



Agenda
City Council Regular Meeting
Tuesday, August 20, 2024
Richland City Hall Council Chambers
625 Swift Boulevard

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

- I. Park Smart Initiative
 - Craig Meidl, Interim Chief of Police

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

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

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

Minutes:

2. Approval of the August 7, 2024 City Council Special Meeting Minutes
 - Jennifer Rogers, City Clerk

Ordinances - First Reading:

3. Ordinance No. 2024-28, Establishing and Dedicating the Right-of-Way for a Portion of George Washington Way
 - Carlo D'Alessandro, Public Works Director

Ordinances - Second Reading & Passage:

4. Ordinance No. 2024-25, Amending Richland Municipal Code Section 3.24.560 and eliminating the 1-Year Grace Period for Downtown Business Improvement District Assessments
 - Kerwin Jensen, Development Services Director
5. Ordinance No. 2024-26, Amending Richland Municipal Code Sections 5.04.170 and 5.04.290 related to Business License Information and Enforcement
 - Heather Kintzley, City Attorney

6. Ordinance No. 2024-27, Amending Chapter 8.10 of the Richland Municipal Code related to Public Camping
 - Heather Kintzley, City Attorney

Resolutions - Adoption:

7. Resolution No. 2024-100, Authorizing an Operation and Maintenance Agreement with the Washington State Department of Transportation for the State Route 240 and Village Parkway Intersection
 - Carlo D'Alessandro, Public Works Director
8. Resolution No. 2024-101, Authorizing a Funding Agreement with the U.S. Department of Homeland Security for the 2024-2026 Hazard Mitigation Grant Program
 - Carlo D'Alessandro, Public Works Director
9. Resolution No. 2024-102, Authorizing Purchase and Sale Agreements in Support of the South George Washington Way Intersection Improvements Project
 - Carlo D'Alessandro, Public Works Director
10. Resolution No. 2024-103, Authorizing a Consultant Agreement with Electric Power Systems Inc. for Engineering Design of Sandhill Crane Substation Expansion Project
 - Clint Whitney, Energy Services Director
11. Resolution No. 2024-104, Authorizing an Interlocal Agreement with the Benton Conservation District for the Salmon Power Educational Program
 - Clint Whitney, Energy Services Director
12. Resolution No. 2024-105, Approving Commercial Façade Improvement Program Agreements
 - Kerwin Jensen, Development Services Director
13. Resolution No. 2024-106, Approving a Purchase and Sale Agreement with Matson Holdings, LLC for Property located at 2621 Robertson Drive
 - Kerwin Jensen, Development Services Director
14. Resolution No. 2024-107, Authorizing an Interlocal Agreement with the U.S. Department of Fish and Wildlife for Wildland Fire Suppression
 - Tom Huntington, Fire Chief
15. Resolution No. 2024-108, Authorizing an Interlocal Agreement with the Washington State Department of Natural Resources for Wildland Firefighting Aircraft Resources
 - Tom Huntington, Fire Chief
16. Resolution No. 2024-109, Authorizing an Interagency Agreement with the Washington State Department of Corrections for Mutual Aid on behalf of the Coyote Ridge Corrections Center
 - Craig Meidl, Interim Chief of Police
17. Resolution No. 2024-110, Authorizing a Consultant Agreement with Remy Corporation for Project Management Services related to the Workday Inc. Enterprise HRIS Implementation Project
 - Drew Florence, Assistant City Manager

Items - Approval:

18. Appointment to the Richland Public Facilities District Board: Michael Wiemers and Doug McMakin
 - Jennifer Rogers, City Clerk

19. Appointment to the Tri-City Regional Hotel-Motel Commission: Yesenia Galvez

- Jennifer Rogers, City Clerk

Expenditures - Approval:

20. Expenditures from July 1, 2024 to July 31, 2024 for \$32,866,968.04 including Travel Checks Nos. 20578-20592, Accounts Payable Check Nos. 324796-325935, Accounts Payable Wire Nos. 10145-10191, Payroll Wires & ACH Nos. 14114-14167, Payroll Direct Deposit & Check Nos. 225691-226975, and Pension Check Nos. 6792-6813.

- Brandon Allen, Finance Director

Items of Business:

21. Resolution 2024-111, Authorizing a Land Exchange Agreement with the Port of Benton

- Joe Schiessl, Deputy City Manager

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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

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



MINUTES

RICHLAND CITY COUNCIL SPECIAL MEETING

Wednesday, August 7, 2024

Richland City Hall ~ Council Chambers

625 Swift Boulevard

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

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

Welcome and Roll Call

Mayor Richardson welcomed those in the audience and expressed appreciation for their attendance.

Attendance: Mayor Richardson	Present
Mayor Pro Tem Kent	Present
Councilmember Jones	Present
Councilmember Lukson	Absent
Councilmember Maier	Present
Councilmember VanDyke	Absent
Councilmember Whitten	Present

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO EXCUSE COUNCILMEMBERS LUKSON AND VANDYKE. MOTION CARRIED 5-0.

Also present were City Manager Amundson, Deputy City Manager Schiessl, Assistant City Manager Florence, City Attorney Kintzley, Fire Chief Huntington, Development Services Director Jensen, Finance Director Allen, Human Resources Director Paulsen, Parks & Public Facilities Director Waite, Public Works Director D'Alessandro, Interim Chief of Police Meidl, and City Clerk Rogers

Pledge of Allegiance

Councilmember Maier led the Council and audience in the Pledge of Allegiance.

Approval of Agenda

COUNCILMEMBER JONES MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 5-0.

Presentations

1. 3 Rivers Community Foundation Presentation

Abbey Cameron, CEO of 3 Rivers Community Foundation, a non-profit organization that creates opportunities for perpetual charitable giving in Benton and Franklin counties, presented the agency's mission and vision statement, and initiatives that address community needs. Detailed information can be found in the PowerPoint Presentation included in the agenda packet.

2. New Hires and Retirements

A video featuring the new hires and retirements for July 2024 was played for the audience.

The City welcomed eleven (11) new employees to the City of Richland in July 2024.

- Camryn Andersen - Police Officer, Police Division
- Ian Bergevin - Police Officer, Police Division
- Tayler Jackson - Police Officer, Police Division
- Michael Minarik - Police Officer, Police Division
- Titan Ramberg - Police Officer, Police Division
- Travis Schouviller - Police Officer, Police Division
- Michelle Cooper - BCES Communications Supervisor, SECOMM Operations
- Kylian Cochran - Emergency Communications Dispatcher, SECOMM Operations
- Mikaela Monroy - Emergency Communications Dispatcher, SECOMM Operations
- Emma Perez - Emergency Communications Dispatcher, SECOMM Operations
- Hunter Krienke - Plant Operator-in-Training, Water Operations

There were no retirements to recognize.

Public Hearing

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

3. Proposed Amendment to Richland Municipal Code 3.24.560 and eliminating the 1-Year Grace Period for Downtown Business Improvement District Assessments, Ordinance No. 2024-25

Mayor Richardson opened and closed the public hearing at 6:16 p.m. No testimony was offered.

Public Comments

No public comments were offered.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

4. Approval of the July 16, 2024 City Council Regular Meeting Minutes and the July 23, 2024 City Council Workshop Meeting Minutes

Ordinances - First Reading

5. Ordinance No. 2024-26, Amending Richland Municipal Code Section 5.04.170 and 5.04.290 related to Business License Information and Enforcement
6. Ordinance No. 2024-27, Amending Chapter 8.10 of the Richland Municipal Code related to Public Camping

Ordinances - Second Reading & Passage

None.

Resolutions - Adoption

7. Resolution No. 2024-93, Adopting the Richland Energy Services 2024 Energy Resource Plan
8. Resolution No. 2024-95, Authorizing Weatherwise Contractor Agreements with Gale Contractor Services and Young's Heating and Cooling, LLC for Weatherwise Program Participation
9. Resolution No. 2021-96, Authorizing Change Order No. 4 to Contract No. 437-23 with Sharpe & Preszler Construction, Co. Inc. for the Sunset Street and Montana Avenue Water Main Replacement
10. Resolution No. 2024-97, Authorizing Change Order No. 1 to Contract No. 97-24 with McCann Trucking, LLC for the 2024 Americans with Disabilities Act (ADA) Ramp Project
11. Resolution No. 2024-98, Authorizing a Grant Application to the Washington State Department of Transportation Traffic Conflict Screening Using Video Analytics Program
12. Resolution No. 2024-99, Authorizing Grant Applications to the Washington State Transportation Improvement Board Urban Arterial Program and Active Transportation Program

Items - Approval

None.

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, MAIER AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

Items of Business

13. Ordinance No. 2024-25, Amending Richland Municipal Code Section 3.24.560 and eliminating the 1-Year Grace Period for Downtown Business Improvement District Assessments (First Reading)

Development Services Director Jensen provided an overview of the creation of the Business Improvement District (BID) as authorized by RCW 35.87A. The City's Downtown Business Improvement District (DBID) was formally established by Ordinance No. 03-07 in February 2007. Per the ordinance, owner assessments were established to bring in revenue for beautification of common areas, including trash removal, annual flower planting, seasonal decorations, and district-wide promotional materials, as well as insurance and other administrative costs. The original assessments have never been modified.

The City's authority to levy assessments on businesses within BID boundaries is granted by Chapter 35.87A RCW. Since 2007, the City has collected DBID assessments and remitted them back to the District after deducting an administrative fee pursuant to Ordinance No. 03-97.

The DBID Board of Directors seeks to eliminate the assessment exemption for businesses in existence for less than one year. The DBID Board held its annual membership meeting on May 15, 2024, and during the meeting, the membership voted unanimously to eliminate the assessment exemption. However, under state law, modifications to assessments in a business improvement district can occur only through legislative action after a public hearing.

A public hearing was held during tonight's meeting. No testimony was offered. Additional information can be found in the PowerPoint Presentation included in the agenda packet.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO ADOPT ORDINANCE NO. 2024-25, AMENDING RICHLAND MUNICIPAL CODE SECTION 3.24.560 AND ELIMINATING THE 1-YEAR GRACE PERIOD FOR DOWNTOWN BUSINESS IMPROVEMENT DISTRICT ASSESSMENTS, FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, MAIER AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

14. Resolution No. 2024-94, Authorizing a Washington Families Clean Energy Credits Grant through the Washington State Department of Commerce

Finance Director Allen explained that the Washington State Legislature has allocated \$150M to the Washington Families Clean Energy Credits Grant Program administered by the Washington State Department of Commerce. The funding, derived from the Climate Commitment Act, is offered as a one-time utility bill credit of up to \$200 to low to moderate income residential households.

The City of Richland anticipates passing through \$1,025,326.78 in grant funds to approximately 5,100 eligible households in Richland. Qualifying customers will see the credit automatically applied to their utility account on or before September 15, 2024. The City will utilize a third-party service to assist with the electric utility requirements and to identify eligible households in Richland.

Councilmember Whitten raised concerns regarding the statement the City is required to publish as part of the grant conditions. Councilmember Whitten expressed the opinion that this requirement may present a conflict of interest, and inquired whether the City can add a neutral disclaimer statement as has been done in other jurisdictions. Council concurred with this request. Finance Director Allen replied that the statement is mandated and cannot be altered based on grant contract requirements. However, supplemental statements are not prohibited. Councilmember Maier commented that he would support a supplemental statement only if it is truly neutral and does not express support or opposition to the Climate Commitment Act. Finance Director Allen shared that other jurisdictions have included statements indicating that the mandated statement may or may not reflect the agency's position on the Climate Commitment Act. The majority of Council concurred with including a supplemental statement.

COUNCILMEMBER JONES MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO ADOPT RESOLUTION NO. 2024-94, AUTHORIZING A WASHINGTON FAMILIES CLEAN ENERGY CREDITS GRANT THROUGH THE WASHINGTON STATE DEPARTMENT OF COMMERCE. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, MAIER AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED. 5-0.

Reports and Comments

City Manager

City Manager Amundson shared that a media release will be issued shortly to announce the three (3) finalists for the Chief of Police position. The release will include the names and brief biographies of each candidate. It will also announce a community meet-and-greet opportunity scheduled for September 4, 2024 from 6:00 to 8:00 p.m. Members of the public will have an opportunity to meet the finalists and attend a moderated discussion. Final interviews are scheduled for Thursday, September 5, 2024. Candidates will participate in a three-panel interview, a police department tour, and a city-wide tour.

City Council

Mayor Pro Tem Kent announced that she attended the ribbon-cutting ceremony at Panda Express. The event drew a large crowd, including the Richland Bomber Cheerleaders and the Richland Marching Band, with several hundred attendees. During the event, Panda Express announced its partnership with local Richland organizations, pledging to donate proceeds to schools.

Next, Mayor Pro Tem Kent stated that she has visited over two dozen farmers' markets and noted that the Richland Farmers' Market ranks among the top three (3) for vendor diversity and enthusiasm. The high turnout and variety of vendors indicate that the farmers' market might need a larger space in the future.

Mayor Pro Tem Kent then expressed appreciation for those who participated in the National Night Out event, as well as city staff who managed booths with joy and enthusiasm. She received overwhelmingly positive feedback, with some residents expressing regret for having missed it.

Councilmember Jones encouraged everyone to be a tourist in Richland by actively supporting local businesses, stating that their success relies on the community's support.

Councilmember Whitten echoed Mayor Pro Tem Kent's comments regarding National Night Out, noting that he had an enjoyable time at the well-attended public event. He also thanked staff, including members of Police and Fire, who participated in making the event a success.

Councilmember Maier reported that the process of selecting a Chief Executive Officer (CEO) for the Ben Franklin Transit is progressing well, with several strong candidates in consideration. He then shared that several community members have expressed appreciation for the ongoing work at George Washington Way and McMurray where changes to the traffic signals are expected to enhance safety.

Mayor

Mayor Richardson made the following announcements:

- She attended the Lourdes Behavioral Health rebranding ribbon-cutting and 50th anniversary celebration on August 1, 2024.
- She participated in ribbon-cutting ceremonies for new homes by Hayden Homes at Queensgate and Pahlisch Homes at Horn Rapids.
- She highlighted the success of the National Night Out event and thanked staff for their hard work.
- She announced that the Federal Building has been nominated for the National Register of Historic Places.
- She attended a therapeutic court graduation ceremony and encouraged other councilmembers to attend.

- She reminded everyone about the upcoming Night of Remembrance event related to use of the atomic bomb.
- She recommended councilmembers attend the Richland Chamber of Commerce meeting held on the third Tuesday of each month. The meetings feature guest speakers and provide an excellent opportunity to connect with local businesses.

Adjournment

Mayor Richardson adjourned the meeting at 6:44 p.m.

APPROVED:

ATTEST:

Theresa Richardson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:

Draft



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Ordinances - First Reading

Strategic Priority I - High Performance Government

Subject:

Ordinance No. 2024-28, Establishing and Dedication the Right-of-Way for a Portion of George Washington Way

Department/Office
Public Works

Ordinance/Resolution Number:
2024-28

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 2024-28, establishing and dedicating right-of-way for a portion of George Washington Way.

Summary:

The City owns and manages a system of public street rights-of-way for the benefit of residents and visitors. The Richland Municipal Code (RMC) provides for dedication of public street right-of-way by approval of a final plat or by ordinance. The City owns property adjacent to George Washington Way, a portion of which is needed for the South George Washington Way Intersection Improvement project. Although this portion of city property has historically been used as a city street, action is needed to officially dedicate the portion of city property as public right-of-way so that it can be included in the upcoming street improvement project.

An ordinance is required to dedicate city property as public street right-of-way. The City's best interests are served by dedicating the described property as public street right-of-way to enable the successful execution of the South George Washington Way Intersection Improvements project.

Staff recommends approval of Ordinance No. 2024-28 for first reading, by title only.

Fiscal Impact: None.

Attachments:

I. Ordinance No. 2024-28

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 2024-28

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
ESTABLISHING AND DEDICATING THE RIGHT-OF-WAY FOR
A PORTION OF GEORGE WASHINGTON WAY.**

WHEREAS, the City owns and manages a system of public street rights-of-way for the benefit of the City's residents and visitors; and

WHEREAS, the City may receive dedications of new public street rights-of way through land development activity or by ordinance; and

WHEREAS, the City owns land in fee adjacent to George Washington Way, a portion of which is required for part of a city street improvement project; and

WHEREAS, an ordinance is required to dedicate the portion of city property as public street right-of-way; and

WHEREAS, the City's best interests are served by completing dedication of a portion of the property as street right-of-way to enable improvements to south George Washington Way.

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

Section 1. The portion of property depicted by hatching on **Exhibit A** and legally described in **Exhibit B**, both attached hereto and incorporated herein by this reference, is hereby dedicated as public street right-of-way.

Section 2. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached Exhibits, duly certified by the Clerk as a true copy.

Section 3. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 4. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 5. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

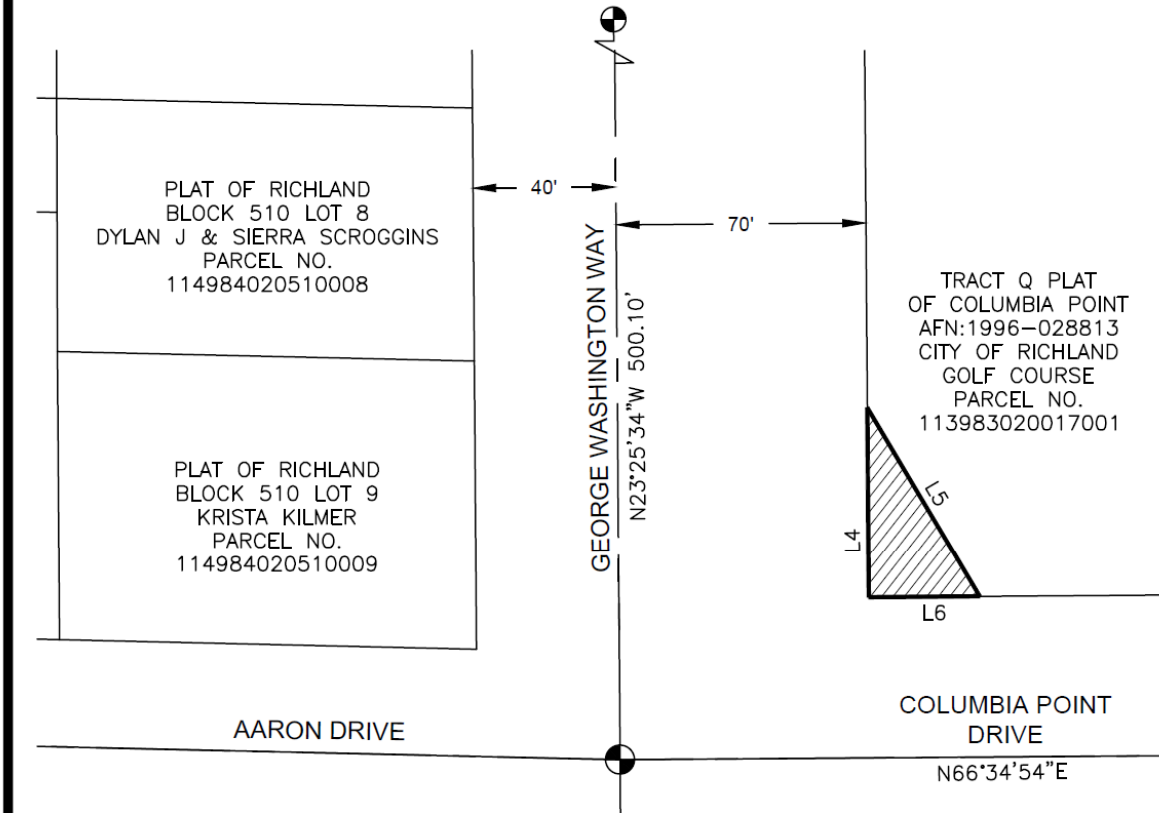
First Reading: _____

Second Reading: _____

Date Published: _____

EXHIBIT A

CITY OF RICHLAND
RIGHT-OF-WAY ACQUISITION
CITY OF RICHLAND PARCEL
MAP TO ACCOMPANY LEGAL DESCRIPTION



Line Table		
Line #	Length	Direction
L4	53.41	N23°25'34"W
L5	61.80	S53°36'54"E
L6	31.08	S66°34'54"W



2245 Robertson Drive
Richland, Washington
99354 OFFICE 509-375-4123
FAX 509-371-0999

JOB#21144



NTS



EXHIBIT B
Legal Description

The following description is based on NAD83(2011) Washington State Plane Coordinate system, South Zone, distances written in US survey feet, ground.

A Portion of Tract Q, according to the Plat of Columbia Point, filed under Auditor's File Number 1996-028813 records of Benton County, Washington, situate in Section 14, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, hereby dedicated for public road right-of-way purposes being more particularly described as follows:

Beginning at a point on the Southeasterly right-of-way of a public road known as George Washington Way, said point also being the Southwesterly corner of said Tract Q; Thence North $23^{\circ}25'34''$ West along the westerly line thereof a distance of 53.41 feet; Thence South $53^{\circ}36'54''$ East a distance of 61.80 feet to a point on the Northerly right-of-way of a public road known as Columbia Point Drive; Thence South $66^{\circ}34'54''$ West along the Northerly Line thereof a distance of 31.08 feet to the **True Point of Beginning**.

Contains 830 sf, more or less.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 2 - Financial Sustainability

Subject:

Ordinance No. 2024-25, Amending Richland Municipal Code Section 3.24.560 and eliminating the 1-Year Grace Period for Downtown Business Improvement District Assessments (First Reading)

Department/Office
Development Services

Ordinance/Resolution Number:
2024-25

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 2024-25, amending RMC 3.24.560 related to the administration of the Downtown Business Improvement District and eliminating the first year business assessment exemption.

Summary:

Business improvement districts (BIDs) are organizations of businesses that assess fees on themselves to fund common expenses such as maintenance, improvements, promotions and special events. Washington BIDs are enabled by Ch. 35.87A RCW. Under state law, cities are vested with the sole authority to levy assessments on businesses located within BID boundaries, and may contract with BIDs to perform certain administrative functions. Richland has collected assessments on behalf of the Downtown Business Improvement District (DBID or District) since 2007 as authorized by Ordinance No. 03-07, and remits revenue to the District minus an administrative fee. The DBID utilizes its revenue within its own administrative structure without additional city involvement.

The DBID uses the revenue from assessments for the beautification of common areas, including trash removal, annual flower planting, seasonal decorations, and district-wide promotional materials, as well as insurance and other administrative costs. The District has experienced a significant increase in costs for basic services such as utilities and common area maintenance over the past few years, resulting in depleted reserves. To correct this downward trend, the DBID Board of Directors proposed the elimination of the assessment exemption for businesses in existence for less than one year as provided in Ordinance No. 03-0. This change is intended to increase annual revenue. The DBID held its annual membership meeting on May 15, 2024, and included the proposal as an item of business. During the meeting, the membership discussed the proposal and considered several options before voting to request the changes detailed in Ordinance No. 2024-25. The DBID seeks to add value for all district members through events and programming that will make the Downtown a unique destination for shoppers.

State law prescribes the process by which BID assessments can be changed. Richland City Council is required to declare its intent to modify the assessments and hold a public hearing. Resolution No. 2024-87 was passed on July 16, 2024 to declare the Council's intent to modify the assessments as requested by the DBID Board of Directors, and set a public hearing date of August 7, 2024 at 6:00 p.m. to take testimony on the matter. No testimony was offered.

Staff recommends approval of Ordinance No. 2024-25 for second reading and passage.

Fiscal Impact:

Eliminating the one-year exemption is expected to increase the City's general fund receipts between \$40 and \$60 per year in administrative fees.

