements to complete the Duportail Street Extension project; and

WHEREAS, property acquisitions for the Duportail Street Extension project will be completed in accordance with state and federal process requirements; and

WHEREAS, in accordance with state and federal regulations, the City of Richland completed appraisals to determine the fair market value of the properties and has negotiated in good faith with the owners of the properties to be acquired; and

WHEREAS, David W. Rose and Monika I. Rose have property affected by the Duportail Street Extension project in the form of land in fee and temporary construction easement, and have agreed to terms allowing the City to acquire the necessary portion of property and property rights required for this project; and

WHEREAS, the funds necessary to acquire the property shall be paid by Duportail Street Extension project funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute the purchase and sale agreement,

statutory warranty deed, and all other documents necessary to complete the purchase of the required portion of the David W. Rose and Monika I. Rose property.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 1st day of March, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property ("Agreement") is made and entered into this ____ day of _____, 2016 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Purchaser"), and **DAVID W. ROSE and MONIKA I. ROSE**, husband and wife ("Seller").

1. Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, all of the following described property, together with all privileges, rights, improvements, and appurtenances thereunto belonging (collectively, the "Property"), which includes real property in fee simple and a temporary construction easement as more fully set forth below:

1.1. The Property. The land involved in this transaction is located in the City of Richland, Benton County, Washington, and is legally described as follows:

See Exhibit A & B

1.2. Scrivener's Errors. In the event of an error in the legal description, the parties agree that either party or a scrivener may correct the error.

1.3. Laws and Rights. It is understood that the sale and conveyance to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations.

1.4. Timing of Conveyance.

1.4.1 The Land in Fee described in Section 1.1 shall be conveyed to Purchaser by a Statutory Warranty Deed (the "Deed") subject only to the permitted exceptions and at the time of payment. The Deed shall be delivered to Purchaser at closing.

1.4.2 The Temporary Construction Easement described in Section 1.1 shall be conveyed to Purchaser by means of a Temporary Construction Easement instrument subject only to the permitted exceptions and at the time of payment. An easement instrument shall be delivered to Purchaser at closing.

2. Purchase Price. Purchaser shall pay to Seller as the Purchase Price for the Property or Property Rights the sum of eleven thousand three hundred dollars and no cents **(\$11,300)** that includes eight thousand five hundred dollars and no cents **(\$8,500)** for land in fee, and two thousand eight hundred dollars and no cents **(\$2,800)** for temporary construction easement.

3. Conditions Precedent to Sale. This Agreement is made and executed by the parties hereto subject to the following conditions precedent:

3.1. Executed Contract. The "Executed Contract Date" is the date that both parties have signed this Purchase and Sale Agreement. If the Purchase and Sale Agreement is signed on different days, the Executed Contract Date is the date of the last signing party. Both Purchaser and Seller must sign this Purchase and Sale Agreement within fifteen (15) business days of approval from the City Council. If signatures are not received by both parties within fifteen (15) business days, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

3.2. Title Review. Within ten (10) business days after the date of execution of this Agreement by both parties ("Execution Date"), Purchaser, at its sole cost and expense, shall order from Tri-City Title & Escrow (the "Title Company") a preliminary title report on the Property, and copies of all documents referred to therein, and upon receipt, furnish same to Seller.

3.3. Mortgage/Financial Institution/Interests of Real Estate Contract Seller. The Closing of this transaction is contingent upon approval of this agreement, and participation in execution of the Deed and the easement instrument, by the Seller's mortgage company/financial institution holding a lien on the property and by any person or persons holding a real estate contract seller's interest in the Property.

3.4. Due Diligence. Upon execution of this Agreement by both parties, Purchaser is granted a due diligence period until and including thirty (30) business days after receipt of the title report described in Section 3.2. Said due diligence period may be extended an additional thirty (30) business days upon written mutual agreement by both Purchaser and Seller. Purchaser may conduct, at its own expense, a full review of legal, title, environmental, archaeological and any other related issues. If the results of said review are unsatisfactory in Purchaser's opinion, Purchaser may, at its option, elect to terminate this Agreement by giving Seller written notice of termination prior to the end of the due diligence period. In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

3.5. Council Approval. The closing of this transaction is contingent upon approval of this Agreement by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Closing. On or before the date of Closing, Purchaser shall deliver to the

Title Company the Purchase Price for the Property in the form of a certified or cashier's check. Purchaser shall deliver the Deed and a Temporary Construction Easement instrument, as approved by Seller, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of the Purchase Price, insuring fee simple title to the Property in Purchaser, Title Company shall record and deliver to Purchaser the Deed and Temporary Construction Easement instrument; and issue and deliver to Purchaser the standard owner's policy of title insurance.