Attachments:

1. Ordinance No. 2024-25
2. July 15, 2024 Downtown Business Improvement District Letter

ORDINANCE NO. 2024-25

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE SECTION 3.24.560 AND ELIMINATING THE ONE-YEAR GRACE PERIOD FOR DOWNTOWN BUSINESS IMPROVEMENT DISTRICT SPECIAL ASSESSMENTS.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to reflect updated processes and procedures; and

WHEREAS, through Ordinance No. 03-07, the Richland City Council established the Downtown Business Improvement District (DBID) on February 6, 2007; and

WHEREAS, Section 1.04 of Ordinance No. 03-07, entitled Exemptions, established a one-year exemption from special assessments for new businesses in the DBID; and

WHEREAS, RCW 35.87A.140 provides a process by which assessments for business improvement districts may be changed; and

WHEREAS, Section 1.15 of Ordinance No. 03-07, entitled Rate Changes, identifies how the DBID, through its Board of Directors, may recommend changes pursuant to RCW 35.87A.140; and

WHEREAS, at its May 8, 2024 annual membership meeting, the DBID's Board of Directors proposed to eliminate the one-year exemption for new businesses, and more than sixty percent (60%) of those present voted in favor of the change as required by Section 1.15 of Ordinance No. 03-07; and

WHEREAS, pursuant to RCW 35.87A.140, proceedings to modify rates or assessments of a business improvement district shall terminate if protest is made by a majority of the businesses in the proposed area that would pay a majority of the proposed increase or additional special assessment; and

WHEREAS, on July 16, 2024, pursuant to Resolution No. 2024-87, the Richland City Council declared its intent to eliminate the one-year exemption from special assessments for Downtown Business Improvement District ratepayers as requested by the DBID Board of Directors and pursuant to RCW 35.87A.140; and

WHEREAS, a public hearing was held on August 7, 2024 at 6:00 p.m. to receive testimony, including any objections by affected ratepayers; and

WHEREAS, the testimony received during the hearing did not amount to sufficient protest under RCW 35.87A.140; and

WHEREAS, RMC 3.24.560, entitled Downtown Business Improvement District Fund – Distributions, prescribes the frequency for the distribution of assessments from the Fund, and requires updating to streamline the distribution process.

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

Section 1. Section 3.24.560 of the Richland Municipal Code, entitled Downtown Business Improvement District Fund – Distributions, as first enacted by Ordinance No. 32-03, and last amended by Ordinance No. 2022-43, is hereby amended as follows:

3.24.560 Downtown business improvement district fund – Distributions.

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

Section 2. As of the effective date of this Ordinance No. 2024-25, businesses in existence less than one year shall no longer be exempt from DBID special assessments under Section 1.04 of Ordinance No. 03-07. Assessments under Section 1.03 of Ordinance No. 03-07 (Levy of Special Assessments) for each business, multi-family residential, and mixed-use project as described in RCW 35.87A.020(3) shall commence on the date the business or project opens within the district. Section 1.04 of Ordinance No. 03-07 is hereby amended to conform to this Ordinance No. 2024-25.

Section 3. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 4. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 5. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

This space intentionally left blank.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: August 7, 2024

Second Reading: August 20, 2024

Date Published: August 25, 2024

RICHLAND DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

July 15, 2024

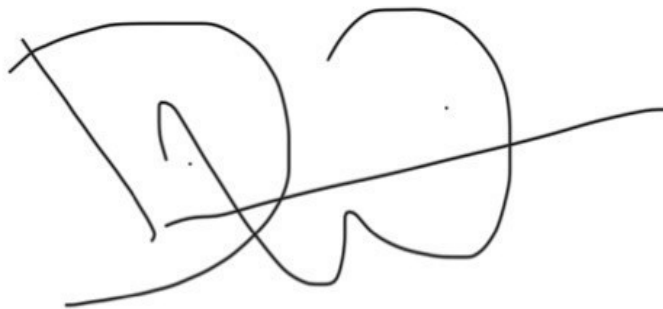
Dear Councilmembers,

The Downtown Business Improvement District held its annual membership meeting on May 15th and voted 11-0 to eliminate the one-year exemption from assessment for new businesses. This change will allow the district to recover costs for maintenance and other expenses that benefit all businesses regardless of time within the district.

The Downtown Business Improvement District is an anchor at the entrance of Richland's downtown and provides a key connection to the waterfront. The district welcomes cruise visitors and eventgoers at John Dam Plaza and Howard Amon Park and is home to long-standing local businesses.

We hope you will support our efforts to make the Downtown Business District a welcoming place for businesses and visitors.
Sincerely,

Darin Warnick, BID Chairperson

A handwritten signature in black ink, appearing to be 'Darin Warnick', written over a horizontal line.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority I - High Performance Government

Subject:

Ordinance No. 2024-26, Amending Richland Municipal Code Sections 5.04.170 and 5.04.290 related to Business License Information and Enforcement

Department/Office
City Attorney

Ordinance/Resolution Number:
2024-26

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 2024-26, amending Richland Municipal Code Sections 5.04.170 and 5.04.290 related to business licensing information and enforcement.

Summary:

The City recently discovered two deficiencies in its business licensing code that create unnecessary difficulty in prosecuting the crime of operating without a business license. One deficiency concerns the City's incorrect classification of the penalty upon conviction of the misdemeanor offense. The code currently describes a violation of RMC 5.04.170 as a misdemeanor, which is correct, but further states that it is punishable by up to a year in jail and up to a \$5,000 fine. State law caps the penalty for a misdemeanor conviction at up to 90 days in jail and up to a \$1,000 fine. This outdated language requires amendment to comply with state law.

The second deficiency relates to the City's ability to access records held by the Department of Revenue. Several years ago, the Washington State Legislature mandated that local governments partner with the Department of Revenue for business licensing. Specifically, RCW 35.90.020(1) provides that "a city that requires a general business license of any person that engages in business activities within that city must partner with the department [of Revenue] to have such license issued, and renewed if the city requires renewal, through the business licensing service in accordance with chapter 19.02 RCW." Because the City is forced to utilize DOR for business licensing, the City's business license records necessarily live in DOR's system.

When the City made attempts to obtain certified records of Richland business licensing documents for use at trial, the Department of Revenue refused to release the records to the City, citing privilege under RCW 19.02.115. The City attempted to seek the records through a subpoena, but was advised by the Washington State Attorney General's Office that the AG would move to quash the City's subpoena. The City was advised that the only way to obtain certified copies of the records was to pass a local law providing the Department of Revenue with reciprocity to access the City's business licensing records per RCW 19.02.115(3)(j). Ordinance No. 2024-26 will create such a law to streamline future access to the City's own records held by the Washington State Department of Revenue.

Staff recommends approval of Ordinance No. 2024-26 for second reading and passage.

Fiscal Impact: None.

Attachments:

I. Ordinance No. 2024-26

ORDINANCE NO. 2024-26

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE SECTIONS 5.04.170 AND 5.04.290 RELATED TO BUSINESS LICENSING INFORMATION AND ENFORCEMENT.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code to bring it into alignment with state law; and

WHEREAS, the City recently discovered two deficiencies in its business licensing code that create unnecessary difficulty in prosecuting the crime of operating without a business license; and

WHEREAS, the deficiencies are the product of antiquated language that requires amendment.

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

Section 1. Richland Municipal Code Section 5.04.170, entitled Compliance required, as first enacted by Ordinance No. 83, and last amended by Ordinance No. 50-19, is hereby amended as follows:

5.04.170 Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business or nonprofit enterprise for which a license, or permit, is required by this chapter, without having a license or permit therefor in effect at all times as required by this chapter. The issuance of a license or permit under this chapter shall not waive or excuse compliance with the provisions of any other ordinance of the city. Any person violating any provision of this section shall be guilty of a misdemeanor punishable as provided in RMC 9.02.020(C). ~~and shall be punished by a fine not to exceed \$5,000 or by imprisonment for not more than one year, or both such fine and imprisonment.~~

Section 2. Richland Municipal Code Section 5.04.290, entitled Information confidential, as first enacted by Ordinance No. 83, and last amended by Ordinance No. 50-19, is hereby amended as follows:

5.04.290 Information confidential.

~~The license officer shall keep all i~~Information furnished or secured under the authority of this chapter is confidential and privileged pursuant to RCW 19.02.115(2). ~~in strict confidence.~~ Unless a basis for disclosure exists in RCW 19.02.115(3)-(5), Ssuch information shall not be subject to public inspection and shall be kept so that the contents thereof shall not become known except to the persons charged with the administration and enforcement of this chapter. The Washington State Department of Revenue is authorized to access City's confidential licensing information in exchange for reciprocal access to Department of Revenue licensing information as authorized by RCW 19.02.115(3)(j).

Section 3. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 4. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 5. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: August 7, 2024
Second Reading: August 20, 2024
Date Published: August 25, 2024



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 4 - Quality of Life

Subject:

Ordinance No. 2024-27, Amending Chapter 8.10 of the Richland Municipal Code related to Public Camping

Department/Office
City Attorney

Ordinance/Resolution Number:
2024-27

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 2024-27, amending Chapter 8.10 of the Richland Municipal Code related to Public Camping.

Summary:

The City has need, from time to time, to amend the Richland Municipal Code (RMC) to bring it into alignment with state and federal law.

On June 28, 2024, the United States Supreme Court decided *City of Grants Pass v. Johnson*, 603 U. S. ____ (2024), holding that enforcement of ordinances that criminalize public camping do not violate the 8th Amendment's constitutional protection against cruel and unusual punishment. The United States Supreme Court's decision in *City of Grants Pass v. Johnson* overruled the 9th Circuit's decision in *Martin v. City of Boise*, which held that enforcement of no camping ordinances against homeless individuals constitutes cruel and unusual punishment in violation of the U.S. Constitution's 8th Amendment. The practical impact of the *Grants Pass* decision is that the availability of low barrier shelter space is no longer relevant to the analysis of whether a no public camping ordinance is legally enforceable.

Ordinance No. 2024-27 will remove references to the availability of shelter space, specific locations, and conditions resulting in suspended enforcement of the ordinance since those elements are no longer required under federal law.

City staff held a workshop discussion with Council on July 23, 2024 to discuss the proposed changes in Ordinance No. 2024-27. Additional discussion points included the opportunity to build internal protocols to ensure that staff attempt to connect individuals with housing assistance and resources before pursuing enforcement action under Chapter 8.10 RMC. Protections surrounding due process and property interests are also preserved in Chapter 8.10 RMC.

Staff recommends approval of Ordinance No. 2024-27 for second reading and passage.

Fiscal Impact: None.

Attachments:

I. Ordinance No. 2024-27

ORDINANCE NO. 2024-27

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING CHAPTER 8.10 OF THE RICHLAND MUNICIPAL CODE RELATED TO PUBLIC CAMPING.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to bring it into alignment with state and federal law; and

WHEREAS, on June 28, 2024, the United States Supreme Court decided *City of Grants Pass v. Johnson*, 603 U. S. ____ (2024), holding that enforcement of ordinances that criminalize public camping do not violate the 8th Amendment's constitutional protection against cruel and unusual punishment; and

WHEREAS, the United States Supreme Court's decision in *City of Grants Pass v. Johnson* overruled the 9th Circuit's decision in *Martin v. City of Boise*, which held that enforcement of no camping ordinances against homeless individuals constitutes cruel and unusual punishment in violation of the U.S. Constitution's 8th Amendment; and

WHEREAS, amendments to Chapter 8.10 RMC are warranted in light of the new development in federal law.

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

Section 1. Chapter 8.10 of the Richland Municipal Code, entitled Regulating Public Camping, as first enacted by Ordinance No. 2022-22, is hereby amended as follows:

Chapter 8.10 REGULATING PUBLIC CAMPING

Sections:

8.10.010 Purpose.

8.10.020 Definitions.

8.10.030 Unlawful camping.

8.10.040 Storage of personal property in public places.

8.10.050 Removal of unauthorized encampments and individual camps.

8.10.060 Penalty for violations.

~~8.10.070 Enforcement suspended.~~

8.10.080 Severability.

8.10.010 Purpose.

It is the purpose of this chapter to prevent harm to the health and safety of the public and environment, and to promote the public health, safety and general welfare and environment by keeping public streets, sidewalks, parks, and other city-owned and/or city-maintained public property within the city readily accessible to the public, and to prevent use of city-owned and/or

city-maintained public property for camping purposes or storage of personal property which interferes with the rights of others to use the areas for the purposes for which they were intended.

8.10.020 Definitions.

The following definitions are applicable in this chapter unless the context otherwise requires:

~~“Actively engaged in the process of exiting homelessness” means an individual is presently participating in the activities necessary to achieve housing, whether temporary or permanent. The city of Richland recognizes that availability of permanent housing, transitional housing and treatment services will impact an individual’s ability to successfully move out of homelessness into housing; and therefore, there are no specific timelines outlined within this chapter. Such status shall be determined by the city manager or designee. When determining whether an individual is actively engaged in the process of exiting homelessness, the city manager or designee shall take into account whether the individual is:~~

~~1. In a local database maintained by the Benton County department of human services (BCDHS) with an active enrollment in an outreach project and/or coordinated entry; or~~

~~2. Working with a non-BCDHS entering service provider; or~~

~~3. Actively working with a street outreach project towards permanent housing or any other intervention requested by the individual (for example, treatment). “Actively working” includes:~~

~~a. The outreach worker is building rapport with the individual and has not yet entered any enrollment into BCDHS’s database; or~~

~~b. The outreach worker and individual are (i) in the documentation gathering phase for purposes of accessing housing or treatment facilities, and (ii) the individual is attending required appointments in order to achieve housing or treatment options; or~~

~~4. Participating in any other activity, program, or process deemed necessary to secure permanent housing.~~

“Camp” means to pitch, erect or occupy camp facilities, or to use camp paraphernalia or both, for the purpose of, or in such a way as will facilitate, remaining overnight, or parking a camper, recreational vehicle, trailer, or other vehicle for the purpose of remaining overnight.

“Camp facilities” include, but are not limited to, tents, huts, temporary shelters, campers, recreational vehicles, or trailers.

“Camp paraphernalia” includes but is not limited to tarpaulins, cots, beds, sleeping bags, hammocks or cooking facilities and similar equipment.

“Contraband” means any property that is unlawful to produce or possess.

“Litter” shall have the same meaning as used in RCW 70.93.030(6) and (11) as adopted or may be amended.

“Park or park facility” means any real property, building, structure, equipment, sign, shelter, swimming pool, vegetation, playground, or other physical property owned or controlled by the city for park purposes. Park or park facility includes all associated areas, including but not limited to parking lots for parks and pools.

“Personal property” means an item that is:

1. Reasonably recognizable as belonging to a person;
2. In its present condition has apparent utility and/or value; and
3. Is not hazardous or unsanitary.

“Right-of-way” shall have the same meaning as is stated in RMC 12.08.010.

“Solid waste” shall have the same meaning as used in RCW 70.95.030(22) as adopted or may be amended.

“Store” means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location.

“Stormwater drainage facility” means constructed and natural features which function together as a system to collect, convey, channel, hold, inhibit, retain, detain, infiltrate, evaporate, divert, treat, or filter stormwater. Stormwater facilities include, but are not limited to, pipes, ditches, culverts, street gutters, detention ponds, retention ponds, evaporation ponds, constructed wetlands, infiltration devices, catch basins, oil/water separators, and swales.

“Trail” means a public path constructed for the primary purpose of allowing recreational non-motorized transportation.

“Unauthorized encampment” means two or more camp facilities in an identifiable area which appear to be used for unlawful camping. For purposes of this chapter an identifiable area includes areas where the camp facilities are in sight of each other and/or areas where each camp facility is located within 300 feet of another camp facility.

8.10.030 Unlawful camping.

It is unlawful for any person to camp in the following city-owned and/or city-maintained areas, except as otherwise provided by the Richland Municipal Code or where specifically designated:

- A. Any right-of-way;
- B. Any trail, park, or park facility;

- C. Any publicly owned parking lot or publicly owned area, improved or unimproved;
- D. Any publicly owned stormwater drainage facility; or
- E. Any other city-owned or city-maintained property.

8.10.040 Storage of personal property in public places.

It is unlawful for any person to store personal property, including camp facilities and camp paraphernalia, in the following city-owned and/or city-maintained areas, except as otherwise provided by the Richland Municipal Code:

- A. Any right-of-way;
- B. Any trail, park, or park facility;
- C. Any publicly owned parking lot or publicly owned area, improved or unimproved;
- D. Any publicly owned stormwater drainage facility; or
- E. Any other city-owned or city-maintained property.

This section shall not apply to vehicles, including trailers, recreational vehicles, and campers, which are unoccupied and parked in rights-of-way, unless otherwise prohibited by law.

8.10.050 Removal of unauthorized encampments and individual camps.

Upon a determination by law enforcement or designated city personnel that an area constitutes an unauthorized encampment or that an individual is engaged in unlawful camping or storage of personal property in public places, the personal property, camping paraphernalia, camp facilities, and all other property, contraband, litter, and solid waste may be removed subject to the following provisions:

- A. If the unauthorized encampment, unlawful camping, or unlawful storage of personal property results in an immediate and significant risk of harm to any person or impedes pedestrian or vehicular traffic, then police, city staff, or contracted agent may immediately remove any personal property, camping paraphernalia, camp facilities, and all other property, contraband, litter, and solid waste, which shall be stored or disposed in the same manner as set forth in subsection (B)(2) of this section.
- B. Prior to removing property from an unauthorized encampment or unlawful camp, or removing personal property unlawfully stored on city-owned or city-maintained public property other than those specified in subsection (A) of this section, the following shall occur:
 - 1. The city shall post at least a 72-hour advanced notice, which shall include the following:
 - a. The address or location of the unauthorized encampment, unlawful camping, or unlawful storage of personal property;

b. A statement that camping or storage activity is prohibited by RMC 8.10.030, 8.10.040, and/or this section;

c. A statement that any individual continuing to use the area for unlawful camping or storage of personal property may be subject to criminal penalties pursuant to this chapter;

d. A statement that any personal property, camping paraphernalia, camp facilities, and all other property, contraband, litter, and solid waste remaining after the notice period is subject to removal and, as may be applicable, temporary storage by the city.

2. At the end of the 72-hour notice period, any personal property, camping paraphernalia, camp facilities, and all other property, contraband, litter, and solid waste may be removed by city personnel or agents thereof.

a. Any personal property that is removed shall be stored by the city for at least 60 days prior to being disposed.

b. Notice of where personal property removed from the encampment may be claimed shall be posted at the location.

c. If the name and contact information for the owner of a particular item of personal property can reasonably be identified, the city shall attempt to contact the identified owner and provide notice that the item has been removed and how to claim the item.

d. Any contraband located at the area shall be seized and properly disposed or retained as evidence of criminal activity.

e. Any litter or solid waste found at the area shall be properly disposed.

C. Any individual who receives a notice under this section, or whose property is removed from an area pursuant to this section, has a right to meet with the city manager or designee to raise any concerns, objections, or extenuating circumstances. At the conclusion of the meeting, a city representative present for the meeting shall prepare a written decision detailing the individual's concerns, as well as the city's response. Notice and procedure to set up a meeting shall be posted at or near the encampment site. If an individual requests a meeting prior to removal of property, the removal of the individual's property shall be stayed pending resolution of the meeting; provided, that removal may still occur if the personal property, camping paraphernalia, camp facilities, or other property, contraband, litter, and solid waste constitutes an immediate threat to the public health, safety, or welfare.

8.10.060 Penalty for violations.

Violation of any of the provisions of this chapter is a misdemeanor, and shall be punished upon conviction of such violation by a fine of not more than \$1,000 or by confinement not to exceed 90 days, or by both such fine and confinement. [Nothing in this chapter shall preclude enforcement of any other federal, state, or local laws, including enforcement of Chapter 9.22 RMC.](#)

8.10.070 Enforcement suspended:

~~A. Except as otherwise provided in this section, enforcement of criminal provisions of this chapter shall be suspended any time there is no space or beds available through the voucher program operated by Benton County department of human services, to the extent such available space or beds are required by law. In such circumstances, all provisions of this chapter shall continue to apply to camping, storage of personal property, including camp facilities and camp paraphernalia, and unauthorized encampments at the following:~~

~~1. The real property containing:~~

~~a. Richland City Hall (Benton County PID No. 1-11982020629019);~~

~~b. John Dam Plaza (Benton County PID No. 1-11983020625000);~~

~~c. Howard Amon Park (Benton County PID No. 1-11984012586008; 1-11981020636002);~~

~~d. Leslie Groves Park (Benton County PID No. 1-35084020923000; 1-35081020922000; 1-36081000000000);~~

~~e. Riverfront Trail (Benton County PID No. 1-11981020624001);~~

~~f. Columbia Playfields (Benton County PID No. 1-10981020600036);~~

~~g. George Prout Memorial Pool (Benton County PID No. 1-10981020600005);~~

~~h. Columbia Point Marina (Benton County PID No. 1-13983020018002);~~

~~i. Richland Public Library (Benton County PID No. 1-11982020629012);~~

~~j. Richland Police Department (Benton County PID No. 1-11981020623003);~~

~~k. Richland City Shops (Benton County PID No. 1-16984020002002);~~

~~l. 505 Swift Boulevard (Benton County PID No. 1-11981020623004);~~

~~m. 515 George Washington Way (Benton County PID No. 1-11984020557004); and~~

~~n. Richland Fire Station No. 71 (Benton County PID No. 1-11981020635006).~~

~~2. Park facilities, including but not limited to all buildings, structures, equipment, signs, shelters, swimming pools, water recreation facilities, playgrounds, bathrooms, courts or designated sports fields available for reservation, or any other fixture or improvement and the real property within 30 feet of such facilities. Unless constructed as a part of such park facility, natural vegetation shall not be considered to be a “park facility” for purposes of this section;~~

~~3. Public rights-of-way and city-owned real property marked “No Trespassing”; and~~

~~4. Publicly owned stormwater drainage facilities.~~

~~B. Enforcement of the criminal provisions of this chapter may also be temporarily suspended by law enforcement or the city manager or designee for the purpose of allowing an individual actively engaged in the process of exiting homelessness to continue working towards exiting homelessness; provided, that such suspension shall not authorize any individual to be located at any of the locations identified in subsection (A) of this section. Such suspension may only occur during the period while an individual is actively engaged in the process of exiting homelessness. Nothing in this section shall guarantee or create rights to have enforcement of this chapter waived or suspended for any individual found to be violating the terms of this chapter. This section shall not preclude enforcement of this chapter against a person actively engaged in exiting homelessness where the violation results in a significant risk of harm to any person or impedes pedestrian or vehicular traffic, or where the person violates any other federal, state, or local law. Further, nothing in this section shall preclude the city from requiring an individual to move from any location identified in subsection (A) of this section to other available public property. Failure to work toward exiting homelessness and/or failure to follow other park and city regulations will result in immediate enforcement of this chapter subject to shelter bed availability (through the voucher program) as required by law.~~

~~The city manager may adopt such rules and procedures necessary to identify individuals actively engaged in exiting homelessness and to notify the Richland police department of such individuals.~~

~~C. Nothing in this chapter shall preclude enforcement of any other federal, state, or local laws, including enforcement of Chapter 9.22 RMC.~~

8.10.080 Severability.

If any portion of this chapter, or its application to any person or circumstances, is held invalid, the validity of the chapter as a whole, or any other portion thereof, or the application of the provision to other persons or circumstances is not affected.

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

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

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

This space intentionally left blank.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: August 7, 2024

Second Reading: August 20, 2024

Date Published: August 25, 2024



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject:

Resolution No. 2024-100, Authorizing an Operation and Maintenance Agreement with the Washington State Department of Transportation for the State Route 240 and Village Parkway Intersection

Department/Office
Public Works

Ordinance/Resolution Number:
2024-100

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-100, authorizing the City Manager to sign and execute an operation and maintenance agreement with the Washington State Department of Transportation for the State Route 240 and Village Parkway intersection.

Summary:

RCW 47.08.070 authorizes agencies to enter into agreements with the State of Washington when a state highway benefits from a local agency's public works project. On August 21, 2017, the Washington State Department of Transportation (WSDOT) and the Horn Rapids developer executed an agreement for construction of an at-grade intersection and associated improvements on State Route 240 (SR-240) and Village Parkway. The developer's completed improvements were subsequently approved by WSDOT and the City of Richland.

WSDOT and the City of Richland now seek to enter into a maintenance agreement to outline their respective operation and maintenance responsibilities at the intersection of SR-240 and Village Parkway. The maintenance responsibilities relate to winter snow and ice removal, pavement preservation, and repairing damage to the pavement. The City's best interests are served by clarifying responsibilities for this intersection to ensure proper coordination and cooperation with WSDOT.

Staff recommends adoption of Resolution No. 2024-100.

Fiscal Impact: The proposed agreement has little affect on existing city operations, and therefore the fiscal impact is negligible.

Attachments:

1. Resolution No. 2024-100
2. Draft WSDOT Operation and Maintenance Agreement - SR-240 and Village Parkway

RESOLUTION NO. 2024-100

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN OPERATION AND MAINTENANCE
AGREEMENT WITH THE WASHINGTON STATE DEPARTMENT
OF TRANSPORTATION FOR THE STATE ROUTE 240 AND
VILLAGE PARKWAY INTERSECTION.**

WHEREAS, RCW 47.08.070 authorizes agencies to enter into agreements with the State of Washington when a state highway benefits from a local agency's public works project; and

WHEREAS, on August 21, 2017, the Washington State Department of Transportation (WSDOT) and the Horn Rapids developer executed an agreement for construction of an at-grade intersection and associated improvements on State Route 240 (SR-240) and Village Parkway; and

WHEREAS, the developer's completed improvements were subsequently approved by WSDOT and the City of Richland; and

WHEREAS, WSDOT and the City of Richland now seek to enter into a maintenance agreement to outline their respective operation and maintenance responsibilities at the intersection of SR-240 and Village Parkway; and

WHEREAS, the City's best interests are served by clarifying responsibilities for this intersection to ensure proper coordination and cooperation with WSDOT.

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 Operation and Maintenance Agreement with the Washington State Department of Transportation for the State Route 240 and Village Parkway intersection.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

**OPERATION AND MAINTENANCE AGREEMENT (GMB 1187)
BETWEEN
THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
AND
THE CITY OF RICHLAND
FOR
STATE ROUTE 240 – VILLAGE PARKWAY INTERSECTION**

This Agreement is between the Washington State Department of Transportation, hereinafter “WSDOT,” and the CITY OF RICHLAND, hereinafter the “LOCAL AGENCY” individually the “Party” and collectively the “Parties.”

RECITALS

1. WSDOT, the LOCAL AGENCY and a DEVELOPER entered into Agreement UCB 1277 (later renamed UCB 1502) executed August 21, 2017, in which WSDOT authorized the DEVELOPER to construct a new, at-grade intersection and associated improvements on State Route 240 approximate highway milepost 26.04, hereinafter referred to as the “Project”, and
2. WSDOT and the LOCAL AGENCY enter into this Maintenance Agreement to outline the division of operation and maintenance responsibilities at the intersection of State Road 240 and Village Parkway.

NOW THEREFORE, pursuant to chapter RCW 47.08.070, the above recitals that are incorporated herein as if fully set forth below, and in consideration of the terms, conditions, covenants, and performances contained herein, and the attached Exhibits which are incorporated and made a part hereof, It Is Mutually Agreed as Follows:

1. COOPERATION

The Parties agree to work cooperatively to ensure that the right of way and any improvements are maintained so as to function as designed. The Parties shall meet on an as needed basis to discuss their respective maintenance obligations, the functioning of the improvements, and this Agreement.

2. PURPOSE

- 2.1 The purpose of this Agreement is to establish each Party’s respective responsibilities for the operation and maintenance of the subject property and any improvements.
- 2.2 Except as specifically set forth herein, as between the LOCAL AGENCY and WSDOT only, nothing in this Agreement is intended to depart from, or supersede, RCW 47.24.020 and the current *City Streets as Part of State Highways Guidelines*, WAC 468-18-50.

3. PERIOD OF PERFORMANCE

This Agreement shall commence upon execution and shall remain in effect unless and until terminated by one or both Parties as set forth below. In such event, this Agreement will be terminated by the written notification.

4. TERMINATION

4.1 This Agreement may be terminated, without penalty or further liability as follows:

4.1.1 Termination for Convenience

This Agreement may be terminated for convenience by either Party at any time. The notice of intent to terminate for convenience shall be issued by a Party in writing no less than thirty (30) working days in advance of termination. The Party terminating for convenience shall not be liable to the other Party for any direct, indirect, or consequential damages arising solely from termination of this Agreement.

4.1.2 Termination for Cause

This Agreement may be terminated for cause by either Party if the other Party does not fulfill in a timely and proper manner its obligations under this Agreement, or if the other Party violates any of the terms and conditions of this Agreement. The notice of intent to terminate for cause shall be issued by a Party in writing and the other Party shall have the opportunity to correct the violation or failure within fifteen (15) working days of the date of the notice. If the failure or violation is not corrected within the time allowed, this Agreement will automatically terminate.

4.1.3 Termination for Withdrawal of Authority

This Agreement may be terminated by WSDOT in the event that WSDOT's authority to perform any of its duties is withdrawn, reduced, or limited in any way after the commencement of this Agreement. The notice of intent to terminate for withdrawal of authority shall be issued by WSDOT in writing no less than [seven (7) calendar days or other appropriate time period] in advance of termination. No penalty shall accrue to WSDOT in the event termination under this section is exercised. This section shall not be construed to permit WSDOT to terminate this Agreement in order to acquire similar services from a third-party.

4.1.4 Termination for Non-Allocation of Funds

This Agreement may be terminated by either Party if insufficient funds are allocated or appropriated to the Party to continue its performance of this Agreement in any future period. The notice of intent to terminate for non-allocation of funds shall be issued in writing no less than [seven (7) calendar days or other appropriate time period] in advance of termination.

4.2 Any termination of this Agreement shall not prejudice any rights or obligations accrued to the Parties prior to termination.

5. LOCAL AGENCY OPERATION AND MAINTENANCE

5.1 The LOCAL AGENCY at its sole cost and expense shall maintain the features constructed by the Project as set forth in this Agreement. Maintenance of all features included in this Agreement shall hereinafter be referred to as "Work." The Work does not include any obligation to reconstruct or to make additions to Project. Any reconstruction or additional construction shall be negotiated in a separate agreement.

5.2 The LOCAL AGENCY shall not perform any Work required under this Agreement in such a manner as to conflict with, impede or disrupt in any way WSDOT highway operation,

construction, or maintenance, or interfere with or endanger the safety of the traveling public or pedestrians. The LOCAL AGENCY shall conduct all traffic control required for the Work in a manner consistent with the Manual on Uniform Traffic Control Devices (MUTCD) and/or the WSDOT's Work Zone Traffic Control Guidance M54-44.

5.3 The LOCAL AGENCY Work includes the following:

5.3.1 Roadway Surfaces

The LOCAL AGENCY shall maintain the roadway, roadway prism, curbing and roadside features of Village Parkway that lie within the orange areas as shown on the attached Exhibit A.

5.3.2 Snow Removal

The LOCAL AGENCY shall remove snow from those features that lie within the yellow and orange areas as shown on the attached Exhibit A.

5.3.3 Striping and Channelization

The LOCAL AGENCY shall maintain the striping and channelization within the orange areas as shown on the attached Exhibit A and directly around the raised median on Village Parkway.

5.3.4 Signage

The LOCAL AGENCY will maintain all signage located within the orange areas as shown on the attached Exhibit A.

5.3.5 Lighting

The LOCAL AGENCY will operate and maintain the luminaires that lie within the orange areas as shown on the attached Exhibit A. Power for the LOCAL AGENCY'S luminaires is supplied by a metered service paid for by the LOCAL AGENCY.

5.3.6 Vegetation and Irrigation

The LOCAL AGENCY will maintain the vegetation that lies within the orange areas as shown on the attached Exhibit A.

5.3.7 Sidewalks

The LOCAL AGENCY will preserve and maintain the sidewalks that lie within the orange area as shown on the attached Exhibit A.

5.4 LOCAL AGENCY Requested Work and Traffic Control

5.4.1 At the time the LOCAL AGENCY determines Work is necessary that will require placing traffic control devices within the state highway right of way, the LOCAL AGENCY shall provide written notice to WSDOT's AREA MAINTENANCE SUPERINTENDENT including a description of proposed Work, plans and specification for the proposed Work (if available) and the proposed Traffic Control Plan/Procedures a minimum of 10 business days prior to commencing the Work.

5.4.2 WSDOT will review and comment on the proposed Work or issue written approval within 5 business days from receipt of the Traffic Control Plans.

5.4.3 Upon completion of the Work, the LOCAL AGENCY shall notify WSDOT for final inspection and acceptance.

6. WSDOT OPERATION AND MAINTENANCE

6.1 WSDOT shall maintain the following:

6.1.1 Roadway Surfaces

WSDOT shall maintain the roadway surfaces that lie within the blue and yellow areas as shown on the attached Exhibit A.

6.1.2 Snow Removal

WSDOT shall remove snow from the roadway surfaces that lie within the blue area as shown on the attached Exhibit A.

6.1.3 Striping and Channelization

WSDOT shall maintain the striping and channelization that lie within the blue and yellow areas as shown on the attached Exhibit A, with the exception of the striping surrounding the raised median on Village Parkway.

6.1.4 Signage

WSDOT shall maintain all signage that lie within the blue and yellow areas as shown on the attached Exhibit A.

6.1.5 Lighting

WSDOT will operate and maintain the luminaires within the SR 240 right of Way. Monthly billing for the electrical usage for Service Agreement SE 63041 for the lighting at the SR 240/Village Parkway intersection is the responsibility of WSDOT.

6.1.6 Weed Management

WSDOT shall perform weed management within the blue areas on the attached Exhibit A.

6.2 In the operation and maintenance of their respective improvements, each Party will comply with all applicable federal, state and local laws, rules, and regulations, and all permits issued with respect thereto, as they currently exist or as amended.

7. EMERGENCY MAINTENANCE OR REPAIR

7.1 Should a Party determine that any work that is responsibility of the other Party presents an immediate danger to the public or to the real property, facility, or operations, the Party will notify the responsible Party in writing with email being acceptable, and request that the responsible Party immediately address the emergency maintenance or repair problem.

7.2 In the event that the responsible Party does not or cannot immediately perform the emergency maintenance or repair, the Party providing notice may perform the emergency maintenance or repair at the expense of the responsible Party.

7.3 The responsible Party shall be responsible for the actual direct and related indirect costs of the emergency maintenance or repair work. Reimbursement of the cost of the work shall be made in accordance with invoice and payment procedures set forth below.

8. FAILURE TO PERFORM MAINTENANCE AND EMERGENCY MAINTENANCE

8.1 WSDOT reserves the right to perform the Work required of the LOCAL AGENCY on those segments of Project that lie within WSDOT owned access to the extent necessary for the safe

operation and maintenance of the highway, should the LOCAL AGENCY fail to perform the Work pursuant to this Agreement.

- 8.1.1 If the entity fails to perform the Work required under this Agreement WSDOT will notify the entity, in writing with email being acceptable, of the Work that must be completed, and the entity shall perform the Work within thirty (30) calendar days. If the entity does not perform the identified Work, WSDOT reserves the right to perform the Work in accordance with minimum WSDOT highway standards set forth in this agreement.
- 8.1.2 In the event WSDOT is required to perform any of the Work required to be performed by the entity, the entity shall reimburse WSDOT for its actual direct, and related indirect costs, for all Work performed on behalf of the entity within thirty (30) days of the date of the invoice from WSDOT (the "Due Date"). In the event the entity fails to make payment by the Due Date, the entity will pay WSDOT interest on outstanding balances at the rate of twelve percent (12%) per annum, or the highest rate of interest allowable by law, whichever is greater. Interest shall be calculated from the Due Date to the date of payment.
- 8.1.3 If the entity objects to all or any portion of an invoice, it shall notify WSDOT within twenty (20) calendar days from the date of receipt and shall pay only that portion of the invoice not in dispute. WSDOT and the entity shall make every effort to settle the disputed portion, and if necessary utilize dispute resolution provided for herein. No interest shall be due on any portion of an invoice the entity is determined not to owe following settlement between the parties or completion of dispute resolution process.

9. RIGHT OF ENTRY

- 9.1 Each Party hereby grants to the other parties a right of entry upon the real property for which the Party holds fee title as may be necessary to perform the Work required under this Agreement.
- 9.2 The granting of the right of entry pursuant to this agreement does not relieve the Party exercising the right of entry from obtaining all permits required to perform the Work required under this Agreement.

10. FUTURE IMPROVEMENTS

- 10.1 A Party shall not make any alterations, additions, or improvements to the property that may affect the other Party without first obtaining the other Party's approval, which approval shall not be unreasonably withheld. Alterations and improvements shall be the subject of a subsequent agreement, or amendment which must be executed prior to commencing work.
- 10.2 The cost and expense of any such alteration, addition, or improvement consented to by the other Party, including construction, maintenance and removal, shall be borne by the Party(ies) benefiting from the improvements, in proportion to the benefit received by each Party.
- 10.3 It shall be the responsibility of the Party making the alteration to secure any and all governmental permits required in connection with any such work, and to perform such work in accordance with governing laws and procedures.
- 10.4 In addition, any Party constructing such an improvement shall work with the other Party to

minimize any adverse impacts of construction to the other parties.

11. THIRD PARTY DAMAGE

- 11.1 Each entity shall be responsible for repairing all third-party damage to the areas where the entity is identified as the responsible party for preservation, as shown in Exhibit A, at the entity's expense.
- 11.2 Each entity will voluntarily share information about third-party damage with the other Party when practicable.

12. ADMINISTRATION AND NOTICES

- 12.1 The Point of Contact (POC) identified for each Party shall be responsible for administering this Agreement.

POC for the LOCAL AGENCY: the City of Richland Public Works Director, currently Carlo D'Alessandro, P.E., 625 Swift Blvd., MS – 26, Richland, WA 99352, (509) 942-7500, cdalessandro@ci.richland.wa.us, or their successor.

POC for WSDOT: Area 3 Maintenance Superintendent, currently Larry Wilhelm, 1657 Fowler Street, Richland, WA 99352. (509) 577-1933, larry.wilhelm@wsdot.wa.gov or their successor.

- 12.2 Any notice, demand, or other communication required or permitted to be given under this Agreement or applicable law shall be effective only if it is in writing, email being acceptable, addressed to the applicable Party's designated POC as set forth herein.
- 12.3. The name and contact information of a POC may be updated by a Party in writing to the other Party. A change in the name and/or contact information of a POC shall not be considered an amendment to this Agreement.

13. ASSIGNMENT AND SUBCONTRACT

Except as otherwise provided herein, a Party to this Agreement shall not assign, delegate or transfer this Agreement or the obligations incurred hereunder, in whole or in part, by operation of law or otherwise, or subcontract for the management or operation of their respective responsibilities, or parts thereof, without the prior written consent of the other Party to this Agreement, which approval shall not be unreasonably withheld.

14. LEGAL RELATIONS

- 14.1 It is understood and agreed that this Agreement is solely for the benefit of the Parties hereto and gives no right to any other Party. No joint venture or partnership is formed as a result of this Agreement.
- 14.2 The Parties shall be deemed independent contractors for all purposes, and the employees of the Parties or any of their contractors, subcontractors, consultants, and the employees thereof, shall not in any manner be deemed to be employees of the other Party.

15. INDEMNIFICATION

- 15.1 Each Party to this Agreement will protect, defend, indemnify, and save harmless the other Party, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgments, and/or awards of damages (both to persons and property), arising out of, or in any way resulting from, each Party's negligent acts or omissions with respect to the provisions of this Agreement. Neither Party will be required to indemnify, defend, or save harmless the other Party if the claim, suit, or action for injuries, death, or damages (both to persons and property) is caused by the sole negligence of the other Party. Where such claims, suits, or actions result from the concurrent negligence of the Parties, their agents, officials or employees, and/or involve those actions covered by RCW 4.24.115, the indemnity provisions provided herein will be valid and enforceable only to the extent of the negligence of the indemnifying Party, its agents, officials or employees.
- 15.2 The Parties agree that their obligations under this section extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of their officers, officials, employees or agents. For this purpose only, the Parties, by mutual negotiation, hereby waive, with respect to each other only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW.
- 15.3 This indemnification and waiver will survive the termination of this Agreement.

16. DISPUTE RESOLUTION

- 16.1 The Parties shall work collaboratively to resolve disputes and issues arising out of, or related to, this Agreement. Disagreements shall be resolved promptly and at the lowest level of hierarchy. To this end, following the dispute resolution process shown below shall be a prerequisite to the filing of litigation concerning any dispute between the parties:
- 16.1.1 The POC, as designated in this Agreement shall use their best efforts to resolve disputes and issues arising out of or related to this Agreement. The POCs shall communicate regularly to discuss the status of the tasks to be performed hereunder and to resolve any disputes or issues related to the successful performance of this Agreement. The POCs shall cooperate in providing staff support to facilitate the performance of this Agreement and the resolution of any disputes or issues arising during the term of this Agreement.
- 16.1.2 A Party's POC shall notify the other Party in writing of any dispute or issue that the POC believes may require formal resolution contained herein. The POCs shall meet within five (5) working days of receiving the written notice and attempt to resolve the dispute.
- 16.1.3 In the event the POCs cannot resolve the dispute or issue, the entity, and WSDOT's Region Administrator, or their respective designees, shall meet and engage in good faith negotiations to resolve the dispute.
- 16.1.4 In the event the entity and WSDOT's Region Administrator, or their respective designees, cannot resolve the dispute or issue, the entity and WSDOT shall each appoint a member to a Dispute Board. These two members shall then select a third member not affiliated with either Party. The three-member board shall conduct a dispute resolution hearing that shall be informal and unrecorded. All expenses for the third member of the Dispute Board shall be shared equally by both parties; however, each

Party shall be responsible for its own costs and fees.

17. RECORDS AND AUDIT

All records related to the Work performed within WSDOT owned access under this Agreement shall be held and kept available for inspection and audit for a period of six (6) years from the date of termination of this Agreement or any final payment authorized under this Agreement, whichever is later. Each Party shall have full access to and right to examine said records, during normal business hours and as often as it deems necessary. In the event of litigation or claim arising from the performance of this Agreement, the LOCAL AGENCY and WSDOT agree to maintain the records and accounts until such litigation, appeal or claims are finally resolved. This section shall survive the termination of this Agreement.

18. GENERAL PROVISIONS

- 18.1 **Assurances.** The Parties agree that all activity pursuant to this Agreement shall be in accordance with all applicable federal, State and local laws, rules, and regulations as they currently exist or as amended.
- 18.2 **Interpretation.** This Agreement shall be interpreted in accordance with the laws of the state of Washington. The titles to paragraphs and sections of this Agreement are for convenience only and shall have no effect on the construction or interpretation of any part hereof.
- 18.3 **Amendments.** This Agreement may be amended only by the mutual written agreement of the Parties executed by personnel authorized to bind each of the parties.
- 18.4 **Waiver.** A failure by a Party to exercise its rights under this Agreement shall not preclude that Party from subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement unless stated to be such in writing signed by an authorized representative of the waiving Party and attached to the original Agreement.
- 18.5 **All Writings Contained Herein.** This Agreement contains all of the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind the parties.
- 18.6 **Venue.** In the event that either Party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the Parties agree that any such action or proceedings shall be brought in the superior court situated in Thurston or Spokane County, Washington unless filing in another county is required under any provision of the Revised Code of Washington. Further, the Parties agree that each shall be responsible for its own attorneys' fees and costs.
- 18.7 **Severability.** If any term or condition of this Agreement is held invalid, such invalidity shall not affect the validity of the other terms or conditions of this Agreement.
- 18.8 **Authority to Bind.** The signatories to this Agreement represent that they have the authority to bind their respective organizations to this Agreement.

19. COUNTERPARTS AND ELECTRONIC SIGNATURE

This Agreement may be executed in counterparts or in duplicate originals. Each counterpart or

each duplicate shall be deemed an original copy of this Agreement signed by each party, for all purposes. Electronic signatures or signatures transmitted via e-mail in a "PDF" may be used in place of original signatures on this Agreement. Each party intends to be bound by its electronic or "PDF" signature on this Agreement and is aware that the other parties are relying on its electronic or "PDF" signature.

CONTRACT EXECUTION

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement.

City of Richland	Washington State Department of Transportation
By:	By:
Printed:	Printed: W. Brian White, P.E.
Title:	Title: South Central Region Administrator
Date:	Date:
Approved as to Form for the City of Richland	Approved as to Form for Washington State Department of Transportation
By:	By:
Printed:	Printed:
Title:	Title:
Date:	Date:

Exhibit A

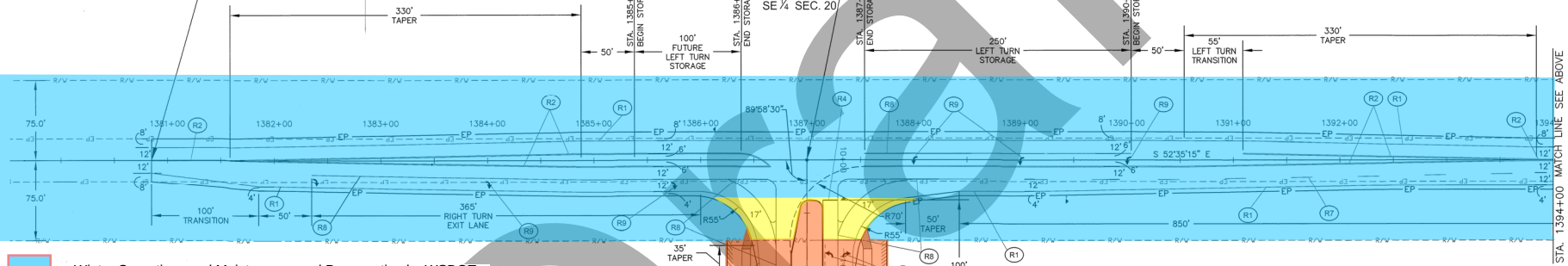
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN
BENTON COUNTY, WA

KEYED NOTES:

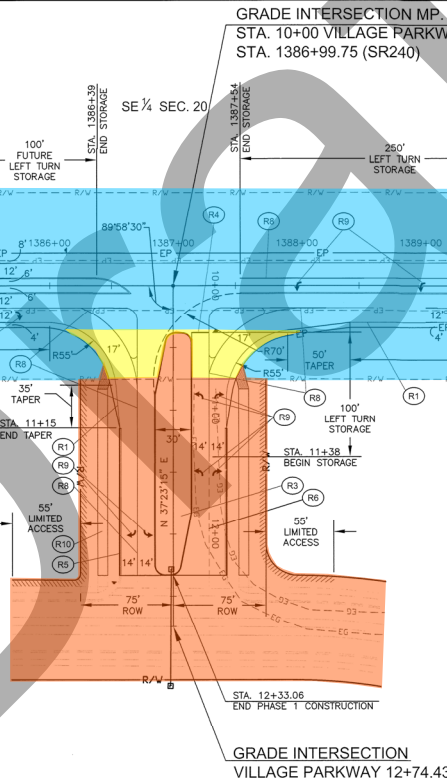
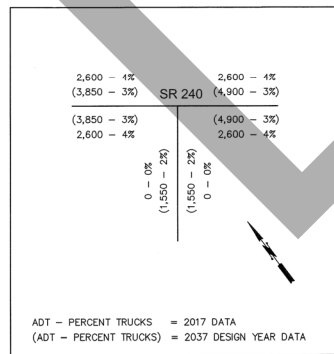
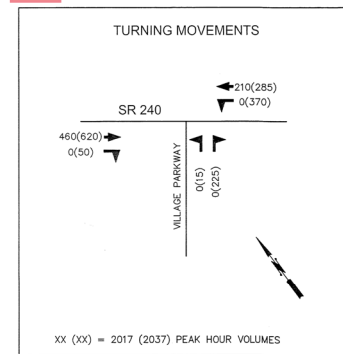
ROADWAY

- (R1) EDGE LINE
- (R2) DOUBLE YELLOW CENTERLINE (NARROW PATTERN)
- (R3) BOULEVARD MEDIAN
- (R4) STOP LINE
- (R5) CONCRETE CURB AND GUTTER
- (R6) DROP LANE LINE
- (R7) LANE LINE
- (R8) WIDE LINE
- (R9) TRAFFIC ARROW
- (R10) SIDEWALK

SR 240 1380+85 - MP. 26.04
BEGIN ROADWAY WIDENING



- = Winter Operations and Maintenance and Preservation by WSDOT
- = Winter Operations and Maintenance and Preservation by LOCAL AGENCY
- = Winter Operations by LOCAL AGENCY and Maintenance and Preservation by WSDOT



INTERSECTION PLAN APPROVAL:

W.S.D.O.T.