4.1. Closing Costs. Purchaser shall pay all attorney's fees, recording costs, escrow closing costs, if applicable, and the full premium for a standard owner's policy of title insurance. The parties respectively agree and acknowledge that this transaction is solely the result of an imminent threat of the exercise of eminent domain by Purchaser, a government entity with the present ability and authority to use its power of eminent domain against the Property at the time of this transaction, and is therefore exempt from real estate excise tax pursuant to WAC 458-61A-206. In the event this transaction is not exempt, Purchaser shall pay excise tax but Seller shall remain responsible for any and all other taxes, whether ad valorem or otherwise, relating to the Property or to this transaction.

4.2. Closing Date. The Closing of the transaction and delivery of all items shall occur at Tri-City Title & Escrow, and shall occur on a date specified by Tri-City Title & Escrow with written notice to Seller and Purchaser.

5. Title. Upon closing of escrow as set forth in Section 4, title to the Property shall be conveyed by Seller to Purchaser by the approved duly-executed Statutory Warranty Deed together with the approved Temporary Construction Easement instrument.

6. Covenants, Representations and Warranties.

6.1. Seller's Covenants. Seller hereby covenants and agrees as follows:

6.1.1. From the date of this Agreement through the closing date, the Seller shall not make any material alterations to the Property or to any of the licenses, permits, legal classifications or other governmental regulations relating to the Property, nor enter into any leases or agreements pertaining to the Property without the Purchaser's prior written consent.

6.1.2. During the contract period, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, easement or the like against the title to the Property without Purchaser's prior consent.

6.1.3. Seller shall use its best efforts to remove all disapproved exceptions within the preliminary title report.

6.1.4. During the contract period, Seller will operate and maintain the Property in a manner consistent with Seller's past practices relative to the Property and so as not to cause waste to the Property.

6.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the date hereof and on the date of closing. Seller shall immediately provide Purchaser with written notice of any event which would make any representation or warranty set forth below incorrect or untrue, and upon receipt of such notice, Purchaser may elect to terminate this Agreement. Upon Purchaser's election to terminate, this Agreement shall be without any further force and effect, and without further obligation of either party to the other.

6.2.1. Seller has full power and authority to enter into and carry out the terms and provisions of this Purchase and Sale Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Seller necessary to confer such authority upon the persons executing this Purchase and Sale Agreement and such other documents have been, or will be, taken, inclusive of obtaining the consent and approval to this Agreement and to any conveyance instrument required herein by any person or persons holding a real estate contract seller's interest in the property. Consummation of this transaction will not breach any material agreement to which Seller is a party. Purchaser shall have no obligation to pay any funds prior to, at, or following closing to any third party, including any person or persons holding a real estate contract seller's interest in the property.

6.2.2. Seller has not received any written notice from any governmental authorities or regulatory agencies, other than as referenced in Section 4.1, that eminent domain proceedings for the condemnation of the Property are pending or threatened.

6.2.3. Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory agency which would materially and adversely affect the Property.

6.2.4. Seller has not received any written notice from any governmental authority or regulatory agency that Seller's use of the Property is presently in violation of any applicable zoning, land use or other law, order, ordinance or regulation affecting the Property.

6.2.5. No special or general assessments have been levied against the Property except those disclosed in the Preliminary Title Report and Seller has not received written notice that any such assessments are threatened.

6.2.6. Seller is not a "foreign person" for purposes of Section 1445 of the Internal Revenue Code.

6.2.7. Seller consists of a husband and wife owning a real estate contract purchaser's interest in the Property which is otherwise subject to no unrecorded leases, easements, encumbrances or other agreements affecting the property except as shown on the Preliminary Title Report.

6.3. Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the date hereof and on the date of closing:

6.3.1. Purchaser has full power and authority to enter into and carry out the terms and provisions of this Purchase and Sale Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Purchaser necessary to confer such authority upon the persons executing this Purchase and Sale Agreement and such other documents have been, or will be, taken.