1-30-17
DATE

GENERAL NOTES:

1. LAND USE: RESIDENTIAL
2. THIS INTERSECTION REQUIRES ILLUMINATION PER WSDOT DESIGN MANUAL SECTION 1040
3. THE INTERSECTION WILL BE NON-SIGNALIZED

NOTE

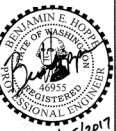
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555

INTERSECTION DATA

ITEM	SR-240	HORN RAPIDS
DESIGN CLASS	MDL-14	ARTERIAL
DESIGN SPEED	55	40
POSTED SPEED	55	35
DESIGN VEHICLE	WB-40	WB-40
ACCESS CONTROL	PARTIAL	



J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144
Fax: 509.736.0790
www.jub.com



REVISION	DATE	BY	DESCRIPTION
1	1/25/2017		

HORN RAPIDS
CITY OF RICHLAND
SR 240 AND VILLAGE PARKWAY
INTERSECTION PLAN
MP 26.04 - MP 26.40

FILE: 2016-04-01-01
JUB PROJ # 30-16-01
DRAWN BY: MHW
DESIGN BY: BEH
CHECKED BY: RWS
DATE: 01/25/2017
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY.
LAST UPDATED: 1/17/2017
SHEET NUMBER:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority I - High Performance Government

Subject:

Resolution No. 2024-101, Authorizing a Funding Agreement with the U.S. Department of Homeland Security for the 2024-2026 Hazard Mitigation Grant Program

Department/Office
Public Works

Ordinance/Resolution Number:
2024-101

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-101, authorizing the City Manager to sign and execute a funding agreement with the U.S. Department of Homeland Security for the 2024-2026 Hazard Mitigation Grant Program as provided therein.

Summary:

The 2022-2027 Capital Improvement Plan (CIP) includes a fully funded project titled Water Facilities Energy Resiliency Improvements (the "Project"). The majority of Richland's drinking water supply is provided by three (3) facilities drawing water from the Columbia River. The Project is intended to install standby generators at each of the three critical water facilities to improve the resiliency of the City's potable water system.

On March 1, 2022, Richland City Council approved Resolution No. 2022-29, authorizing the preparation and submission of a grant application to the U.S. Department of Homeland Security (DHS) for the 2024-2026 Hazard Mitigation Grant Program. DHS approved the City's application and has now prepared a grant funding agreement conditioned on Richland providing a 10% match.

The City's best interests are served by utilizing this grant funding to complete the Project and reduce the financial burden on the City's Water Fund.

Staff recommends adoption of Resolution No. 2024-101.

Fiscal Impact: Acceptance of this grant will bring approximately \$191,200 of grant revenue into the Water Capital Fund and eliminate the need for the Water Utility Fund to fully fund this planned project. This project was fully funded during the 2022 Capital Improvement Program for Water Facilities Energy Resiliency Improvements within the Water Fund, allowing for adequate funding of the ten percent (10%) grant match. The remaining programmed funds may now be made available for future projects.

Attachments:

1. Resolution No. 2024-101
2. Draft Homeland Security Hazard Mitigation Grant Funding Obligation

RESOLUTION NO. 2024-101

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A FUNDING AGREEMENT WITH THE UNITED
STATES DEPARTMENT OF HOMELAND SECURITY FOR 2024-
2026 HAZARD MITIGATION GRANT PROGRAM FUNDS TO
PURCHASE EMERGENCY ELECTRIC GENERATORS FOR KEY
WATER SUPPLY FACILITIES.**

WHEREAS, the 2022-2027 Capital Improvement Plan (CIP) includes a fully funded project titled Water Facilities Energy Resiliency Improvements (the “Project”); and

WHEREAS, the major portion of Richland’s drinking water supply is provided by three facilities drawing water from the Columbia River; and

WHEREAS, the Project is intended to install standby generators at the three critical water facilities to enable continued water treatment and delivery during a large-scale power outage; and

WHEREAS, on March 1, 2022, Richland City Council approved Resolution No. 2022-29, authorizing the preparation and submission of a grant application to the U.S. Department of Homeland Security for the 2024-2026 Hazard Mitigation Grant Program (HMGP); and

WHEREAS, consistent with the City’s grant application, the U.S. Department of Homeland Security has prepared a grant funding agreement to award the City of Richland with grants funds conditioned on Richland providing a 10% match; and

WHEREAS, the City’s best interests are served by utilizing this grant funding to complete the Project and reduce the financial burden on the City’s Water Fund.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a funding agreement with the U.S. Department of Homeland Security for the 2024-2026 Hazard Mitigation Grant Program.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



U.S. Department of Homeland Security
FEMA Region 10
130 – 228th Street, SW
Bothell, Washington 98021-8627

FEMA

July 30, 2024

Stacey McClain, Assistant Director of Operations
Emergency Management Division
Washington Military Department
Building 20, MS: TA-20
20 Aviation Drive
Camp Murray, Washington 98430-5112

RE: Hazard Mitigation Grant Program (HMGP)
DR-4635-WA
Approval of 4635-08: City of Richland Backup Power for Water System Continuity-Phase I

Dear Assistant Director McClain,

The United States Department of Homeland Security's Federal Emergency Management Agency (FEMA) Region 10 has approved and obligated funding for the City of Richland Backup Power for Water System Continuity – Phase I submitted under HMGP for DR-4635-WA. This project will fund the planning, development, and installation of three generators to provide backup power to Richland's critical facilities which support the main water system: main treatment plant, main source intake facility and North Richland Well field. Phase I will advance design, engineering, and bidding. Phase II will include the installation, testing, and activation of the generators.

Phase I Total Project Cost:	Phase I Federal Share (90%):	Phase I Non-Federal Share (10%):
\$212,443.00	\$191,198.70	\$21,244.30

FEMA obligated funds on July 29, 2024. The Period of Performance for DR-4635-WA currently ends on April 5, 2026. Please note that FEMA does not specify a subaward Period of Performance.

FEMA reviewed Phase I of this project per the National Environmental Policy Act and related laws and Executive Orders on July 25, 2024. A copy of the Record of Environmental Consideration and obligation paperwork are enclosed.

Mr. McClain
July 30, 2024
Page 2

Phase I project approval is subject to compliance with the following sets of conditions attached to or enclosed with this letter:

- Environmental conditions pertinent to this project
- Standard Hazard Mitigation Grant Program administrative provision.

For further assistance, please contact the Region 10 Hazard Mitigation Grants Program Branch at FEMA-R10-MIT-HMGP@fema.dhs.gov.

Sincerely,

**ROBERT T
WITKOP**

Robert Witkop
HMGP-WA Senior Specialist
Mitigation Division

Digitally signed by ROBERT T
WITKOP

Date: 2024.07.30 14:00:44 -07'00'

cc:

RW:vl

Standard Administrative Provisions for Hazard Mitigation Grant Program
FEMA Region 10 – updated September 8, 2021

- The recipient agrees that all use of funds under this subaward will be in accordance with the Hazard Mitigation Assistance Unified Guidance in effect at the time of the Disaster Declaration, relevant Hazard Mitigation Grant Program (HMGP) guidance, and Code of Federal Regulations (CFR) Title 44 Part 206.
- The recipient may receive payment in advance using the United States (U.S.) Department of Health and Human Services Payment Management System formerly known as SmartLink. The recipient may advance portions of the approved Federal share to the Sub-recipient provided the recipients maintain procedures to minimize the time elapsing between the transfer of funds from the U.S. Treasury and their disbursement to the Sub-recipient. Sub-recipients must comply with the same payment requirement as the recipient and must comply with the requirements specified in the recipient's subaward agreement.
- The recipient shall follow regulations found in 2 CFR Part 200 and the FEMA/State/Tribe Agreement in effect for the subject Disaster Declaration.
- The Federal Funding Accountability and Transparency Act of 2006 (2 CFR Part 170) requires recipients to report certain information about themselves and their first-tier Sub-recipients for each Federal award of \$25,000 or more awarded on or after October 1, 2010.
- The recipient must obtain prior approval from Region 10 before implementing changes to the approved project Scope of Work. FEMA must approve, in advance, a change in the Scope of Work regardless of the budget implications. Transfer of funds between total direct cost categories in the approved budget shall receive the prior approval of FEMA when such cumulative transfers among those direct cost categories exceed ten percent of the total budget. The recipient must fully document cost overrun requests; the project must remain cost-effective, and funds must be available within the HMGP ceiling for said disaster.
- The recipient must notify their assigned Regional Hazard Mitigation Assistance Specialist as soon as significant developments become known that might raise costs or delay completion, or favorable conditions allowing earlier completion or substantially lower cost (for reallocation of funding).
- The recipient shall submit the Federal Financial Report (SF-425) to Region 10 Grant Programs Division within 30 days of the end of the first Federal quarter following the Award Letter. The recipient shall submit quarterly Federal Financial Reports thereafter until the grant ends. Reports are by the end of each Fiscal Year. The recipient must submit a report for every quarter of the period of performance, including partial calendar quarters, as well as for periods where no grant activity occurs. Future awards and fund drawdowns withholdings may occur if these reports are delinquent.
- The recipient shall submit Quarterly Performance Reports in Excel format to the Regional Hazard Mitigation Assistant Specialist within 30 days of the end of each quarter. The Recipient shall submit Quarterly Performance Reports thereafter until the grant ends. Reports are by the end of each Fiscal Year. Quarterly Performance Reports shall report the name, completion status,

quarterly expenditures, and payment-to-date of each approved activity/subaward award under the Grant Award.

- Unless otherwise approved by Region 10, the recipient must submit a closeout package with all financial, performance, and other reports and required documentation within 180 days after Sub-recipient's notice of completion of the project, or expiration or termination of the project/sub-grant. The recipient must submit closeout documentation within the quarter following payment of the final reimbursement to the Sub-recipient.
- For closeout of this project, the Governor's Authorized Representative or Tribal Authorized Representative shall send a letter of request to the Region 10 Mitigation Division Director, to close the project programmatically and financially. The letter will include the following:
 1. The date work on the project was fully completed, or for planning subawards, the date and copy of FEMA approval of the new or updated plan,
 2. The date and a copy of the recipient's final site inspection for the project,
 3. The final total project cost and Federal share, any cost underrun, or overrun, including a Final Cost Line Item budget, to enable any closeout deobligation or obligation of additional funds in National Emergency Management Information System,
 4. Certification that reported costs were incurred in the performance of eligible work, and that the approved work was completed, or if not, an explanation as to the final status of the project and why the project was not completed,
 5. Confirmation that the mitigation measure is in compliance with the provisions of the FEMA/State/Tribe Agreement and this approval letter,
 6. A memo from the Sub-recipient addressing how each required environmental and special programmatic condition was met (including attachment of any required documentation),
 7. Submittal of all required documentation relative to the specific project type, such as acquisition/demolition, or elevation, including all necessary data to close the project in the Property Site Inventory in FEMA's Hazard Mitigation Assistance grant systems.
- By acceptance of this subaward the recipient and Sub-recipient agree to abide by all laws and regulations as outlined in 44 CFR 206.432 –.440, 44 CFR 80, 44 CFR 201, 44 CFR 13 and/or 2 CFR 200, and all applicable Federal, State, Tribal, or local laws.

Project-Specific Programmatic Conditions of Approval

Environmental Conditions of Approval: July 25, 2024

Project: 4635-08 City of Richland Backup Power for Water System Continuity – Phase I

- This review does not address all Federal, State, and local requirements. Acceptance of Federal funding requires recipient to comply with all Federal, State, and local laws. Failure to obtain all appropriate Federal, State, and local environmental permits and clearances may jeopardize Federal funding.
- Any change to the approved Scope of Work will require re-evaluation for compliance with the National Environmental Policy Act and other laws and Executive Orders.
- If ground disturbance occurs during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.

15:49:21

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4635-0008-WA(R)(1)

Title: Richland Backup Power for Emergency Generator

NEPA DETERMINATION

Non Compliant Flag: No	EA Draft Date:	EA Final Date:
EA Public Notice Date:	EA Fonsi	Level: CATEX
EIS Notice of Intent	EIS ROD Date:	
Comment	The City of Richland, Washington has proposed Phase 1-funded design and engineering to inform Phase 2 installation of new generators at three existing municipal water infrastructure facilities. These facilities are the main treatment plant located at 2205 Harris Avenue (Lat/Long: 46.312168, -119.263471), the Water Intake Facility, located at 40 Park Street (Lat/Long: 46.314782, -119.260366), and the North Richland Well Slow Sand Filter System Field, located at George Washington Way (Lat/Long: 46.330190, -119.275759). Additional FEMA EHP evaluation will be completed for Phase 2 once the final scope of work, including construction plans are provided. - elegge - 07/25/2024 15:03:11 GMT	

CATEX CATEGORIES

Catex Category Code	Description	Selected
a4	(a4) Information gathering, data analysis and processing, information dissemination, review, interpretation, and development of documents. If any of these activities result in proposals for further action, those proposals must be covered by an appropriate CATEX. Examples include but are not limited to: (a) Document mailings, publication and distribution, training and information programs, historical and cultural demonstrations, and public affairs actions. (b) Studies, reports, proposals, analyses, literature reviews; computer modeling; and non-intrusive intelligence gathering activities.	Yes
a7	(a7) The commitment of resources, personnel, and funding to conduct audits, surveys, and data collection of a minimally intrusive nature. If any of these commitments result in proposals for further action, those proposals must be covered by an appropriate CATEX. Examples include, but are not limited to: (a) Activities designed to support the improvement or upgrade management of natural resources, such as surveys for threatened and endangered species, wildlife and wildlife habitat, historic properties, and archeological sites; wetland delineations; timber stand examination; minimal water, air, waste, material and soil sampling; audits, photography, and interpretation. (b) Minimally-intrusive geological, geophysical, and geo-technical activities, including mapping and engineering surveys. (c) Conducting Facility Audits, Environmental Site Assessments and Environmental Baseline Surveys, and (d) Vulnerability, risk, and structural integrity assessments of infrastructure.	Yes

EXTRAORDINARY

Extraordinary Circumstance Code	Description	Selected ?
	No Extraordinary Circumstances were selected	

ENVIRONMENTAL LAW / EXECUTIVE ORDER

Environmental Law/ Executive Order	Status	Description	Comment
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15:49:21

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4635-0008-WA(R)(1)

Title: Richland Backup Power for Emergency Generator

Environmental Law/ Executive Order	Status	Description	Comment
Clean Air Act (CAA)	Completed	Project will not result in permanent air emissions - Review concluded	No air emissions are anticipated during the information gathering, data analysis, information review and dissemination actions proposed during the Phase 1 project. - elegge - 07/25/2024 14:46:28 GMT
Clean Water Act (CWA)	Completed	Project would not affect any water of the U.S. - Review concluded	No impacts to waters of the U.S. are anticipated during the proposed information gathering, data analysis, or information review or dissemination proposed by the Phase 1 project. Additional evaluation of potential impacts to aquatic resources will be done for Phase 2 project activities once final SOW (including design and engineering plans) is available. - elegge - 07/25/2024 14:42:32 GMT
Coastal Zone Management Act (CZMA)	Completed	Project is not located in a coastal zone area and does not affect a coastal zone area - Review concluded	The proposed project is not located within the designated Coastal Zone Management Area for Washington State. - elegge - 07/25/2024 14:44:09 GMT
Executive Order 11988 - Floodplains	Completed	No effect on floodplain/flood levels and project outside floodplain - Review concluded	No impacts to floodplains are anticipated during the information gathering, data analysis, information review and dissemination actions proposed by the Phase 1 project. Additional evaluation of impacts to floodplains will be done for Phase 2 project activities once the final SOW (including design and engineering plans) is available. - elegge - 07/25/2024 14:54:44 GMT
Executive Order 11990 - Wetlands	Completed	No effects on wetlands and project outside wetlands - Review concluded	No impacts to wetlands are anticipated during the information gathering, data analysis, or information review and dissemination actions by the proposed Phase 1 project. Additional evaluation of impacts to wetlands will be done for Phase 2 project activities once the final SOW (including design and engineering plans) is available. - elegge - 07/25/2024 14:55:48 GMT
Executive Order 12898 - Environmental Justice for Low Income and Minority Populations	Completed	No Low income or minority population in, near or affected by the project - Review concluded	Phase 1 activities have been determined to have limited or no potential to affect minority or low-income populations, in accordance with Exemption VI.m, (Architectural and Engineering Costs) in Step 1 of FEMA's E.O. 12898 Interim Guidance dated September 2023. Additional evaluation will be completed for Phase 2 project activities once the final SOW (including design and engineering plans) is available. - elegge - 07/25/2024 14:58:13 GMT

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4635-0008-WA(R)(1)

Title: Richland Backup Power for Emergency Generator

Environmental Law/ Executive Order	Status	Description	Comment
Endangered Species Act (ESA)	Completed	No listed species and/or designated critical habitat present in areas affected directly or indirectly by the federal action - Review concluded	No ESA-listed species impacts are anticipated during the proposed information gathering, data analysis, or information review and dissemination proposed by the Phase 1 project. Additional evaluation under the ESA will be done for Phase 2 project activities once the final SOW (including design and engineering plans) is available. - elegge - 07/25/2024 14:16:46 GMT
Farmland Protection Policy Act (FPPA)	Completed	Project does not affect designated prime or unique farmland - Review concluded	No impacts to farmlands are anticipated during the proposed information gathering, data analysis, or information review and dissemination actions proposed by the Phase 1 project. - elegge - 07/25/2024 14:47:42 GMT
Migratory Bird Treaty Act (MBTA)	Completed	Project located within a flyway zone	No impacts to migratory birds are anticipated during the proposed information gathering, data analysis, information review and dissemination proposed by the Phase 1 project. Additional evaluation will be done for Phase 2 once the final SOW (including design and engineering plans) is available. - elegge - 07/25/2024 14:49:55 GMT
	Completed	Project does not have potential to take migratory birds - Review concluded	
Magnuson-Stevens Fishery Conservation and Management Act (MSA)	Completed	Project not located in or near Essential Fish Habitat - Review concluded	No impacts to EFH are anticipated during the information gathering, data analysis, information review and dissemination actions proposed by the Phase 1 project. Additional evaluation of impacts to EFH will be done for Phase 2 project activities once final SOW (including design and engineering plans) is available. - elegge - 07/25/2024 14:51:26 GMT
National Historic Preservation Act (NHPA)	Completed	Not type of activity with potential to affect historic properties - Review concluded	For Phase 1 only: Per Stipulation I.A.8.f in FEMA's Programmatic Agreement with the Washington SHPO, Phase 1 work has limited or no potential to affect historic properties. Additional EHP review and evaluation will be completed for Phase 2 once the Phase 1 design and engineering plans and related information is received. Depending on design and engineering plans, FEMA may determine further cultural resource evaluations and SHPO and Tribal consultation is needed. - cmarkstr - 07/25/2024 15:30:01 GMT
Wild and Scenic Rivers Act (WSR)	Completed	Project is not along and does not affect Wild and Scenic River - Review concluded	The proposed project is not located on or near a designated Wild and/or Scenic River. - elegge - 07/25/2024 14:52:41 GMT

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4635-0008-WA(R)(1)

Title: Richland Backup Power for Emergency Generator

CONDITIONS

Standard Conditions:

Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.

Obligation							
Disaster No	FEMA Project No	Amendment No	State Application ID	Action No	Supplemental No	State	Recipient
4635	8 -R	0	9	1	7	WA	Statewide
Subrecipient: Richland				Project Title : Richland Backup Power for Water			
Subrecipient FIPS Code: 005-58235							

Total Amount Previously Allocated	Total Amount Previously Obligated	Total Amount Pending Obligation	Total Amount Available for New Obligation			
\$191,198.70	\$191,198.70	\$0.00	\$0.00			
Project Amount	Subrecipient Management Cost Amount	Total Obligation	IFMIS Date	IFMIS Status	FY	
\$191,198.70	\$0.00	\$191,198.70	07/29/2024	Accept	2024	

Comments

Date: 07/26/2024 User Id: VSINGH3

Comment: DR 4635-08 City of Richland Backup Power for Water System Continuity - Phase I, Fed Share: \$191,198.70, No SubMC

Authorization

Preparer Name: VANI SINGH Preparation Date: 07/26/2024

HMO Authorization Name: ROBERT WITKOP HMO Authorization Date: 07/29/2024



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority I - High Performance Government

Subject:

Resolution No. 2024-102, Authorizing Purchase and Sale Agreements in Support of the South George Washington Way Intersection Improvements Project

Department/Office
Public Works

Ordinance/Resolution Number:
2024-102

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-102, authorizing the City Manager to sign and execute purchase and sale agreements in support of the South George Washington Way Intersection Improvement Project as provided therein.

Summary:

The 2022-2027 Capital Improvement Plan (CIP) and the 2024-2029 Transportation Improvement Program (TIP) include a project titled South George Washington Way Intersection Improvements (the "Project"). The Project requires real property and/or temporary construction easements from a number of properties as follows:

- 37 Columbia Point Drive (land in fee)
- 90 Columbia Point Drive (temporary construction easement)
- 103 George Washington Way (temporary construction easement)
- 105 George Washington Way (temporary construction easement)
- 107 George Washington Way (temporary construction easement)
- 123 George Washington Way (land in fee and temporary construction easement)

Right-of-way acquisition activities are guided by state and federal regulations and include purchase offers based on fair market value appraisals. Property owners of the above-listed properties have voluntarily agreed to the purchase terms. The City's best interests are serviced by acquiring the necessary property interests to enable completion of the Project.

Staff recommends adoption of Resolution No. 2024-102.

Fiscal Impact:

The 2022 Capital Improvement Plan includes right-of-way budget for the Project. Approximately \$285,000 remains in the existing right-of-way budget, which is adequate to fund the proposed agreements including additional closing costs and consultant expenses.

Attachments:

1. Resolution No. 2024-102
2. Draft Purchase and Sale Agreement - 37 Columbia Point Drive
3. Draft Purchase and Sale Agreement - 90 Columbia Point Drive
4. Draft Purchase and Sale Agreement - 103 George Washington Way
5. Draft Purchase and Sale Agreement - 105 George Washington Way
6. Draft Purchase and Sale Agreement - 107 George Washington Way
7. Draft Purchase and Sale Agreement - 123 George Washington Way

RESOLUTION NO. 2024-102

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING PURCHASE AND SALE AGREEMENTS IN SUPPORT OF THE SOUTH GEORGE WASHINGTON WAY INTERSECTION IMPROVEMENTS PROJECT.

WHEREAS, the 2022-2027 Capital Improvement Plan (CIP) and the 2024-2029 Transportation Improvement Program (TIP) include a project titled South George Washington Way Intersection Improvements Project (the “Project”); and

WHEREAS, the Project’s completion requires property acquisitions from several property owners; and

WHEREAS, the City’s offered compensation for the acquisitions are based on fair market valuation of the needed property interests as determined by a qualified appraiser; and

WHEREAS, Columbia Point 3739, LLC has property at 37 Columbia Point Drive affected by the Project (land in fee); and

WHEREAS, David and Suzanne Snow have property at 90 Columbia Point Drive affected by the Project (temporary construction easement); and

WHEREAS, Dylan and Sierra Scoggins have property at 103 George Washington Way affected by the Project (temporary construction easement); and

WHEREAS, Dale R. Franckowiak has property at 105 George Washington Way affected by the Project (temporary construction easement); and

WHEREAS, John I. Diehl and Patricia A. Deaton have property at 107 George Washington Way affected by the Project (temporary construction easement); and

WHEREAS, Walter Stanley Johnson has property at 123 George Washington Way affected by the Project (temporary construction easement and land in fee); and

WHEREAS, all affected property owners have agreed to terms allowing the City to acquire the necessary property interests for the Project; and

WHEREAS, the funds necessary to acquire the property will be paid by the Project budget; and

WHEREAS, the City’s best interests are served by acquiring the property to enable completion of the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute purchase and sale agreements and all other documents

necessary to complete the purchase of the required property interests from the legal owners of 37 Columbia Point Drive, 90 Columbia Point Drive, 103 George Washington Way, 105 George Washington Way, 107 George Washington Way and 123 George Washington Way in support of the South George Washington Way Intersection Improvements Project.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY
Project-related Acquisition - Threat of Eminent Domain

Re: 37 Columbia Point Dr, Richland, WA 99352; Parcel No. 113983012634001

This Agreement for Purchase and Sale of Real Property (the “Agreement”) is made and entered into between the **City of Richland, a Washington municipal corporation** (“Purchaser”), and **Columbia Point 3739, LLC, a Washington limited liability company** (“Seller”). The Effective Date of this Agreement shall be determined pursuant to the terms of Section 3.1 herein.

1. Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, a portion of the improved real property located at 37 Columbia Point Drive in the City of Richland, Benton County, Washington as legally described in **Exhibit A** attached hereto (hereinafter referred to as the “Property”).

1.1. Laws and Rights. The sale and conveyance of the Property to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

1.2. Timing of Conveyance. The Property shall be conveyed to Purchaser at Closing by a Statutory Warranty Deed (the “Deed”) subject to the Exceptions accepted or deemed accepted by Purchaser pursuant to Section 4.1 below.

2. Purchase Price. The total purchase price for the Property shall be **EIGHTEEN THOUSAND SIX HUNDRED THIRTY-TWO DOLLARS and 48/100 (\$18,632.48)**(the “Purchase Price”). This value represents \$14,600.48 for land in fee and \$4,256 for landscaping. The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with Cascade Title Company (the “Title Company”) at Closing (as defined in Section 6 below).

2.1. Reserved.

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

3.1. City Approval. The execution and delivery of this Agreement by Purchaser is contingent upon approval of this Agreement by the City Council of the City of Richland in its sole discretion. In the event the Richland City Council does not 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.

3.2. Executed Contract. The “Effective Date” of this Agreement is the date upon which both parties have signed this Agreement. If this Agreement is signed on different days, the “Effective Date” of this Agreement is the date of the last signing party. Notwithstanding the foregoing, Purchaser and Seller must sign this Agreement within fifteen (15) business days of approval from the City Council of the City of Richland. If signatures are not obtained from both

parties within fifteen (15) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Title Matters.

4.1. Preliminary Title Report; Title Review. Within five (5) business days after the Effective Date, Purchaser, at its sole cost and expense, shall order from the Title Company a preliminary title commitment for the Property, and copies of all documents referred to therein (the "Preliminary Commitment"), and upon receipt, furnish same to Seller.

(a) Purchaser shall have fifteen (15) days after receipt of the Preliminary Commitment and Survey to advise Seller in writing of any encumbrances, restrictions, easements or other matters contained in the Preliminary Commitment or on the Survey (the "Exceptions") to which Purchaser objects. All Exceptions to which Purchaser does not object in writing within the fifteen (15) day period shall be deemed accepted by Purchaser.

(b) If Purchaser objects to any Exceptions within the fifteen (15) day period, Seller shall advise Purchaser in writing within five (5) days of receipt of Purchaser's written objections: (i) which Exceptions Seller will remove at Closing, (ii) which Exceptions the Title Company has agreed to insure around in the title policy to be issued at Closing (together with the proposed form of endorsement), and (iii) which Exceptions will not be removed or insured around.

(c) Within ten (10) days of receipt of Seller's response to Purchaser's written objections, and assuming Seller has not agreed to remove all exceptions to which Purchaser objects, Purchaser shall notify Seller in writing of Purchaser's election to either: (i) terminate this Agreement; or (ii) waive its objections to the Exceptions the Title Company has agreed to insure around and the Exceptions Seller will not remove or insure around, in which event such Exceptions shall be deemed accepted by Purchaser.

4.2. Reserved.

5. Due Diligence. Purchaser is granted a due diligence period until and including thirty (30) days after receipt of the Preliminary Commitment described in Section 4.1 above (the "Due Diligence Period"). Said Due Diligence Period may be extended an additional thirty (30) 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 subject to the terms of this Section 5. If the results of said review are unsatisfactory in Purchaser's sole discretion, 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 (the "Due Diligence Termination Notice"). In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect; and neither party shall have any rights or responsibilities to the other except as otherwise expressly provided herein. If Purchaser fails to provide a Due Diligence Termination Notice to Seller on or before the expiration of the Due Diligence Period, the due diligence contingency set forth under this Section 5 shall be deemed waived by Purchaser, and this Agreement shall continue in full force and effect.

5.1. Reserved.

6. Closing. Closing shall occur in the office of the Title Company on or before the date that is thirty (30) days after the expiration or waiver of the Due Diligence Period. Purchaser shall deposit in escrow with Title Company all instruments and documents reasonably necessary to complete the transaction in accordance with this Agreement, including but not limited to, the Deed. As used herein, “Closing” or “date of Closing” means the date on which all appropriate documents are recorded, and the proceeds of the sale are available for disbursement to Seller.

6.1. Closing Costs; Prorations. At Closing, Purchaser shall pay the premium for the standard coverage policy of title insurance and the endorsements required to insure around the Exceptions the Title Company agreed to insure around in accordance with Section 4 above, deed or real property transfer taxes, and all Title Company’s escrow fees and charges.

7. Covenants, Representations and Warranties.

7.1. Seller’s Covenants. Seller hereby covenants and agrees as follows:

(a) From the Effective Date through the Closing Date, 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 which are not terminable, without penalty, on 30 days’ notice, without Purchaser’s prior written consent.

(b) From the Effective Date through the Closing Date, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, or easement against the title to the Property without Purchaser’s prior consent.

(c) From the Effective Date through the Closing Date, 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.

7.2. Seller’s Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the Effective Date 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 materially 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 part to the other.

(a) Seller has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents will have been, or will be, taken.

(b) Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

(c) 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.

(d) 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.

(e) To Seller's knowledge, 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.

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

(g) As of the Effective Date and as of the date of Closing, Seller is not person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action ("OFAC").

7.3. Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the Effective Date hereof and on the date of Closing.

(a) Purchaser is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

(b) Purchaser has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents have been, or will be, taken.

(c) Purchaser represents that it has sufficient funds to close this transaction.

8. Casualty and Condemnation.

8.1. 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) 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 given within two (2) business days after notice of such event. If prior to the Closing Date neither party provides said termination notice within such two (2) business 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 and an assignment to Purchaser at Closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

8.2. Immaterial Casualty or Condemnation. If prior to Closing Date, the Property shall sustain damage caused by casualty which is not described in Section 8.1, or a taking or condemnation has occurred, or is threatened, which is not described in Section 8.1, neither Purchaser nor Seller shall have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to: (i) the cost to repair that portion of the Property so damaged by insured casualty; or (ii) 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.

9. Purchasers' 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.

10. Miscellaneous.

10.1. 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.

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

10.3. 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:

If to Purchaser: City of Richland
Attn: Public Works Department
625 Swift Blvd., MS-26
Richland, Washington 99352
Phone: (509) 942-7500
Email: aavetisyan@CI.RICHLAND.WA.US

If to Seller: Columbia Point 3739, LLC
1025 Jadwin Ave
Richland, WA. 99352

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.

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

10.5. 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.

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

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

10.8. Construction. The parties acknowledge that each party has reviewed and revised this Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Purchase and Sale Agreement or any amendment or exhibits hereto.

10.9. Counterparts. Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, including by portable document format (.pdf), each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

10.10. Time. Any extension of time granted for the performance of any duty under this Agreement shall not be considered as an extension of time for the performance of any other duty under this Agreement. As used in this Agreement, "business day" refers to any day which is not a Saturday, Sunday or a holiday in the State of Washington. In the event the time for performance of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

10.11. 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.

10.12. 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 both parties expressly agree to submit to personal jurisdiction in Benton County Superior Court.

10.13. 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 contract and all documents related thereto with counsel before signing this Agreement.

[Signature Page to Follow]

Draft

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

SELLER

By: _____
Prabhjot Kahlon

Date

By: _____
Janmeet Sahota

Date

PURCHASER

Jon Amundson, ICMA-CM
City Manager

Date

Date

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney

Exhibit A
LAND IN FEE

COLUMBIA POINT 3739 LLC PARCEL NO. 113983012634001

THE FOLLOWING DESCRIPTION IS BASED ON NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, DISTANCES WRITTEN IN US SURVEY FEET GROUND.

A PORTION OF LOT 1, SHORT PLAT 2634, RECORDED UNDER AUDITOR'S FILE NUMBER 2002-014008, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS GEORGE WASHINGTON WAY, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID SHORT PLAT 2634; THENCE SOUTH $23^{\circ}25'08''$ EAST ALONG THE WESTERLY LINE OF SAID SHORT PLAT 2634 A DISTANCE OF 31.25 FEET; THENCE NORTH $21^{\circ}34'54''$ EAST A DISTANCE OF 44.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS COLUMBIA POINT DRIVE; THENCE SOUTH $66^{\circ}34'54''$ WEST ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 31.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 488 SF, MORE OR LESS.

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY
Project-related Acquisition - Threat of Eminent Domain

Re: 90 Columbia Point Dr, Richland, WA; Parcel No. 113983012473001

This Agreement for Purchase and Sale of Real Property (the “Agreement”) is made and entered into between the **City of Richland, a Washington municipal corporation** (“Purchaser”), and **David Snow and Suzanne Snow, husband and wife** (“Seller”). The Effective Date of this Agreement shall be determined pursuant to the terms of Section 3.1 herein.

1. Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, a temporary construction easement located at 90 Columbia Point Drive in the City of Richland, Benton County, Washington as legally described in **Exhibit A** attached hereto (hereinafter referred to as the “Property”).

1.1. Laws and Rights. The sale and conveyance of the Property to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

1.2. Timing of Conveyance. The Property shall be conveyed to Purchaser at Closing by a Temporary Construction Easement Deed (“Easement Deed”) subject to the Exceptions accepted or deemed accepted by Purchaser pursuant to Section 4.1 below.

2. Purchase Price. The total purchase price for the Property shall be **ONE THOUSAND THIRTY-FOUR DOLLARS AND FORTY CENTS (\$1,034.40)** (the “Purchase Price”). The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with Cascade Title Company (the “Title Company”) at Closing (as defined in Section 6 below).

2.1. Reserved.

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

3.1. City Approval. The execution and delivery of this Agreement by Purchaser is contingent upon approval of this Agreement by the City Council of the City of Richland in its sole discretion. In the event the Richland City Council does not 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.

3.2. Executed Contract. The “Effective Date” of this Agreement is the date upon which both parties have signed this Agreement. If this Agreement is signed on different days, the “Effective Date” of this Agreement is the date of the last signing party. Notwithstanding the foregoing, Purchaser and Seller must sign this Agreement within fifteen (15) business days of approval from the City Council of the City of Richland. If signatures are not obtained from both

parties within fifteen (15) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Title Matters.

4.1. Preliminary Title Report; Title Review. Within five (5) business days after the Effective Date, Purchaser, at its sole cost and expense, shall order from the Title Company a preliminary title commitment for the Property, and copies of all documents referred to therein (the "Preliminary Commitment"), and upon receipt, furnish same to Seller.

(a) Purchaser shall have fifteen (15) days after receipt of the Preliminary Commitment and Survey to advise Seller in writing of any encumbrances, restrictions, easements or other matters contained in the Preliminary Commitment or on the Survey (the "Exceptions") to which Purchaser objects. All Exceptions to which Purchaser does not object in writing within the fifteen (15) day period shall be deemed accepted by Purchaser.

(b) If Purchaser objects to any Exceptions within the fifteen (15) day period, Seller shall advise Purchaser in writing within five (5) days of receipt of Purchaser's written objections: (i) which Exceptions Seller will remove at Closing, (ii) which Exceptions the Title Company has agreed to insure around in the title policy to be issued at Closing (together with the proposed form of endorsement), and (iii) which Exceptions will not be removed or insured around.

(c) Within ten (10) days of receipt of Seller's response to Purchaser's written objections, and assuming Seller has not agreed to remove all exceptions to which Purchaser objects, Purchaser shall notify Seller in writing of Purchaser's election to either: (i) terminate this Agreement; or (ii) waive its objections to the Exceptions the Title Company has agreed to insure around and the Exceptions Seller will not remove or insure around, in which event such Exceptions shall be deemed accepted by Purchaser.

4.2. Reserved.

5. Due Diligence. Purchaser is granted a due diligence period until and including thirty (30) days after receipt of the Preliminary Commitment described in Section 4.1 above (the "Due Diligence Period"). Said Due Diligence Period may be extended an additional thirty (30) 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 subject to the terms of this Section 5. If the results of said review are unsatisfactory in Purchaser's sole discretion, 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 (the "Due Diligence Termination Notice"). In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect; and neither party shall have any rights or responsibilities to the other except as otherwise expressly provided herein. If Purchaser fails to provide a Due Diligence Termination Notice to Seller on or before the expiration of the Due Diligence Period, the due diligence contingency set forth under this Section 5 shall be deemed waived by Purchaser, and this Agreement shall continue in full force and effect.

5.1. Reserved.

6. Closing. Closing shall occur in the office of the Title Company on or before the date that is thirty (30) days after the expiration or waiver of the Due Diligence Period. Purchaser shall deposit in escrow with Title Company all instruments and documents reasonably necessary to complete the transaction in accordance with this Agreement, including but not limited to, the Deed. As used herein, “Closing” or “date of Closing” means the date on which all appropriate documents are recorded, and the proceeds of the sale are available for disbursement to Seller.

6.1. Closing Costs; Prorations. At Closing, Purchaser shall pay the premium for the standard coverage policy of title insurance and the endorsements required to insure around the Exceptions the Title Company agreed to insure around in accordance with Section 4 above, deed or real property transfer taxes, and all Title Company’s escrow fees and charges.

7. Covenants, Representations and Warranties.

7.1. Seller’s Covenants. Seller hereby covenants and agrees as follows:

(a) From the Effective Date through the Closing Date, 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 which are not terminable, without penalty, on 30 days’ notice, without Purchaser’s prior written consent.

(b) From the Effective Date through the Closing Date, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, or easement against the title to the Property without Purchaser’s prior consent.

(c) From the Effective Date through the Closing Date, 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.

7.2. Seller’s Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the Effective Date 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 materially 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 part to the other.

(a) Seller has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents will have been, or will be, taken.

(b) Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

(c) 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.

(d) 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.

(e) To Seller's knowledge, 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.

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

(g) As of the Effective Date and as of the date of Closing, Seller is not person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action ("OFAC").

7.3. Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the Effective Date hereof and on the date of Closing.

(a) Purchaser is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

(b) Purchaser has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents have been, or will be, taken.

(c) Purchaser represents that it has sufficient funds to close this transaction.

8. Casualty and Condemnation.

8.1. 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) 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 given within two (2) business days after notice of such event. If prior to the Closing Date neither party provides said termination notice within such two (2) business 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 and an assignment to Purchaser at Closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

8.2. Immaterial Casualty or Condemnation. If prior to Closing Date, the Property shall sustain damage caused by casualty which is not described in Section 8.1, or a taking or condemnation has occurred, or is threatened, which is not described in Section 8.1, neither Purchaser nor Seller shall have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to: (i) the cost to repair that portion of the Property so damaged by insured casualty; or (ii) 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.

9. Purchasers' 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.

10. Miscellaneous.

10.1. 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.

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

10.3. 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:

If to Purchaser: City of Richland
Attn: Public Works Department
625 Swift Blvd., MS-26
Richland, Washington 99352
Phone: (509) 942-7500
Email: aavetisyan@CI.RICHLAND.WA.US

If to Seller: David and Suzanne Snow
E. Carlsbad Ct.
Richland, WA 99353

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.

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

10.5. 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.

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

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

10.8. Construction. The parties acknowledge that each party has reviewed and revised this Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Purchase and Sale Agreement or any amendment or exhibits hereto.

10.9. Counterparts. Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, including by portable document format (.pdf), each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

10.10. Time. Any extension of time granted for the performance of any duty under this Agreement shall not be considered as an extension of time for the performance of any other duty under this Agreement. As used in this Agreement, "business day" refers to any day which is not a Saturday, Sunday or a holiday in the State of Washington. In the event the time for performance of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

10.11. 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.

10.12. 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 both parties expressly agree to submit to personal jurisdiction in Benton County Superior Court.

10.13. 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 contract and all documents related thereto with counsel before signing this Agreement.

[Signature Page to Follow]

Draft

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

SELLER

PURCHASER

By: _____
David Snow

Date

By: _____
Suzanne Snow

Date

Jon Amundson, ICMA-CM
City Manager

Date

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney

Exhibit A
TEMPORARY CONSTRUCTION EASEMENT

SNOW PARCEL NO. 113983012473001

THE FOLLOWING DESCRIPTION IS BASED ON NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, DISTANCES WRITTEN IN US SURVEY FEET GROUND.

AN EASEMENT FOR TEMPORARY CONSTRUCTION LYING WITHIN A PORTION OF LOT 1, SHORT PLAT 2473, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2473, UNDER AUDITOR'S FILE NUMBER 2000-002882, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 15°25'19" WEST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 19.04 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 15°25'19" WEST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS COLUMBIA POINT DRIVE, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 8°33'22", HAVING A RADIUS OF 575.00 FEET AND AN ARC DISTANCE 85.87 FEET, ALONG A CHORD BEARING SOUTH 70°17'59" EAST A DISTANCE OF 85.79 FEET; THENCE NORTH 23°58'42" EAST A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING PARALLEL AND 5.00 NORTHERLY WITH SAID RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°33'22", HAVING A RADIUS OF 580.00 FEET AND AN ARC DISTANCE 86.62 FEET, ALONG A CHORD BEARING NORTH 70°17'59" WEST A DISTANCE OF 86.54 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINS 431 SF, MORE OR LESS.

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY
Project-related Acquisition - Threat of Eminent Domain

Re: 103 George Washington Way, Richland, WA; Parcel No. 114984020510008

This Agreement for Purchase and Sale of Real Property (the “Agreement”) is made and entered into between the **City of Richland, a Washington municipal corporation** (“Purchaser”), and **Dylan J. Scroggins and Sierra L. Scroggins, husband and wife** (“Seller”). The Effective Date of this Agreement shall be determined pursuant to the terms of Section 3.1 herein.

1. Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, a temporary construction easement located at 103 George Washington Way in the City of Richland, Benton County, Washington as legally described in **Exhibit A** attached hereto (hereinafter referred to as the “Property”).

1.1. Laws and Rights. The sale and conveyance of the Property to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

1.2. Timing of Conveyance. The Property shall be conveyed to Purchaser at Closing by a Temporary Construction Easement Deed (“Easement Deed”) subject to the Exceptions accepted or deemed accepted by Purchaser pursuant to Section 4.1 below.

2. Purchase Price. The total purchase price for the Property shall be **FIVE HUNDRED AND TEN DOLLARS AND SEVENTY-TWO CENTS (\$510.72)** (the “Purchase Price”). The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with Cascade Title Company (the “Title Company”) at Closing (as defined in Section 6 below).

2.1. Reserved.

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

3.1. City Approval. The execution and delivery of this Agreement by Purchaser is contingent upon approval of this Agreement by the City Council of the City of Richland in its sole discretion. In the event the Richland City Council does not 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.

3.2. Executed Contract. The “Effective Date” of this Agreement is the date upon which both parties have signed this Agreement. If this Agreement is signed on different days, the “Effective Date” of this Agreement is the date of the last signing party. Notwithstanding the foregoing, Purchaser and Seller must sign this Agreement within fifteen (15) business days of approval from the City Council of the City of Richland. If signatures are not obtained from both

parties within fifteen (15) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Title Matters.

4.1. Preliminary Title Report; Title Review. Within five (5) business days after the Effective Date, Purchaser, at its sole cost and expense, shall order from the Title Company a preliminary title commitment for the Property, and copies of all documents referred to therein (the "Preliminary Commitment"), and upon receipt, furnish same to Seller.

(a) Purchaser shall have fifteen (15) days after receipt of the Preliminary Commitment and Survey to advise Seller in writing of any encumbrances, restrictions, easements or other matters contained in the Preliminary Commitment or on the Survey (the "Exceptions") to which Purchaser objects. All Exceptions to which Purchaser does not object in writing within the fifteen (15) day period shall be deemed accepted by Purchaser.

(b) If Purchaser objects to any Exceptions within the fifteen (15) day period, Seller shall advise Purchaser in writing within five (5) days of receipt of Purchaser's written objections: (i) which Exceptions Seller will remove at Closing, (ii) which Exceptions the Title Company has agreed to insure around in the title policy to be issued at Closing (together with the proposed form of endorsement), and (iii) which Exceptions will not be removed or insured around.

(c) Within ten (10) days of receipt of Seller's response to Purchaser's written objections, and assuming Seller has not agreed to remove all exceptions to which Purchaser objects, Purchaser shall notify Seller in writing of Purchaser's election to either: (i) terminate this Agreement; or (ii) waive its objections to the Exceptions the Title Company has agreed to insure around and the Exceptions Seller will not remove or insure around, in which event such Exceptions shall be deemed accepted by Purchaser.