6.3.2. Purchaser represents that it has sufficient funds to close this transaction.

6.4. Survival of Covenants. The covenants, representations, and warranties contained in Section 6 of this Agreement shall survive the delivery and recording of the Deed from the Seller to the Purchaser.

7. Casualty and Condemnation.

7.1. Material Casualty or Condemnation. If prior to the closing date: (i) the Property shall sustain damage caused by casualty which would cost ten thousand dollars (\$10,000.00) or more to repair or replace, or (ii) if a taking or condemnation of any portion of the Property has occurred, or is threatened, which would materially affect the value of the Property, either Purchaser or Seller may, at its option, terminate this Agreement by written notice to the other party within two (2) days' notice of such event. If, prior to the closing date, neither party provides said termination notice within such two-day period, the closing shall take place as provided herein with a credit against the Purchase Price in an amount equal to any insurance proceeds or condemnation awards actually collected by Seller. At closing, Seller shall assign to Purchaser Seller's full interest in any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

7.2. Immaterial Casualty or Condemnation. If, prior to the closing date, the Property shall sustain damage caused by casualty which is not described in Section 7.1., or a taking or condemnation has occurred, or is imminently threatened, which is not

described in Section 7.1., neither Purchaser nor Seller have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to the cost to repair that portion of the Property so damaged by insured casualty, or an amount equal to the anticipated condemnation award, as applicable. At closing, Purchaser shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

8. Purchaser's Remedies. In the event of material breach of this Agreement by Seller, Purchaser shall have, as its sole remedies: (a) the right to pursue specific performance of this Agreement, (b) the right to terminate this Agreement and (c) all remedies presently or hereafter available at law or in equity. Purchaser hereby waives all other remedies on account of a breach hereof by Seller.

9. Miscellaneous.

9.1. Finder's Fee. Purchaser and Seller each agree that a real estate finder's fee ("Real Estate Compensation") is not due to each other or to any third party. Each party hereby agrees to indemnify and defend the other against and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorney's fees, resulting from any claims for Real Estate Compensation by any person or entity other than provided herein. The provisions of this section shall survive the closing.

9.2. Time of the Essence. Time is of the essence of every provision of this Agreement.

9.3. 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:

TO SELLER:

David and Monika Rose
630 Summit St
Richland, WA 99352
Phone: (509) 627-5266

TO PURCHASER:

City of Richland
Attn: Mr. Pete Rogalsky
840 Northgate Drive, P.O. Box 190
Richland, WA 99352
Phone: (509) 942-7558
Fax: (509) 942-7468
Email: progalsky@ci.richland.wa.us

Any such notice, demand, request or other communication shall be deemed to have been received upon the earlier of personal delivery thereof or two (2) business days after having been mailed as provided above, as the case may be.

9.4. Assignments and Successors. Purchaser may not assign this Agreement without Seller's consent. Any assignment made without Seller's consent is null and void, and does not relieve the Purchaser of any liability or obligation hereunder.

9.5. Captions. Paragraph titles or captions contained herein are inserted as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement.

9.6. Exhibits. All exhibits attached hereto shall be incorporated by reference as if set out in full herein.

9.7. Binding Effect. Regardless of which party prepared or communicated this Purchase and Sale Agreement, this Purchase and Sale Agreement shall be of binding effect between Purchaser and Seller only upon its execution by an authorized representative of each such party.

9.8. Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment or exhibits hereto. The Seller acknowledges that the law firm of Menke Jackson Beyer, LLP, has been hired to represent the Purchaser in this transaction. In doing so, said firm has not attempted to independently represent each of the parties but has solely represented the interests of the Purchaser. If Seller has any questions regarding this Agreement and any addenda, attachments, or other related documents, Seller should consult an attorney or tax advisor of Seller's own choice.

9.9. Counterparts. This Purchase and Sale Agreement may be executed in several counterparts, each of which shall be an original, but all of such counterparts shall constitute one such Agreement.

9.10. Cooperation and Further Assurances. Each party shall cooperate with the other in good faith to achieve the objectives of this Agreement. The parties shall not unreasonably withhold responses to requests for information, approvals, or consents provided for in this Agreement. The parties agree to take further action and execute further documents, both jointly or within their respective powers and authority, as may be reasonably necessary to implement the intent of this Agreement.

9.11. Merger. The delivery of the Deed and any other documents and instruments by Seller and the acceptance and recordation thereof by Purchaser shall effect a merger, and be deemed the full performance and discharge of every obligation on the part of Purchaser and Seller to be performed hereunder, except those clauses, covenants, warranties and indemnifications specifically provided herein to survive the closing.

9.12. Complete Agreement. This Agreement represents and contains the entire understanding between the parties related to the acquisition of the Property. The parties acknowledge that no other oral or written collateral agreements, understandings, or representations exist outside of this document, with the exception of any documents expressly incorporated by reference in this Agreement. Any prior agreements, whether verbal or written, not specifically referred to in this Agreement are hereby terminated.

9.13. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement, and Seller expressly agrees to submit to personal jurisdiction in Benton County Superior Court.

9.14. Scrivener. The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Seller under this Agreement. Seller is encouraged to review the completed contract with counsel before signing this Agreement.

IN WITNESS WHEREOF, the Purchaser has executed this Agreement on the date shown next to its signature, and Seller has accepted on the date shown next to its signature.

DAVID and MONIKA ROSE - SELLER

CITY OF RICHLAND - PURCHASER

By: _____ Date _____
Its: _____

By: Cynthia D. Reents, ICMA-CM Date _____
Its: City Manager

Approved by Legal Counsel:

By: Heather Kintzley Date _____
Its: City Attorney

Exhibit A
Legal Description of Subject Property

Land in Fee

A portion of the Northeast $\frac{1}{4}$ of Section 15 Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

A portion of Lot 11 Block 400 of the Plat of Richland as recorded in Volumes 6 & 7 of Plats, records of said County and State, described as follows:

A portion of a Parcel described by Real Estate Contract recorded under Auditors File No. 2010-033706, records of said Count and State, more particularly described as follows:

Beginning at the Southeast corner of said Parcel described by said Real Estate Contract; Thence North $00^{\circ}51'13''$ West a distance of 184.54 feet along the East line of said Parcel to a point located at D-line Station 45+63.15 at 33.00 feet right, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records, and the **TRUE POINT of BEGINNING** and the beginning of a 547.00 foot radius non-tangent curve having a radial bearing of South $16^{\circ}15'10''$ East; Thence Southwesterly a distance of 106.57 feet along the arc of said curve through a central angle of $11^{\circ}09'45''$ leaving said East line to a point on the Southeasterly right-of-way of Wellhouse Loop and the beginning of a 170.00 foot radius non-tangent curve having a radial bearing of South $49^{\circ}31'26''$ East; Thence Northeasterly a distance of 115.97 feet along the arc of said curve and said Southeasterly right-of-way through a central angle of $39^{\circ}05'03''$ to the Northeast corner of said Parcel described by said Real Estate Contract; Thence South $00^{\circ}51'13''$ East a distance of 17.26 feet leaving said curve and along the East line of said Parcel back to the true point of beginning.

Containing 1,420.4 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A" 15-102E**.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.

EXHIBIT "A"
15-102E / C3-084 (CRR)