4.2. Reserved.

5. Due Diligence. Purchaser is granted a due diligence period until and including thirty (30) days after receipt of the Preliminary Commitment described in Section 4.1 above (the "Due Diligence Period"). Said Due Diligence Period may be extended an additional thirty (30) 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 subject to the terms of this Section 5. If the results of said review are unsatisfactory in Purchaser's sole discretion, 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 (the "Due Diligence Termination Notice"). In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect; and neither party shall have any rights or responsibilities to the other except as otherwise expressly provided herein. If Purchaser fails to provide a Due Diligence Termination Notice to Seller on or before the expiration of the Due Diligence Period, the due diligence contingency set forth under this Section 5 shall be deemed waived by Purchaser, and this Agreement shall continue in full force and effect.

5.1. Reserved.

6. Closing. Closing shall occur in the office of the Title Company on or before the date that is thirty (30) days after the expiration or waiver of the Due Diligence Period. Purchaser shall deposit in escrow with Title Company all instruments and documents reasonably necessary to complete the transaction in accordance with this Agreement, including but not limited to, the Deed. As used herein, “Closing” or “date of Closing” means the date on which all appropriate documents are recorded, and the proceeds of the sale are available for disbursement to Seller.

6.1. Closing Costs; Prorations. At Closing, Purchaser shall pay the premium for the standard coverage policy of title insurance and the endorsements required to insure around the Exceptions the Title Company agreed to insure around in accordance with Section 4 above, deed or real property transfer taxes, and all Title Company’s escrow fees and charges.

7. Covenants, Representations and Warranties.

7.1. Seller’s Covenants. Seller hereby covenants and agrees as follows:

(a) From the Effective Date through the Closing Date, 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 which are not terminable, without penalty, on 30 days’ notice, without Purchaser’s prior written consent.

(b) From the Effective Date through the Closing Date, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, or easement against the title to the Property without Purchaser’s prior consent.

(c) From the Effective Date through the Closing Date, 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.

7.2. Seller’s Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the Effective Date 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 materially 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 part to the other.

(a) Seller has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents will have been, or will be, taken.

(b) Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

(c) 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.

(d) 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.

(e) To Seller's knowledge, 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.

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

(g) As of the Effective Date and as of the date of Closing, Seller is not person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action ("OFAC").

7.3. Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the Effective Date hereof and on the date of Closing.

(a) Purchaser is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

(b) Purchaser has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents have been, or will be, taken.

(c) Purchaser represents that it has sufficient funds to close this transaction.

8. Casualty and Condemnation.

8.1. 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) 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 given within two (2) business days after notice of such event. If prior to the Closing Date neither party provides said termination notice within such two (2) business 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 and an assignment to Purchaser at Closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

8.2. Immaterial Casualty or Condemnation. If prior to Closing Date, the Property shall sustain damage caused by casualty which is not described in Section 8.1, or a taking or condemnation has occurred, or is threatened, which is not described in Section 8.1, neither Purchaser nor Seller shall have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to: (i) the cost to repair that portion of the Property so damaged by insured casualty; or (ii) 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.

9. Purchasers' 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.

10. Miscellaneous.

10.1. 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.

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

10.3. 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:

If to Purchaser: City of Richland
Attn: Public Works Department
625 Swift Blvd., MS-26
Richland, Washington 99352
Phone: (509) 942-7500
Email: aavetisyan@CI.RICHLAND.WA.US

If to Seller: Dylan and Sierra Scroggins
103 George Washington Way
Richland, WA 99352
Phone: 360-601-9767
Email: scroggins12@gmail.com

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.

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

10.5. 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.

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

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

10.8. Construction. The parties acknowledge that each party has reviewed and revised this Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Purchase and Sale Agreement or any amendment or exhibits hereto.

10.9. Counterparts. Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, including by portable document format (.pdf), each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

10.10. Time. Any extension of time granted for the performance of any duty under this Agreement shall not be considered as an extension of time for the performance of any other duty under this Agreement. As used in this Agreement, "business day" refers to any day which is not a Saturday, Sunday or a holiday in the State of Washington. In the event the time for performance of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

10.11. 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.

10.12. 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 both parties expressly agree to submit to personal jurisdiction in Benton County Superior Court.

10.13. 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 contract and all documents related thereto with counsel before signing this Agreement.

[Signature Page to Follow]

Draft

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

SELLER

PURCHASER

By: _____
Dylan J. Scroggins

Date

By: _____
Sierra L. Scroggins

Date

Jon Amundson, ICMA-CM
City Manager

Date

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney

Exhibit A
TEMPORARY CONSTRUCTION EASEMENT

SCROGGINS PARCEL NO. 114984020510008

AN EASEMENT FOR TEMPORARY CONSTRUCTION LYING WITHIN A PORTION OF LOT 8, BLOCK 510, ACCORDING TO THE PLAT OF RICHLAND, RECORDED IN VOLUME 6 AND 7 OF PLATS, UNDER AUDITOR'S FILE NUMBER 356196, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS GEORGE WASHINGTON WAY, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 8; THENCE SOUTH 68°18'42" WEST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 18.27 FEET; THENCE SOUTH 22°37'16" EAST A DISTANCE OF 12.22 FEET; THENCE NORTH 68°01'51" EAST A DISTANCE OF 18.44 FEET TO THE EASTERLY LINE OF SAID LOT 8; THENCE NORTH 23°25'34" WEST A DISTANCE OF 12.14 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 224 SF, MORE OR LESS.

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY
Project-related Acquisition - Threat of Eminent Domain

Re: 105 George Washington Way, Richland, WA 99352
Parcel Nos. 114984020510007 & 114984040000008

This Agreement for Purchase and Sale of Real Property (the “Agreement”) is made and entered into between the **City of Richland, a Washington municipal corporation** (“Purchaser”), and **Dale R. Franckowiak, Personal Representative of the Estate of Stephen M. Franckowiak, DECEASED** (“Seller”). The Effective Date of this Agreement shall be determined pursuant to the terms of Section 3.1 herein.

1. Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, a temporary construction easement located at 105 George Washington Way in the City of Richland, Benton County, Washington as legally described in **Exhibit A** attached hereto (hereinafter referred to as the “Property”).

1.1. Laws and Rights. The sale and conveyance of the Property to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

1.2. Timing of Conveyance. The Property shall be conveyed to Purchaser at Closing by a Temporary Construction Easement Deed (“Easement Deed”) subject to the Exceptions accepted or deemed accepted by Purchaser pursuant to Section 4.1 below.

2. Purchase Price. The total purchase price for the Property shall be **ONE THOUSAND ONE HUNDRED TWENTY-FOUR DOLLARS AND FOUR CENTS (\$1,124.04)** (the “Purchase Price”). The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with Cascade Title Company (the “Title Company”) at Closing (as defined in Section 6 below).

2.1. Reserved.

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

3.1. City Approval. The execution and delivery of this Agreement by Purchaser is contingent upon approval of this Agreement by the City Council of the City of Richland in its sole discretion. In the event the Richland City Council does not 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.

3.2. Executed Contract. The “Effective Date” of this Agreement is the date upon which both parties have signed this Agreement. If this Agreement is signed on different days, the “Effective Date” of this Agreement is the date of the last signing party. Notwithstanding the foregoing, Purchaser and Seller must sign this Agreement within fifteen (15) business days of

approval from the City Council of the City of Richland. If signatures are not obtained from both parties within fifteen (15) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Title Matters.

4.1. Preliminary Title Report; Title Review. Within five (5) business days after the Effective Date, Purchaser, at its sole cost and expense, shall order from the Title Company a preliminary title commitment for the Property, and copies of all documents referred to therein (the "Preliminary Commitment"), and upon receipt, furnish same to Seller.

(a) Purchaser shall have fifteen (15) days after receipt of the Preliminary Commitment and Survey to advise Seller in writing of any encumbrances, restrictions, easements or other matters contained in the Preliminary Commitment or on the Survey (the "Exceptions") to which Purchaser objects. All Exceptions to which Purchaser does not object in writing within the fifteen (15) day period shall be deemed accepted by Purchaser.

(b) If Purchaser objects to any Exceptions within the fifteen (15) day period, Seller shall advise Purchaser in writing within five (5) days of receipt of Purchaser's written objections: (i) which Exceptions Seller will remove at Closing, (ii) which Exceptions the Title Company has agreed to insure around in the title policy to be issued at Closing (together with the proposed form of endorsement), and (iii) which Exceptions will not be removed or insured around.

(c) Within ten (10) days of receipt of Seller's response to Purchaser's written objections, and assuming Seller has not agreed to remove all exceptions to which Purchaser objects, Purchaser shall notify Seller in writing of Purchaser's election to either: (i) terminate this Agreement; or (ii) waive its objections to the Exceptions the Title Company has agreed to insure around and the Exceptions Seller will not remove or insure around, in which event such Exceptions shall be deemed accepted by Purchaser.

4.2. Reserved.

5. Due Diligence. Purchaser is granted a due diligence period until and including thirty (30) days after receipt of the Preliminary Commitment described in Section 4.1 above (the "Due Diligence Period"). Said Due Diligence Period may be extended an additional thirty (30) 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 subject to the terms of this Section 5. If the results of said review are unsatisfactory in Purchaser's sole discretion, 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 (the "Due Diligence Termination Notice"). In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect; and neither party shall have any rights or responsibilities to the other except as otherwise expressly provided herein. If Purchaser fails to provide a Due Diligence Termination Notice to Seller on or before the expiration of the Due Diligence Period, the due diligence contingency set forth under this Section 5 shall be deemed waived by Purchaser, and this Agreement shall continue in full force and effect.

5.1. Reserved.

6. Closing. Closing shall occur in the office of the Title Company on or before the date that is thirty (30) days after the expiration or waiver of the Due Diligence Period. Purchaser shall deposit in escrow with Title Company all instruments and documents reasonably necessary to complete the transaction in accordance with this Agreement, including but not limited to, the Deed. As used herein, “Closing” or “date of Closing” means the date on which all appropriate documents are recorded, and the proceeds of the sale are available for disbursement to Seller.

6.1. Closing Costs; Prorations. At Closing, Purchaser shall pay the premium for the standard coverage policy of title insurance and the endorsements required to insure around the Exceptions the Title Company agreed to insure around in accordance with Section 4 above, deed or real property transfer taxes, and all Title Company’s escrow fees and charges.

7. Covenants, Representations and Warranties.

7.1. Seller’s Covenants. Seller hereby covenants and agrees as follows:

(a) From the Effective Date through the Closing Date, 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 which are not terminable, without penalty, on 30 days’ notice, without Purchaser’s prior written consent.

(b) From the Effective Date through the Closing Date, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, or easement against the title to the Property without Purchaser’s prior consent.

(c) From the Effective Date through the Closing Date, 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.

7.2. Seller’s Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the Effective Date 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 materially 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 part to the other.

(a) Seller has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents will have been, or will be, taken.

(b) Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

(c) 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.

(d) 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.

(e) To Seller's knowledge, 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.

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

(g) As of the Effective Date and as of the date of Closing, Seller is not person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action ("OFAC").

7.3. Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the Effective Date hereof and on the date of Closing.

(a) Purchaser is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

(b) Purchaser has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents have been, or will be, taken.

(c) Purchaser represents that it has sufficient funds to close this transaction.

8. Casualty and Condemnation.

8.1. 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) 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 given within two (2) business days after notice of such event. If prior to the Closing Date neither party provides said termination notice within such two (2) business 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 and an assignment to Purchaser at Closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

8.2. Immaterial Casualty or Condemnation. If prior to Closing Date, the Property shall sustain damage caused by casualty which is not described in Section 8.1, or a taking or condemnation has occurred, or is threatened, which is not described in Section 8.1, neither Purchaser nor Seller shall have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to: (i) the cost to repair that portion of the Property so damaged by insured casualty; or (ii) 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.

9. Purchasers' 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.

10. Miscellaneous.

10.1. 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.

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

10.3. 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:

If to Purchaser: City of Richland
Attn: Public Works Department
625 Swift Blvd., MS-26
Richland, Washington 99352
Phone: (509) 942-7500

Email: aavetisyan@CI.RICHLAND.WA.US

If to Seller: Dale R. Franckowiak, Personal Representative
105 George Washington Way
Richland, WA 99352

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.

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

10.5. 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.

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

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

10.8. Construction. The parties acknowledge that each party has reviewed and revised this Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Purchase and Sale Agreement or any amendment or exhibits hereto.

10.9. Counterparts. Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, including by portable document format (.pdf), each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

10.10. Time. Any extension of time granted for the performance of any duty under this Agreement shall not be considered as an extension of time for the performance of any other duty under this Agreement. As used in this Agreement, "business day" refers to any day which is not a Saturday, Sunday or a holiday in the State of Washington. In the event the time for performance of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

10.11. 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.

10.12. 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 both parties expressly agree to submit to personal jurisdiction in Benton County Superior Court.

10.13. 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 contract and all documents related thereto with counsel before signing this Agreement.

[Signature Page to Follow]

Draft

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

SELLER

PURCHASER

By: _____
Dale R. Franckowiak, Personal
Representative of the Estate of
Stephen M. Franckowiak

Date

Jon Amundson, ICMA-CM
City Manager

Date

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney

Exhibit A
TEMPORARY CONSTRUCTION EASEMENT

FRANCKOWIAK PARCEL NOS. 114984020510007 & 114984040000008

THE FOLLOWING DESCRIPTION IS BASED ON NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, DISTANCES WRITTEN IN US SURVEY FEET GROUND.

AN EASEMENT FOR TEMPORARY CONSTRUCTION LYING WITHIN A PORTION OF LOT 7, BLOCK 510, ACCORDING TO THE PLAT OF RICHLAND, RECORDED IN VOLUME 6 AND 7 OF PLATS, UNDER AUDITOR'S FILE NUMBER 356196, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS GEORGE WASHINGTON WAY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LOT 7; THENCE SOUTH 68°18'42" WEST ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 18.27 FEET; THENCE NORTH 22°37'16" WEST A DISTANCE OF 14.46 FEET; THENCE NORTH 67°22'44" EAST A DISTANCE OF 9.34 FEET; THENCE NORTH 22°37'16" WEST A DISTANCE OF 26.47 FEET; THENCE NORTH 66°59'07" EAST A DISTANCE OF 8.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7; THENCE SOUTH 23°25'34" EAST ALONG THE EASTERLY LINE THEREOF FOR A DISTANCE OF 41.29 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 493 SF, MORE OR LESS.

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY
Project-related Acquisition - Threat of Eminent Domain

Re: 107 George Washington Way, Richland, WA; Parcel No. 114984020510006

This Agreement for Purchase and Sale of Real Property (the “Agreement”) is made and entered into between the **City of Richland, a Washington municipal corporation** (“Purchaser”), and **John I. Diehl, as Personal Representative of the Estate of Mary Helen Diehl, DECEASED and John I. Diehl and Patricia D. Deaton, each as their separate estate, as sole heirs of John GC Diehl, DECEASED** (“Seller”). The Effective Date of this Agreement shall be determined pursuant to the terms of Section 3.1 herein.

1. Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, a temporary construction easement located at 107 George Washington Way in the City of Richland, Benton County, Washington as legally described in **Exhibit A** attached hereto (hereinafter referred to as the “Property”).

1.1. Laws and Rights. The sale and conveyance of the Property to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

1.2. Timing of Conveyance. The Property shall be conveyed to Purchaser at Closing by a Temporary Construction Easement Deed (“Easement Deed”) subject to the Exceptions accepted or deemed accepted by Purchaser pursuant to Section 4.1 below.

2. Purchase Price. The total purchase price for the Property shall be **ONE HUNDRED NINETY-ONE DOLLARS AND FIFTY-TWO CENTS (\$191.52)** (the “Purchase Price”). The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with Cascade Title Company (the “Title Company”) at Closing (as defined in Section 6 below).

2.1. Reserved.

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

3.1. City Approval. The execution and delivery of this Agreement by Purchaser is contingent upon approval of this Agreement by the City Council of the City of Richland in its sole discretion. In the event the Richland City Council does not 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.

3.2. Executed Contract. The “Effective Date” of this Agreement is the date upon which both parties have signed this Agreement. If this Agreement is signed on different days, the “Effective Date” of this Agreement is the date of the last signing party. Notwithstanding the foregoing, Purchaser and Seller must sign this Agreement within fifteen (15) business days of

approval from the City Council of the City of Richland. If signatures are not obtained from both parties within fifteen (15) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Title Matters.

4.1. Preliminary Title Report; Title Review. Within five (5) business days after the Effective Date, Purchaser, at its sole cost and expense, shall order from the Title Company a preliminary title commitment for the Property, and copies of all documents referred to therein (the "Preliminary Commitment"), and upon receipt, furnish same to Seller.

(a) Purchaser shall have fifteen (15) days after receipt of the Preliminary Commitment and Survey to advise Seller in writing of any encumbrances, restrictions, easements or other matters contained in the Preliminary Commitment or on the Survey (the "Exceptions") to which Purchaser objects. All Exceptions to which Purchaser does not object in writing within the fifteen (15) day period shall be deemed accepted by Purchaser.

(b) If Purchaser objects to any Exceptions within the fifteen (15) day period, Seller shall advise Purchaser in writing within five (5) days of receipt of Purchaser's written objections: (i) which Exceptions Seller will remove at Closing, (ii) which Exceptions the Title Company has agreed to insure around in the title policy to be issued at Closing (together with the proposed form of endorsement), and (iii) which Exceptions will not be removed or insured around.

(c) Within ten (10) days of receipt of Seller's response to Purchaser's written objections, and assuming Seller has not agreed to remove all exceptions to which Purchaser objects, Purchaser shall notify Seller in writing of Purchaser's election to either: (i) terminate this Agreement; or (ii) waive its objections to the Exceptions the Title Company has agreed to insure around and the Exceptions Seller will not remove or insure around, in which event such Exceptions shall be deemed accepted by Purchaser.

4.2. Reserved.

5. Due Diligence. Purchaser is granted a due diligence period until and including thirty (30) days after receipt of the Preliminary Commitment described in Section 4.1 above (the "Due Diligence Period"). Said Due Diligence Period may be extended an additional thirty (30) 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 subject to the terms of this Section 5. If the results of said review are unsatisfactory in Purchaser's sole discretion, 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 (the "Due Diligence Termination Notice"). In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect; and neither party shall have any rights or responsibilities to the other except as otherwise expressly provided herein. If Purchaser fails to provide a Due Diligence Termination Notice to Seller on or before the expiration of the Due Diligence Period, the due diligence contingency set forth under this Section 5 shall be deemed waived by Purchaser, and this Agreement shall continue in full force and effect.

5.1. Reserved.

6. Closing.

6.1. Closing Costs; Prorations. At Closing, Purchaser shall pay the premium for the standard coverage policy of title insurance and the endorsements required to insure around the Exceptions the Title Company agreed to insure around in accordance with Section 4 above, deed or real property transfer taxes, and all Title Company's escrow fees and charges if applicable.

7. Covenants, Representations and Warranties.

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

(a) From the Effective Date through the Closing Date, 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 which are not terminable, without penalty, on 30 days' notice, without Purchaser's prior written consent.

(b) From the Effective Date through the Closing Date, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, or easement against the title to the Property without Purchaser's prior consent.

(c) From the Effective Date through the Closing Date, 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.

7.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the Effective Date 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 materially 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 part to the other.

(a) Seller has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents will have been, or will be, taken.

(b) Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

(c) 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.

(d) 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.

(e) To Seller's knowledge, 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.

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

(g) As of the Effective Date and as of the date of Closing, Seller is not person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action ("OFAC").

7.3. Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the Effective Date hereof and on the date of Closing.

(a) Purchaser is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

(b) Purchaser has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents have been, or will be, taken.

(c) Purchaser represents that it has sufficient funds to close this transaction.

8. Casualty and Condemnation.

8.1. 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) 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 given within two (2) business days after notice of such event. If prior to the Closing Date neither party provides said termination notice within such two (2) business 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 and an assignment to Purchaser at Closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

8.2. Immaterial Casualty or Condemnation. If prior to Closing Date, the Property shall sustain damage caused by casualty which is not described in Section 8.1, or a taking or condemnation has occurred, or is threatened, which is not described in Section 8.1, neither Purchaser nor Seller shall have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to: (i) the cost to repair that portion of the Property so damaged by insured casualty; or (ii) 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.

9. Purchasers' 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.

10. Miscellaneous.

10.1. 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.

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

10.3. 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:

If to Purchaser: City of Richland
Attn: Public Works Department
625 Swift Blvd., MS-26
Richland, Washington 99352
Phone: (509) 942-7500
Email: aavetisyan@CI.RICHLAND.WA.US

If to Seller: John I. Diehl
1212 E. 6th Ave
Kennewick, WA 99336
Phone: 509-521-6778

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.

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

10.5. 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.

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

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

10.8. Construction. The parties acknowledge that each party has reviewed and revised this Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Purchase and Sale Agreement or any amendment or exhibits hereto.

10.9. Counterparts. Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, including by portable document format (.pdf), each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

10.10. Time. Any extension of time granted for the performance of any duty under this Agreement shall not be considered as an extension of time for the performance of any other duty under this Agreement. As used in this Agreement, "business day" refers to any day which is not a Saturday, Sunday or a holiday in the State of Washington. In the event the time for performance of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

10.11. 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.

10.12. 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 both parties expressly agree to submit to personal jurisdiction in Benton County Superior Court.

10.13. 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 contract and all documents related thereto with counsel before signing this Agreement.

[Signature Page to Follow]

Draft

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

SELLER

PURCHASER

By: _____
John I. Diehl

Date

By: _____
Patricia D. Deaton

Date

Jon Amundson, ICMA-CM
City Manager

Date

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney

Exhibit A
TEMPORARY CONSTRUCTION EASEMENT

DIEHL PARCEL NO.114984020510006

THE FOLLOWING DESCRIPTION IS BASED ON NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, DISTANCES WRITTEN IN US SURVEY FEET GROUND.

AN EASEMENT FOR TEMPORARY CONSTRUCTION LYING WITHIN A PORTION OF LOT 6, BLOCK 510, ACCORDING TO THE PLAT OF RICHLAND, RECORDED IN VOLUME 6 AND 7 OF PLATS, UNDER AUDITOR'S FILE NUMBER 356196, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS GEORGE WASHINGTON WAY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LOT 6; THENCE NORTH 23°25'34" WEST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 26.92 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 23°25'34" WEST ALONG THE EASTERLY LINE THEREOF FOR A DISTANCE OF 7.00 FEET; THENCE SOUTH 66°34'26" WEST A DISTANCE OF 11.99 FEET; THENCE SOUTH 23°23'00" EAST A DISTANCE OF 7.00 FEET; THENCE NORTH 66°34'26" EAST A DISTANCE OF 12.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 6 AND THE TRUE POINT OF BEGINNING.

CONTAINS 84 SF, MORE OR LESS.

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY
Project-related Acquisition - Threat of Eminent Domain

Re: 123 George Washington Way, Richland, WA; Parcel No. 114984020510005

This Agreement for Purchase and Sale of a portion of Real Property (the “Agreement”) is made and entered into between the **City of Richland, a Washington municipal corporation** (“Purchaser”), and **Walter Stanley Johnson, an unmarried individual as his separate estate and as the surviving spouse of Carol Laverne Johnson, DECEASED** (“Seller”). The Effective Date of this Agreement shall be determined pursuant to the terms of Section 3.1 herein.

1. Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, a portion of the improved real property located at 123 George Washington Way in the City of Richland, Benton County, Washington as legally described in **Exhibit A**, and a temporary construction easement located at 123 George Washington Way in the City of Richland, Benton County, Washington as legally described in **Exhibit B** attached hereto (together hereinafter referred to as the “Property”).

1.1. Laws and Rights. The sale and conveyance of the Property to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

1.2. Timing of Conveyance. The Property shall be conveyed to Purchaser at Closing by a Statutory Warranty Deed (the “Deed”) and a Temporary Construction Easement Deed (the “Easement Deed”) subject to the Exceptions accepted or deemed accepted by Purchaser pursuant to Section 4.1 below.