2012_DUPOTAIL_EXTENSION
DRPJRLS 10-02-2015 3:13 PM

1-1098-401-2294-001
Richland School Dist.# 400
Lot 1 SP#2294

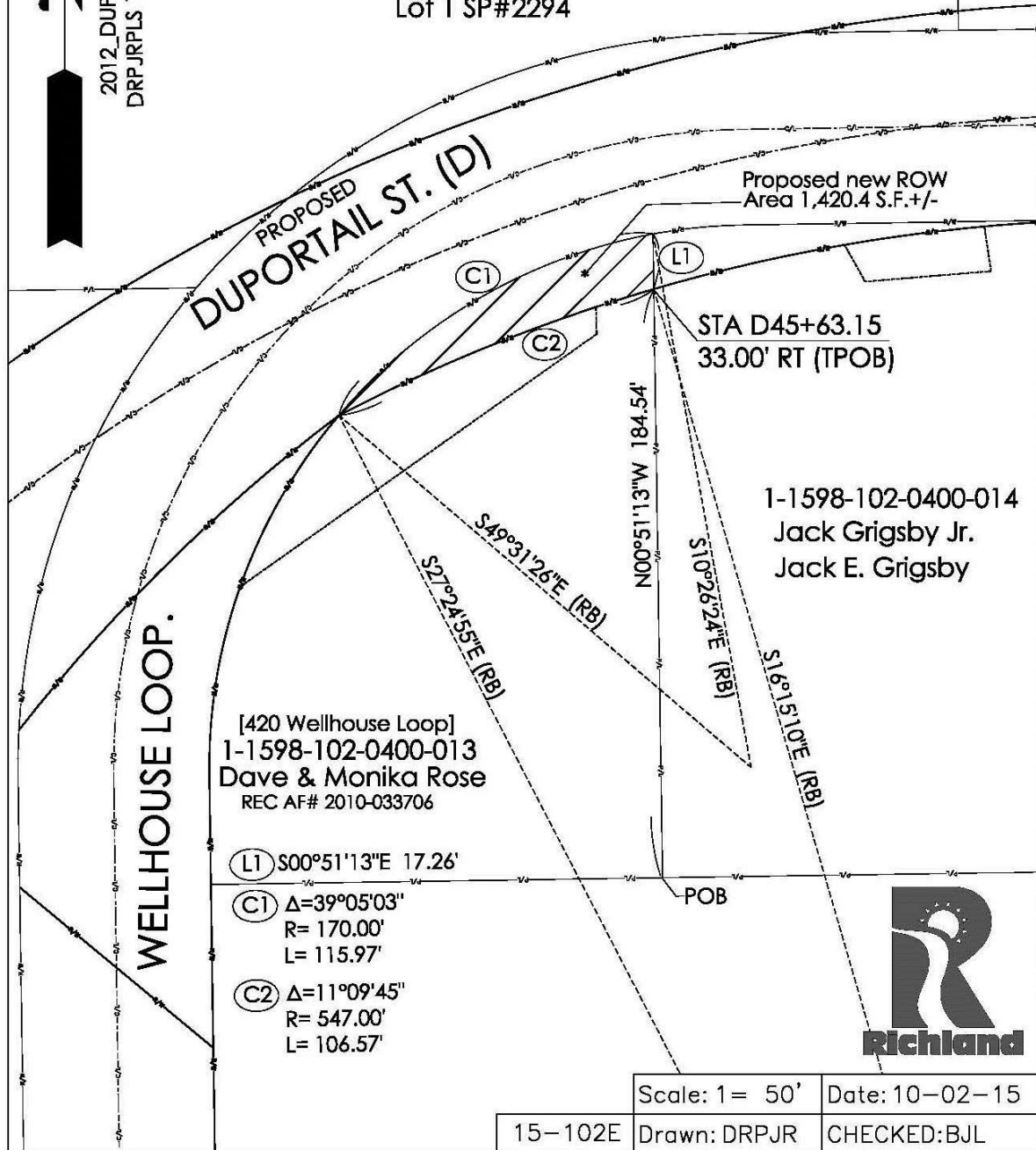


Exhibit B
Legal Description of Subject Property

Temporary Construction Easement

A portion of the Northeast $\frac{1}{4}$ of Section 15 Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

A portion of Lot 11 Block 400 of the Plat of Richland as recorded in Volumes 6 & 7 of Plats, records of said County and State, described as follows:

A portion of a Parcel described by Real Estate Contract recorded under Auditors File No. 2010-033706, records of said County and State, more particularly described as follows:

Beginning at the Southeast corner of said Parcel described by said Real Estate Contract; Thence North $00^{\circ}51'13''$ West a distance of 184.54 feet along the East line of said Parcel to the beginning of a 547.00 foot radius non-tangent curve having a radial bearing of South $16^{\circ}15'10''$ East; Thence Southwesterly a distance of 19.04 feet along the arc of said curve leaving said East line through a central angle of $01^{\circ}59'41''$ a point located at D-line Station 45+42.96 at 33.00 feet right, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records, and the **TRUE POINT of BEGINNING**; Thence South $01^{\circ}56'00''$ East a distance 8.45 feet leaving said non-tangent curve; Thence South $54^{\circ}41'35''$ West a distance of 137.06 feet to a point on the Easterly right-of-way of Wellhouse Loop and the beginning of a 170.00 foot radius non-tangent curve having a radial bearing of South $70^{\circ}32'43''$ East; Thence Northeasterly a distance of 62.37 feet along the arc of said curve and said right-of-way through a central angle of $21^{\circ}01'17''$ to the beginning of a 547.00 foot radius non-tangent curve having a radial bearing of South $27^{\circ}24'55''$ East; Thence Northeasterly a distance of 87.53 feet along the arc of said curve leaving said right-of-way through a central angle of $09^{\circ}10'05''$ back to the true point of beginning.