2. Purchase Price. The total purchase price for the Property shall be **NINE HUNDRED NINETY-TWO DOLLARS AND FIFTY-SIX CENTS (\$992.56)** (the “Purchase Price”). The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with Cascade Title Company (the “Title Company”) at Closing (as defined in Section 6 below).

2.1. Reserved.

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

3.1. City Approval. The execution and delivery of this Agreement by Purchaser is contingent upon approval of this Agreement by the City Council of the City of Richland in its sole discretion. In the event the Richland City Council does not 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.

3.2. Executed Contract. The “Effective Date” of this Agreement is the date upon which both parties have signed this Agreement. If this Agreement is signed on different days, the

“Effective Date” of this Agreement is the date of the last signing party. Notwithstanding the foregoing, Purchaser and Seller must sign this Agreement within fifteen (15) business days of approval from the City Council of the City of Richland. If signatures are not obtained from both parties within fifteen (15) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Title Matters.

4.1. Preliminary Title Report; Title Review. Within five (5) business days after the Effective Date, Purchaser, at its sole cost and expense, shall order from the Title Company a preliminary title commitment for the Property, and copies of all documents referred to therein (the “Preliminary Commitment”), and upon receipt, furnish same to Seller.

(a) Purchaser shall have fifteen (15) days after receipt of the Preliminary Commitment and Survey to advise Seller in writing of any encumbrances, restrictions, easements or other matters contained in the Preliminary Commitment or on the Survey (the “Exceptions”) to which Purchaser objects. All Exceptions to which Purchaser does not object in writing within the fifteen (15) day period shall be deemed accepted by Purchaser.

(b) If Purchaser objects to any Exceptions within the fifteen (15) day period, Seller shall advise Purchaser in writing within five (5) days of receipt of Purchaser’s written objections: (i) which Exceptions Seller will remove at Closing, (ii) which Exceptions the Title Company has agreed to insure around in the title policy to be issued at Closing (together with the proposed form of endorsement), and (iii) which Exceptions will not be removed or insured around.

(c) Within ten (10) days of receipt of Seller’s response to Purchaser’s written objections, and assuming Seller has not agreed to remove all exceptions to which Purchaser objects, Purchaser shall notify Seller in writing of Purchaser’s election to either: (i) terminate this Agreement; or (ii) waive its objections to the Exceptions the Title Company has agreed to insure around and the Exceptions Seller will not remove or insure around, in which event such Exceptions shall be deemed accepted by Purchaser.

4.2. Reserved.

5. Due Diligence. Purchaser is granted a due diligence period until and including thirty (30) days after receipt of the Preliminary Commitment described in Section 4.1 above (the “Due Diligence Period”). Said Due Diligence Period may be extended an additional thirty (30) 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 subject to the terms of this Section 5. If the results of said review are unsatisfactory in Purchaser’s sole discretion, 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 (the “Due Diligence Termination Notice”). In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect; and neither party shall have any rights or responsibilities to the other except as otherwise expressly provided herein. If Purchaser fails to provide a Due Diligence Termination Notice to Seller on or before the expiration

of the Due Diligence Period, the due diligence contingency set forth under this Section 5 shall be deemed waived by Purchaser, and this Agreement shall continue in full force and effect.

5.1. Reserved.

6. Closing. Closing shall occur in the office of the Title Company on or before the date that is thirty (30) days after the expiration or waiver of the Due Diligence Period. Purchaser shall deposit in escrow with Title Company all instruments and documents reasonably necessary to complete the transaction in accordance with this Agreement, including but not limited to, the Deed. As used herein, “Closing” or “date of Closing” means the date on which all appropriate documents are recorded, and the proceeds of the sale are available for disbursement to Seller.

6.1. Closing Costs; Prorations. At Closing, Purchaser shall pay the premium for the standard coverage policy of title insurance and the endorsements required to insure around the Exceptions the Title Company agreed to insure around in accordance with Section 4 above, deed or real property transfer taxes, and all Title Company’s escrow fees and charges.

7. Covenants, Representations and Warranties.

7.1. Seller’s Covenants. Seller hereby covenants and agrees as follows:

(a) From the Effective Date through the Closing Date, 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 which are not terminable, without penalty, on 30 days’ notice, without Purchaser’s prior written consent.

(b) From the Effective Date through the Closing Date, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, or easement against the title to the Property without Purchaser’s prior consent.

(c) From the Effective Date through the Closing Date, 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.

7.2. Seller’s Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the Effective Date 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 materially 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 part to the other.

(a) Seller has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents will have been, or will be, taken.

(b) Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

(c) 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.

(d) 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.

(e) To Seller's knowledge, 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.

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

(g) As of the Effective Date and as of the date of Closing, Seller is not person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action ("OFAC").

7.3. Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the Effective Date hereof and on the date of Closing.

(a) Purchaser is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

(b) Purchaser has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents have been, or will be, taken.

(c) Purchaser represents that it has sufficient funds to close this transaction.

8. Casualty and Condemnation.

8.1. 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) 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 given within two (2) business days after notice of such event. If prior to the Closing Date neither party provides said termination notice within such two (2) business 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 and an assignment to Purchaser at Closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

8.2. Immaterial Casualty or Condemnation. If prior to Closing Date, the Property shall sustain damage caused by casualty which is not described in Section 8.1, or a taking or condemnation has occurred, or is threatened, which is not described in Section 8.1, neither Purchaser nor Seller shall have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to: (i) the cost to repair that portion of the Property so damaged by insured casualty; or (ii) 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.

9. Purchasers' 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.

10. Miscellaneous.

10.1. 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.

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

10.3. 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:

If to Purchaser: City of Richland
Attn: Public Works Department
625 Swift Blvd., MS-26
Richland, Washington 99352
Phone: (509) 942-7500

Email: aavetisyan@CI.RICHLAND.WA.US

If to Seller: Walter Johnson
2612 Horseshoe Ct.
Richland, WA 99352
Phone: 509-392-9873
Email: walter33@gmail.com

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.

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

10.5. 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.

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

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

10.8. Construction. The parties acknowledge that each party has reviewed and revised this Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Purchase and Sale Agreement or any amendment or exhibits hereto.

10.9. Counterparts. Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, including by portable document format (.pdf), each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

10.10. Time. Any extension of time granted for the performance of any duty under this Agreement shall not be considered as an extension of time for the performance of any other duty under this Agreement. As used in this Agreement, "business day" refers to any day which is not a Saturday, Sunday or a holiday in the State of Washington. In the event the time for performance of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

10.11. 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.

10.12. 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 both parties expressly agree to submit to personal jurisdiction in Benton County Superior Court.

10.13. 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 contract and all documents related thereto with counsel before signing this Agreement.

[Signature Page to Follow]

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

SELLER

By: _____
Walter S. Johnson

Date

PURCHASER

Jon Amundson, ICMA-CM
City Manager

Date

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney

Exhibit A
LAND IN FEE

JOHNSON PARCEL NO. 114984020510005

THE FOLLOWING DESCRIPTION IS BASED ON NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, DISTANCES WRITTEN IN US SURVEY FEET GROUND.

A PORTION OF LOT 5, BLOCK 510, ACCORDING TO THE PLAT OF RICHLAND, RECORDED IN VOLUME 6 AND 7 OF PLATS, UNDER AUDITOR'S FILE NUMBER 356196, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS GEORGE WASHINGTON WAY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE SOUTH 23°25'34" EAST ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 3.04 FEET; THENCE NORTH 64°47'42" WEST A DISTANCE OF 4.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS AARON DRIVE; THENCE NORTH 68°15'08" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 2.75 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 4 SF, MORE OR LESS.

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT

JOHNSON PARCEL NO. 114984020510005

THE FOLLOWING DESCRIPTION IS BASED ON NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, DISTANCES WRITTEN IN US SURVEY FEET GROUND.

AN EASEMENT FOR TEMPORARY CONSTRUCTION LYING WITHIN A PORTION OF LOT 5, BLOCK 510, ACCORDING TO THE PLAT OF RICHLAND, RECORDED IN VOLUME 6 AND 7 OF PLATS, UNDER AUDITOR'S FILE NUMBER 356196, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS GEORGE WASHINGTON WAY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE NORTH 23°25'34" WEST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 10.04 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 23°25'34" WEST ALONG THE EASTERLY LINE THEREOF FOR A DISTANCE OF 14.00 FEET; THENCE SOUTH 68°05'55" WEST A DISTANCE OF 13.35 FEET; THENCE SOUTH 21°51'51" EAST A DISTANCE OF 13.92 FEET; THENCE NORTH 68°24'14" EAST A DISTANCE OF 13.73 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5 AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FOR TEMPORARY CONSTRUCTION LYING WITHIN A PORTION OF LOT 5, BLOCK 510, ACCORDING TO THE PLAT OF RICHLAND, RECORDED IN VOLUME 6 AND 7 OF PLATS, UNDER AUDITOR'S FILE NUMBER 356196, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS GEORGE WASHINGTON WAY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE NORTH 23°25'34" WEST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 39.35 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 23°25'34" WEST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 8.00 FEET; THENCE SOUTH 66°37'28" WEST A DISTANCE OF 11.99 FEET; THENCE SOUTH 23°25'34" EAST A DISTANCE OF 8.00 FEET; THENCE NORTH 66°37'28" EAST A DISTANCE OF 11.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5 AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FOR TEMPORARY CONSTRUCTION LYING WITHIN A PORTION OF LOT 5, BLOCK 510, ACCORDING TO THE PLAT OF RICHLAND,

RECORDED IN VOLUME 6 AND 7 OF PLATS, UNDER AUDITOR'S FILE NUMBER 356196, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS GEORGE WASHINGTON WAY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE NORTH 23°25'34" WEST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 73.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 23°25'34" WEST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 8.00 FEET; THENCE SOUTH 66°34'26" WEST A DISTANCE OF 12.00 FEET; THENCE SOUTH 23°25'34" EAST A DISTANCE OF 8.00 FEET; THENCE NORTH 66°34'26" EAST A DISTANCE OF 12.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5 AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FOR TEMPORARY CONSTRUCTION LYING WITHIN A PORTION OF LOT 5, BLOCK 510, ACCORDING TO THE PLAT OF RICHLAND, RECORDED IN VOLUME 6 AND 7 OF PLATS, UNDER AUDITOR'S FILE NUMBER 356196, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS GEORGE WASHINGTON WAY, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE SOUTH 23°25'34" EAST ALONG THE EASTERLY LINE THEREOF 7.65 FEET; THENCE NORTH 62°32'21" WEST 10.10 FEET TO THE NORTHERLY LINE OF SAID LOT 5; THENCE NORTH 68°15'08" EAST ALONG THE NORTHERLY LINE THEREOF 6.37 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 402 SF, MORE OR LESS.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Strategic Priority 4 - Quality of Life

Subject:

Resolution No. 2024-103, Authorizing a Consultant Agreement with Electric Power Systems Inc. for Engineering Design of Sandhill Crane Substation Expansion Project

Department/Office
Energy Services

Ordinance/Resolution Number:
2024-103

Document Type:
Resolution

Recommended Motion:

Approve Resolution No. 2024-103, authorizing a consultant agreement with Electric Power Systems Inc. for engineering design of the Sandhill Crane Substation Expansion Project.

Summary:

City of Richland Energy Services is expanding the Sandhill Crane Substation from two (2) power transformers to four (4) to ensure reliability and support anticipated electric load growth in northern Richland. Engineering design is presently underway for both new power transformer banks, and construction of the first of the two new banks is planned in 2025. The second of the new banks will be constructed in the future when new electric loads demand the project.

The City issued a Request for Qualifications (RFQ) to solicit the services of a qualified substation engineering firm to collaborate with city engineers on design of the substation expansion. Seven (7) responses were received. Electric Power Systems, Inc. was selected as the best qualified to provide the services based on the firm's qualifications, past performance, and proposed work.

Staff recommends adoption of Resolution No. 2024-103.

Fiscal Impact:

The contract value of \$420,596 is included in the City's Capital Improvement Plan with adequate funds in the Electric Utility Fund.

Attachments:

I. Resolution No. 2024-103

RESOLUTION NO. 2024-103

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A CONSULTANT AGREEMENT WITH ELECTRIC
POWER SYSTEMS, INC. FOR ENGINEERING DESIGN OF THE
SANDHILL CRANE SUBSTATION EXPANSION PROJECT.**

WHEREAS, the City of Richland operates an electric utility providing customers reliable service at the lowest reasonable cost through wholesale power purchases, efficient operations and energy efficiency; and

WHEREAS, the City is taking affirmative steps to continue to ensure reliability and support load growth by expanding the Sandhill Crane Substation; and

WHEREAS, the City will benefit from professional engineering design services working in collaboration with city staff on the expansion design; and

WHEREAS, a competitive Request for Qualifications (RFQ) process was conducted in compliance with the City's purchasing policies to solicit the services of a consulting engineering firm; and

WHEREAS, the City received seven (7) responses to the RFQ; and

WHEREAS, Electric Power Systems, Inc. was selected as the most qualified vendor to complete the power substation design; and

WHEREAS, power substation design services will be funded through the approved Capital Improvement Plan (CIP); and

WHEREAS, a reasonable scope of work and budget have been negotiated with Electric Power Systems, Inc.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a consultant agreement with Electric Power Systems, Inc. in the amount of \$420,596 for engineering design of the Sandhill Crane Substation Banks 3 and 4 Expansion project, and to execute amendments in an aggregate amount of up to ten percent (10%) of the approved contract amount.

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

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

Engineering Design for Sandhill Crane Substation Expansion Project

This Agreement is entered into this **day** day of **month**, **year** ("Effective Date") by and between the **City of Richland** ("**City**"), a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **Electric Power Systems, Inc.** ("**Consultant**"), a Washington for-profit corporation with service at 905 24th Way SW, Sute A1, Olympia WA 98502. **City** and **Consultant** are referred to individually herein as a "Party" and collectively herein as the "Parties."

WITNESSETH:

1. SCOPE OF WORK

- a. Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work outlined in Exhibit A. In performing these services, Consultant shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such services. In addition, these services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance. All services performed under this Agreement will be conducted solely for the benefit of the City and will not be used for any other purpose without written consent of the City.
- b. This Agreement consists of this Agreement and other documents listed below. These form the entire Agreement between the Parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below (mark all that apply):
 1. ☒ City of Richland Agreement No. _____
 2. ☒ Exhibit A: Scope of Work
 3. ☒ City Richland Solicitation No. RFQ 24-0048
 4. ☒ Exhibit B: Solicitation No. RFQ 24-0048 proposal response submitted by Consultant dated April 30, 2024.
 5. ☐ Additional Documents – N/A.

2. TIME FOR COMPLETION

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by June 30, 2026.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on June 30, 2026.

4. PAYMENT

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **Four hundred twenty thousand five hundred ninety-six dollars and no cents (\$420,596.00)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
 - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
 - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
 - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5. INDEPENDENT CONTRACTOR

Consultant, and any and all employees of Consultant or other persons engaged in the performance of any work or services required of Consultant under this Agreement, are

independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of Consultant.

6. OWNERSHIP OF DOCUMENTS

Any and all data, analyses, documents, photographs, plans, designs, drawings, specifications, surveys, films, documents, reports and other work products created, prepared, produced, constructed, assembled, made, performed, or otherwise produced by Consultant or Consultant's subcontractors for delivery to the City pursuant to this Agreement shall become the sole and absolute property of the City upon completion of the services and payment in full of all payment due to Consultant of the fees set forth in this Agreement. Such property shall constitute "work made for hire" as defined by the U.S. Copyright Act of 1976, 17 U.S.C. § 101, and the ownership of the copyright and any other intellectual property rights in such property shall vest in the City at the time of its creation. Ownership of the intellectual property includes the right to copyright, patent, and register, and the ability to transfer these rights. Material which Consultant uses to perform this Agreement but is not created, prepared, constructed, assembled, made, performed or otherwise produced for or paid for by the City is owned by Consultant and is not "work made for hire" within the terms of this Agreement. Consultant will ensure that all independent contractors have written agreements in place that transfers ownership of all Intellectual Property created by them or provided by them to the City.

The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of Consultant. The City agrees to waive any claim against Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by Consultant.

7. TERMINATION

- a. This Agreement may be terminated by either Party upon thirty (30) days' written notice. In the event this Agreement is terminated by Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination. In the event the City terminates this Agreement, the City shall pay Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and Consultant.
- b. If any work covered by this Agreement shall be suspended or abandoned by the City before Consultant has completed the assigned work, Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and Consultant.

8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a. As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.

- b. Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within thirty (30) calendar days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within twenty (20) calendar days of receipt.
- c. All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at Consultant's sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.
- d. Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9. DISPUTE RESOLUTION

- a. The City and Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b. All disputes between the City and Consultant not resolved by negotiation between the Parties may be arbitrated only by mutual agreement of the City and Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will resolve by legal action.

10. DEBARMENT CERTIFICATION

Consultant certifies that neither Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-Procurement Programs" which can be found at:

www.sam.gov and <https://secure.lni.wa.gov/verify/>

11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either Party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the Parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The Parties agree that all questions shall be resolved by application of Washington law, and that the Parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

12. ATTORNEY'S FEES

The Parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing Party will be awarded its reasonable attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

13. INSURANCE

Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by Consultant, its agents, representatives, or employees.

- a. No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b. Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
 1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
 2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability, Errors or Omissions insurance appropriate to the Consultant's profession. Coverage shall be provided if Consultant is providing services under this Agreement as a licensed professional, including, but not limited to, engineers, architects, accountants, surveyors, and attorneys.
- c. Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000 each occurrence, \$2,000,000 general aggregate.
 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d. Other Insurance Provisions. Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be

primary insurance with respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of Consultant's insurance and shall not contribute with it.

- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of Consultant before commencement of the work.
- g. Notice of Cancellation. Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due Consultant from the City.
- i. Public Entity Full Availability of Consultant Limits. If Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by Consultant, irrespective of whether such limits maintained by Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by Consultant.

14. INDEMNIFICATION / HOLD HARMLESS

- a. Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the willful or negligent acts, or alleged willful or alleged negligent acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the Parties. The provisions of this section shall survive the expiration or termination of this Agreement.

15. STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

16. SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the Parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the non-assigning Party, which may be given in the non-assigning Party's sole discretion.

17. NOTICES

Any notices required under this Agreement will be in writing, addressed to the appropriate Party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager
City of Richland
625 Swift Blvd., MS-11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710

Contact Name: David Burlingame, PE
Name of Firm: Electric Power Systems, Inc. (EPS)
Address: 905 24th Way SW Suite A1
Address: Olympia, WA 98502
Email: dburlingame@epsinc.com
Phone Number: (907)646-5103

18. EQUAL OPPORTUNITY AGREEMENT

Consultant agrees that Consultant will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

19. SEVERABILITY

If any provision of this Agreement conflicts with applicable law, or its application is found to be invalid by a court of competent jurisdiction, the remainder of this Agreement shall not be affected, and to this end, the terms of this Agreement are declared to be severable.

20. AMENDMENTS

All amendments must be in writing and be approved and signed by both Parties.

21. CHANGE IN LAW

The Parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either Party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) calendar days following written notice by either Party to the other Party of such adverse change in law, the Parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the Parties to the extent possible. If, despite good faith attempts, the Parties cannot reach agreement upon an amendment within sixty (60) calendar days after commencing negotiation, then this Agreement may be terminated by either Party as of the

earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one Party to the other.

22. CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose or sell confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

23. CHANGES OF WORK

- a. When required to do so, and without any additional compensation, Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which Consultant is responsible for preparing or furnishing under this Agreement.
- b. Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 24, Extra Work.

24. EXTRA WORK

The City may desire to have Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

25. ENTIRE AGREEMENT

This Agreement contains the entire agreement of the Parties hereto and supersedes all previous understandings and agreements, written and oral, with respect to this transaction. Neither Party shall be liable to the other for any representations made by any person regarding the terms of this Agreement, except to the extent that the same are expressed in this Agreement.

26. AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of another person, corporation, partnership, company, or other organization or entity represents and warrants that he or she is fully authorized to so execute and deliver this Agreement on behalf of the entity or party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein, and that this Agreement is enforceable in accordance with its terms.

27. COUNTERPART ORIGINALS

Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

(Signature page to follow)

Draft

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

CITY OF RICHLAND

CONSULTANT

Jon Amundson, ICMA-CM
City Manager

Signature

Attest:

Printed Name

Jennifer Rogers, City Clerk

Title

Approved as to form:

Heather Kintzley, City Attorney

Draft



905 24th, Suite A1
Olympia, WA 98502
Phone: (360) 359-4353
mgreen@epsinc.com

July 16th, 2024

Scott Hanks, P.E.
Electrical Distribution Engineer II
City of Richland
625 Swift Blvd., MS-23
Richland, WA 99352

RE: Sandhill Crane Substation Banks 3 & 4 Expansion Engineering

Dear Mr. Hanks,

Electric Power Systems, Inc. ("EPS") is pleased to present this proposal to deliver professional substation engineering and construction support engineering services to the City of Richland.

The City intends to expand Sandhill Crane Substation and add two power transformers in order to meet the increasing power demands on the substation. Sandhill Crane is a 115/12.47kV substation located in North Richland at the intersection of Horn Rapids Road and Stevens Drive. The existing substation consists of two 115kV transmission line terminals, 115kV ring-bus arrangement, two 115 – 12.47kV power transformers, 115kV circuit switchers, 12.47kV buswork with vacuum circuit breakers, 115kV and 12.47kV disconnect switches, and one control building. The goal of the Sandhill Crane upgrade project is to design the upgrade for the addition of two power transformer banks, with one constructed as part of this project with provisions for an additional bank in the future.

Each bank will consist of one 115kV – 12.47kV, 16.8/22.4/28.0MVA power transformer, one 115kV circuit switcher, outdoor 12.47kV buswork with vacuum circuit breakers and 12.47kV disconnects. The upgrade will also include a new pre-fabricated control enclosure to provide AC & DC auxiliary power and relaying for the two new banks. The existing 115kV transmission lines,

115kV and 12.47kV buswork, disconnect switches, power transformer, 12.47kV vacuum circuit breakers, and control building will not be modified as part of this project except to make connections to the new equipment.

In order to accommodate the new banks, the substation will be expanded to the east. A conceptual layout for the addition of Banks 3 & 4 is attached to this proposal.

Electric Power Systems, Inc. ("EPS") is presenting the City with a proposal to provide engineering services for the expansion of Sandhill Crane Substation. The following summary and costs represent our understanding of the scope of work for this project.

SCOPE OF WORK

The tasks for this proposal are outlined below.

1. Pre-Design/Purchasing Support

(a) Kick-off meeting and Site Reconnaissance

EPS will attend a project kickoff meeting in Richland, WA with City of Richland personnel. As part of the same trip, EPS will perform a site visit to Sandhill Crane Substation.

(b) Purchasing Support

EPS assumes the City will owner-furnish the power transformers, medium-voltage vacuum circuit breakers, high-voltage disconnect switches, high-voltage circuit switchers, medium-voltage disconnect switches, and pre-fabricated control enclosure. It is our understanding the City intends to include the pre-fabricated steel structures in the substation construction contractor's scope of supply and will not be purchasing the structures directly. Below is a summary of each major equipment purchase that is expected:

- i. Control Enclosure and Relay Panels. EPS's anticipated scope of work for the control enclosure is to provide a detailed design of the control enclosure and relay panels. The design will include physical design of the enclosure, relay panel design, AC & DC auxiliary power systems design, schematics, panel elevations, and wiring diagrams. EPS will work with the City to develop the technical specification for the control enclosure based on the City's standard control enclosure technical specification and assist with bidding the equipment. The budget includes providing one engineer for two days at the factory to perform factory acceptance testing. We have assumed the factory will be within the contiguous United States.

- ii. Power Transformer. The City is currently in the process of procuring the power transformer for Sandhill Crane. EPS's anticipated scope of work for the power transformer procurement is to provide review of power transformer manufacturer submittals. The budget also includes providing one engineer for two days at the power transformer to perform factory acceptance testing. We have assumed the factory will be within the contiguous United States.
- iii. 115kV Disconnect Switches. The City intends to sole-source purchase the 115kV disconnect switches from Pascor. EPS will specify the disconnects according to the requirements of the project and support coordination with BPA to also fulfill their requirements. EPS will provide review of the Pascor submittals.
- iv. 115kV Circuit Switcher. The City intends to sole-source purchase the 115kV circuit switcher from S&C Electric Company. EPS will provide review of the S&C submittals.
- v. 12.47kV Disconnect Switches. The City intends to sole-source purchase the 12.47kV disconnect switches from Pascor. EPS will provide review of the Pascor submittals.
- vi. 12.47kV Vacuum Circuit Breakers. EPS will develop a technical specification for the 12.47kV Vacuum Circuit Breakers ("VCB's") for the City to competitively bid the equipment. EPS will provide support during bidding, review of the bids and award recommendation. EPS will provide review of the VCB manufacturer submittals.

(c) Geotechnical Engineering

EPS intends to subcontract the Geotechnical investigation and engineering to GeoEngineers. Below is GeoEngineers' scope of work.

- i. Review existing in-house information on subsurface conditions at the site and in the project vicinity.
- ii. Mark out and stake potential boring locations and coordinate clearance of existing utilities. We will contact the One-Call Underground Utility Locate Service prior to beginning explorations. We also request that as-built utility maps be provided for our review, if available.
- iii. Explore subsurface conditions at the site by advancing two borings using a truck mounted hollow stem auger drill rig owned and operated by GeoEngineers. Our drill rig is capable of rock coring, should bedrock be encountered. Borings will be advanced to nominal depths of 40 feet below ground surface, or 20 feet into competent rock, whichever occurs first. We expect that drilling can be completed in a

single day onsite, plus travel time (our drill rig will be mobilized from Spokane, Washington). Soil samples will be collected at 2.5-to-5-foot intervals in accordance with ATSM Specification D1586 (standard penetration test). The borings will be monitored by an engineer or geologist from our firm who will keep a detailed log of the conditions encountered and collect representative soil samples.

- iv. Complete laboratory tests on selected soil samples obtained from the borings. The laboratory testing program is expected to consist of moisture content determination and grain-size analyses.
- v. Provide a summary of site soil and groundwater conditions based on our review, explorations, and testing. Recommended soil engineering properties will be provided for each soil unit encountered.
- vi. Provide our opinion on suitable seismic design criteria based on the 2018 International Building Code (IBC) guidelines, including site class. We will also provide our opinion on the risk of liquefaction, lateral spreading and surface fault rupture occurring at the site.
- vii. Provide recommendations for site preparation and earthwork. We will discuss temporary erosion and sedimentation controls, temporary and permanent slopes, estimated stripping and clearing depths, subgrade preparation, fill placement and compaction requirements, suitability of on-site material for use as structural fill, import fill requirements, wet weather considerations, groundwater handling and site drainage.
- viii. Provide design recommendations for foundation support. We anticipate that shallow foundations will provide adequate bearing support at this site. However, if an alternative foundation type appears more feasible or is preferred, we will coordinate with the project team to provide foundation design recommendations for the selected foundation type. For design of shallow foundations, we will provide the following recommendations: bearing surface preparation requirements (including overexcavation depth, if necessary), minimum foundation size, allowable bearing pressures, estimates of settlement based on projected loads, and allowable passive soil pressures and friction for resisting lateral loads.
- ix. Provide recommended active, passive and at-rest lateral earth pressures for below-grade structures. We will also provide recommendations for seismic surcharge pressures and drainage criteria.
- x. Provide recommendations for design and construction of gravel surfaced access roads, including subgrade preparation requirements and recommended roadway

section thickness and materials.

- xi. Prepare draft and final geotechnical reports presenting our findings, conclusions and recommendations. Our report will include a project site plan showing approximate locations of explorations, summary exploration logs, laboratory test results and associated engineering figures.
- xii. Provide ongoing consultation during design, including reviewing and commenting on geotechnical related portions of the project plans and specifications. We have budgeted for up to 2 hours of Principal time and 4 hours of Senior Engineer time for this task.
- xiii. We anticipate that our subsurface explorations can be completed within about 3 weeks of receiving signed authorization. Our draft report will be prepared and delivered within 4 weeks of completing the explorations. Our final report will be submitted once the project team has had time to review and provide comment on the draft report.

(d) Surveying

EPS intends to subcontract surveying services to Rogers Surveying, Inc. (“RSI”). The scope of work for RSI consists of the following.

- i. Request title report from local title company. Map easements divulged in title report.
- ii. Request underground utility locate markings from private utility locate firm.
- iii. Provide topographic survey of subject site (100’ outside existing fence west & south, 200’ to the north & east).
 - A. Include visible improvements.
 - B. Include visible utilities and underground utility markings.
 - C. Provide final mapping in PDF and AutoCAD formats.
 - D. Access to sites & safety watch to be provided by and coordinated with the City of Richland.
 - E. RSI can begin work immediately upon notice to proceed and should complete the work within 4 weeks thereafter.

(e) Soil Resistivity Testing

EPS will prepare and execute a soil resistivity testing program for the site. This will consist of three (3) Wenner 4-point soil resistivity testing traverses on the open land to the west and south of the substation. Soil resistivity measurement data will be processed for use in the grounding analysis. A soil resistivity report will be provided to

the City.

2. Design

(a) Design Guide

EPS will prepare a substation Design Guide document following the guidelines of RUS Bulletin 1724E-300 Appendix B. The Design Guide will define the critical design parameters for the proposed work. EPS will submit the preliminary Design Guide to the City for review, comment, and approval. Once review comments are incorporated and the Design Guide finalized, it will ensure the City and EPS agree on the design parameters of the project, and the requirements that need to be met.

(b) Preliminary Designs (35% and 65%)

Upon acceptance of the design guide by the City, we will begin producing a preliminary design of the substation. This task includes all labor, materials, and other costs required to complete the preliminary design to 35%. This preliminary design work will identify long lead equipment for construction of the substation, and will include an update to the substation design guide document if necessary.

EPS will evaluate the layout with the addition of Banks 3 and 4 to ensure there will be adequate truck access to all banks in the ultimate configuration, including virtual truck turning movements.

EPS will develop a computerized grounding model for the site and perform computations to determine step and touch potentials for the substation, utilizing the soil resistivity data, existing as-built drawings, ground fault current magnitudes and remote ground fault clearing times provided by Bonneville Power Administration ("BPA"). EPS will work with the City to gather the information necessary to model the substation ground grid, associated infrastructure, and electrical criteria. EPS will prepare a report summarizing the results of the modeling effort and deliver it in Adobe® PDF format.

Following review and approval of the 35% preliminary design, we will commence with incorporating the City's review comments and advancing the preliminary design to the 65% level. All of the design drawings for equipment identified as owner-furnished will be completed to the point of material identification and solicitation. We estimate these drawings will be 65% complete for construction drawings following this phase of the

project.

(c) Final Design (95%)

Following the City's review of the preliminary design, and receipt of approved drawings from all long-lead equipment manufacturers, we will begin incorporating comments into the final design. The final design will provide sufficient detail for construction, maintenance, and operation of the substation.

Drawings will include detailed material lists that specify quantities, and when applicable, an acceptable manufacturer and catalog number. Drawings will be submitted to the City for review and comment. These comments will be incorporated into the project designs. We estimate these drawings will be 95% complete for construction drawings following this phase of the project.

3. Construction Documents and Bidding Assistance

Following the City's review and approval of the final design drawings, we will prepare the construction package in cooperation with the City. We will prepare the necessary documents to bid and contract the construction of the project. These include "Issued for Construction" ("IFC") drawings, a list of owner-furnished materials, bid unit descriptions, and technical specifications. All documents will be submitted to the City for review and approval. Comments will be incorporated in final versions. Once the as-built drawings from the major equipment manufacturers are received, EPS will incorporate that as-built information into the final IFC package for substation construction.

EPS understands that the City will solicit all construction bids. We will assist with clarifications and respond to technical questions and issues during the construction bidding process. EPS will assist the City in evaluating bids received and provide an award recommendation.

4. Project Management

EPS will provide the management, coordination, and administration needed to keep the project on schedule and budget in collaboration with the City. The EPS project manager will be Matt Green, P.E. who will serve as the single point of contact for the City. Tim Conrad, P.E. (tconrad@epsinc.com) will provide backup project management at times when Matt is unavailable. Mr. Conrad has 24 years of experience working on transmission, sub-transmission, and distribution substation design and is EPS's most senior substation design

engineer and project manager. Mr. Conrad leads the EPS substation design group.

5. Engineering During Construction

EPS will provide construction engineering services to the City encompassing all aspects of the design prepared by EPS during the previous phases of the project. EPS will work closely with the City to assist with construction RFI's and questions, assist with vendor and manufacturer correspondence, and update project design drawings as required during construction.

EPS will develop a substation commissioning program document based on the latest version of the InterNational Electrical Testing Association ("NETA") *Standard for Electrical Commissioning Specifications for Electrical Power Equipment and Systems* ("ECS"). This document will define the process for the City to execute and document the commissioning of the substation. The program will be developed specifically for the Sandhill Crane upgrades, while also providing a framework for commissioning programs for future substation projects.

6. Assistance During Closeout

EPS will prepare as-built drawings conformed to construction records after construction and receipt of as-built drawing markups. We have assumed traditional red/green drawing markups will be provided. Drawings will be delivered in both PDF and AutoCAD formats.

7. Miscellaneous

Consistent with past projects, this task is proposed in order to address miscellaneous or unanticipated tasks that may arise throughout the project.

DELIVERABLES

Deliverables are as follows:

1. Substation design guide.
2. 35% design drawings.
3. Grounding Report.
4. Control Enclosure Bid Drawings and Technical Specification.

5. 12.47 kV Vacuum Circuit Breaker Bid Technical Specification.
6. 65% design drawings.
7. 95% design drawings.
8. Construction drawings.
9. Construction specifications (95% and IFC).
10. Engineer's estimate of the construction cost (IFC).
11. Bid unit summary, schedule, and descriptions (95% and IFC).
12. Substation Commissioning Program Document
13. Engineering review, correspondence, and support throughout construction, testing, and commissioning
14. As-built drawings conformed to construction records.

SCHEDULE

EPS can commence work on this project within three (3) weeks after receiving a notice to proceed ("NTP"). It is our understanding the City desires to construct the project in 2025.

CLARIFICATIONS

We are providing the following clarifications based on our understanding of the scope of work:

1. We have assumed that design standards used for previous substation design projects, e.g. Gateway and City View Substations, will be acceptable for this this project.
2. We understand the City is designing all circuits leaving the substation. EPS's scope of work for the substation design includes providing raceway for 12.47 kV circuits from the 12.47 kV buswork to interconnection points adjacent to the substation designated by the City.
3. No communication infrastructure improvements to the substation are included, such as communication towers, antennas, etc. Conduits for external fiber-optic communications as well as intra-station communication circuits are included
4. We have not included any modifications to the existing substation equipment except to connect and integrate the new equipment.
5. No permitting, right-of-way, or land acquisition services are included.

6. The new control enclosure will not include restroom facilities.
7. Services related to field testing with the exception of soil resistivity testing, construction inspection, and construction supervision are not included with this proposal.
8. We have assumed construction of the substation upgrade will be completed under a single prime contract.
9. We have budgeted for one (1) engineer to attend the kickoff meeting and site visit as part of a single trip. Travel costs will be billed as originating from our Olympia, WA office.
10. In order to conduct the grounding analysis, EPS will need the following from the City, minimally:
 - (a) Maximum remote ground fault current magnitudes and remote clearing times for all possible ground faults for each voltage level at the substation.
 - (b) Location and details of any metallic infrastructure adjacent to the substation such as metallic water lines or adjacent property fences.
 - (c) EPS will use existing as-built drawings for the substation to build the grounding model.

COST

We estimate the not-to-exceed cost for these services to be \$420,596. Below is a cost summary for the individual tasks.

Cost Summary

Task	Description	Labor Hours	Extended Cost
	Sandhill Crane Substation Expansion		
1	Pre-Design/Purchasing Support	218.0	\$100,366
2	Design	1,068.0	\$206,068
3	Construction Bid Documents	106.0	\$22,802
4	Project Management	60.0	\$14,640
5	Engineering Services During Construction	230.0	\$50,960
6	Assistance During Closeout	84.0	\$15,760
7	Miscellaneous	41.0	\$10,000
Total Estimate			420,596

Thank you for your consideration and feel free to contact me at (360) 359-4353 with any questions you may have.

Sincerely,
ELECTRIC POWER SYSTEMS, INC.

A handwritten signature in black ink, appearing to read 'Matt Green', with a long horizontal flourish extending to the right.

Matt Green, P.E.

encl (2): Fee Schedule
 Sandhill Crane Substation Expansion Conceptual Site Plan

Draft



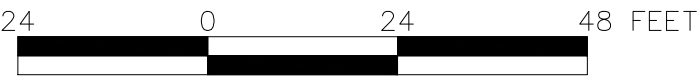
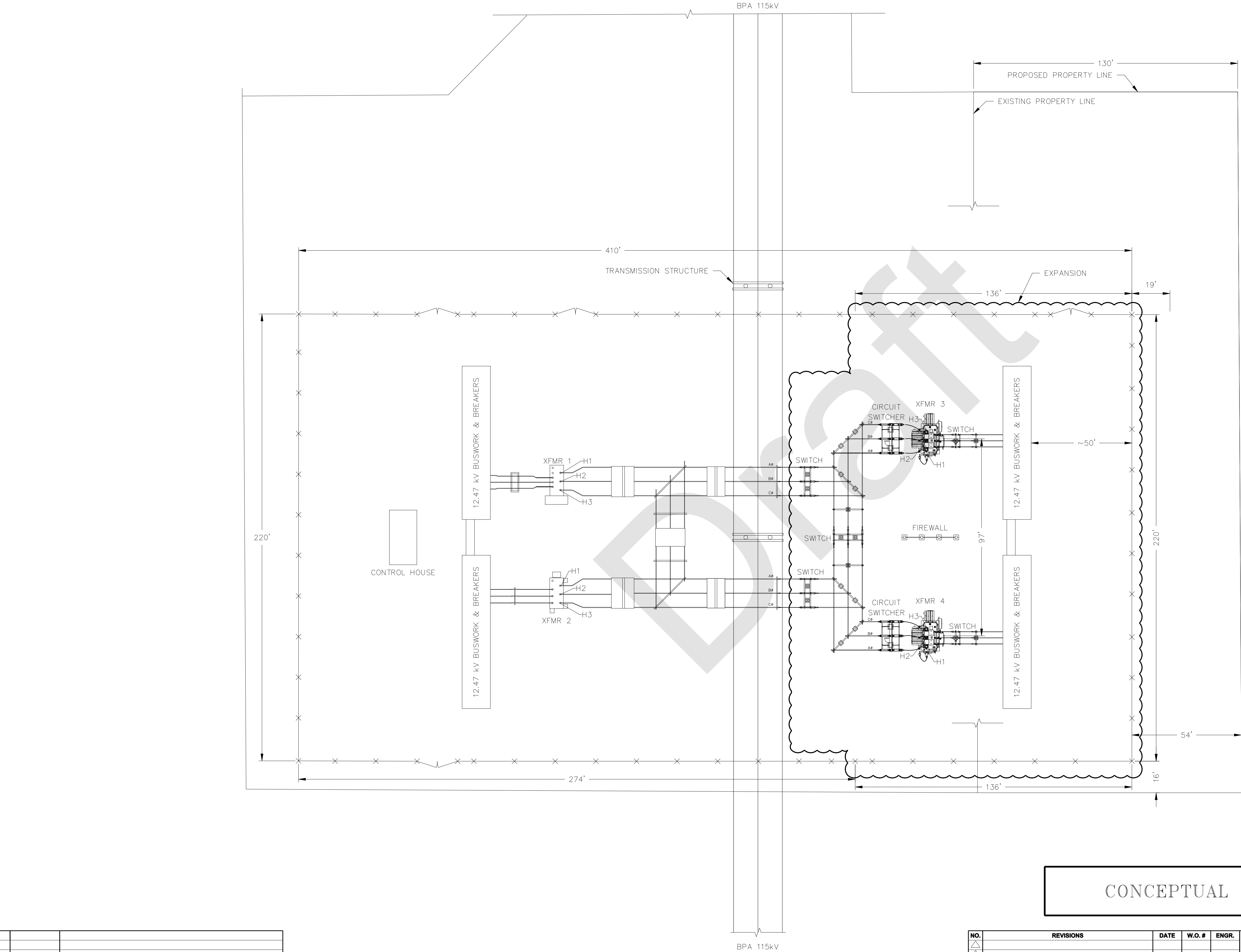
Electric Power Systems, Inc. Fee Schedule

Valid 01/01/2024 through 12/31/2024

Testimony, deposition/expert witness	\$497.00
Engineer XII	\$264.00
Engineer XI	\$244.00
Engineer X	\$228.00
Engineer IX	\$208.00
Engineer VIII	\$199.00
Engineer VII	\$191.00
Engineer VI	\$185.00
Engineer V	\$177.00
Engineer IV	\$166.00
Engineer III	\$149.00
Engineer II	\$132.00
Engineer I	\$124.00
Project Manager VI	\$258.00
Project Manager V	\$228.00
Project Manager IV	\$208.00
Project Manager III	\$199.00
Project Manager II	\$191.00
Project Manager I	\$185.00
Engineer Tech VI	\$199.00
Engineer Tech V	\$185.00
Engineer Tech IV	\$158.00
Engineer Tech III	\$136.00
Engineer Tech II	\$122.00
Engineer Tech I	\$103.00
ROW Manager	\$202.00
ROW Senior Agent	\$176.00
ROW Agent	\$127.00
ROW Assistant	\$100.00
Professional Land Surveyor	\$190.00
Expeditor	\$103.00 ST / \$134.00 OT
Clerical	\$70.00
Office Manager	\$88.00

1. The above listed rates are per hour.
2. The fee schedule is subject to review on January 1, 2025, and on January 1 of each year thereafter.
3. Expenses incurred, as necessary part of engineering services under this contract will be billed at cost plus 10%.
Incidental expenses, such as computer usage, local phone service, and copying are included in the above rates. If Per Diem is utilized (vs. expenses and markup), it will be at the Federal Rates.
4. Services and materials purchased by Electric Power Systems, Inc. at the request of the owner will be billed at cost plus 10%.
5. Services and materials provided by other Engineered Solutions Group, Inc. companies will not be subject to intra-company markup, and are subject to the above fee schedule.
6. Interest at the rate of 1.5% per month (less, if restricted by law) may be charged for invoices greater than 60 days past due.

Electric Power Systems, Inc.
A division of Engineered Solutions Group, Inc.
3305 Arctic Blvd., Suite 201, Anchorage, AK 99503
Phone (907) 522-1953, Fax (907) 522-1182, www.esgrp.net



CONCEPTUAL

NOTES:
1 DIMENSIONS ARE APPROXIMATE.

NO.	DRAWING NO.	REFERENCE DRAWING TITLE

NO.	REVISIONS	DATE	W.O. #	ENGR.

SANDHILL CRANE SUBSTATION
CONCEPTUAL SITE PLAN



DATE:	WO#:
DRAWN:	PROJ JT:
ENGR:	FILE NAME:
SCALE:	SHT 1 of 1



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Strategic Priority 4 - Quality of Life

Subject:

Resolution No. 2024-104, Authorizing an Interlocal Agreement with the Benton Conservation District for the Salmon Power Educational Program

Department/Office
Energy Services

Ordinance/Resolution Number:
2024-104

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-104, authorizing the City Manager to sign and execute an interlocal agreement with the Benton Conservation District for the Salmon Power education program.

Summary:

City of Richland Energy Services (RES) staff actively engage in outreach and educational activities for students and adults to help them understand electrical safety, energy efficiency, and electric utility operations. The City, in collaboration with the Benton Conservation District ("District"), has the opportunity to engage with public and private school students in Richland in classroom activities to explore and understand hydropower generation, dam operations, safe salmon passages and working water models.

The Salmon Power program is implemented and led by District staff. It augments the District's highly successful "Salmon in the Classroom" program while enabling RES to enhance its outreach curriculum in a cost-effective and mutually beneficial way. The Salmon Power program will serve approximately 1,000 students in Richland. The intent is a five-year education program for elementary, middle school and high school students. Last year, the Richland Public Library hosted a popular salmon tank for the benefit of library patrons as part of this program.

The City's commitment under the proposed agreement is capped at \$25,000 in reimbursement for a limited list of District expenses related to the Salmon Power program.

Staff recommends adoption of Resolution No. 2024-104.

Fiscal Impact:

Funds for outreach and education are included in the City's approved 2024 Budget in the Electric Fund. The time and materials for this agreement are not to exceed \$25,000.

Attachments:

1. Resolution No. 2024-104
2. Draft Interlocal Agreement - Benton Conservation District

RESOLUTION NO. 2024-104

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE
BENTON CONSERVATION DISTRICT FOR THE SALMON
POWER EDUCATION PROGRAM.**

WHEREAS, the Interlocal Cooperation Act, Chapter 39.34 RCW, provides for interlocal cooperation between governmental agencies; and

WHEREAS, City of Richland Energy Services (RES) has an active customer engagement program including electrical safety, energy efficiency and electric utility operations educational programs; and

WHEREAS, the Benton Conservation District (“District”) leads a highly successful year-long “Salmon in the Classroom” program for students; and

WHEREAS, on July 2, 2019, Richland City Council adopted Resolution No. 84-19 supporting the Federal Columbia River Power System and opposing removal of the lower Snake River dams. Resolution No. 84-19 directs staff to educate its customers on the benefits of hydropower and dam infrastructure enabling safe salmon passage; and

WHEREAS, the District and the City wish to implement a Salmon Power program to educate local public and private school students about hydropower generation, dam operations and safe salmon passages; and

WHEREAS, collaboration between the District and the City will enable each organization to utilize its strengths by empowering the next generation of Richland citizens to understand the value of environmentally responsible hydropower generation, dam operations and safe salmon passages.

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 Benton Conservation District for a multi-year Salmon Power education program.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

INTERLOCAL COOPERATION AGREEMENT
Between the City of Richland and the Benton Conservation District

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into on this _____ day of _____, 2024 by and between the City of Richland, a Washington municipal corporation ("City"), and the Benton Conservation District, a Washington special purpose district ("District").

WHEREAS, the Interlocal Cooperation Act, Chapter 39.34 RCW, provides for interlocal cooperation between governmental agencies; and

WHEREAS, City of Richland Energy Services (RES) has an active customer engagement program including electrical safety, energy efficiency and electric utility operations educational programs; and

WHEREAS, Benton Conservation District staff lead a highly successful year-long "Salmon in the Classroom" program for students; and

WHEREAS, On July 2, 2019, Richland City Council adopted Resolution No. 84-19 in support of the Federal Columbia River Power System and opposing removal of the Lower Snake River Dams. Resolution No. 84-19 directs City staff to educate its customers on the benefits of hydropower and dam infrastructure enabling safe salmon passage; and

WHEREAS, the District and the City