Containing 2,343.2 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A" 15-103E**.

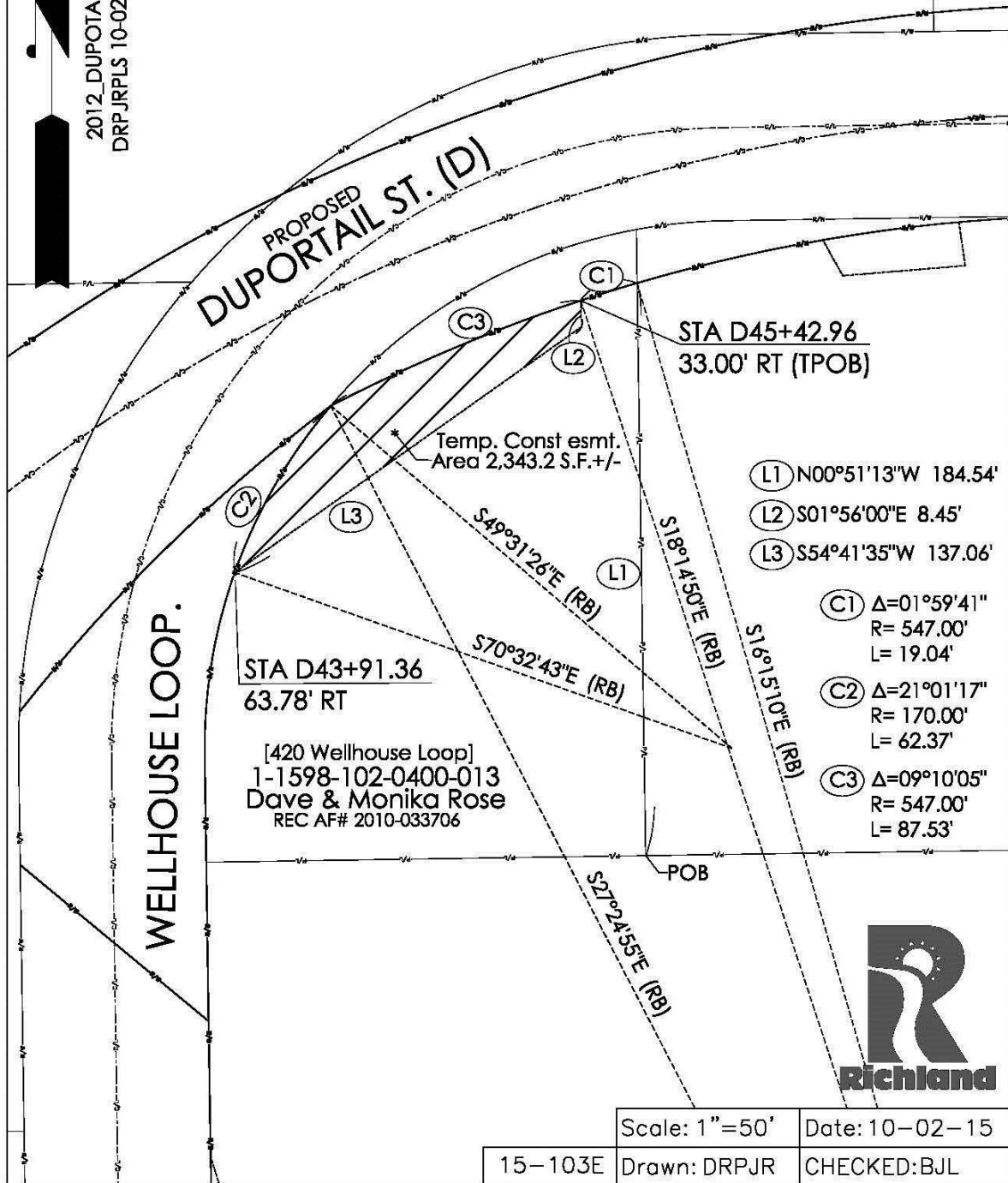
TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.

EXHIBIT "A"

15-103E / C3-084 (CRR)

1-1098-401-2294-001
Richland School Dist.# 400
Lot 1 SP#2294

2012_DUPORTAIL_EXTENSION
DRPJRLS 10-02-2015 3:20 PM





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Reports and Comments

Key Element:

Subject:

City Manager

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
City Council

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/01/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
Mayor

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments: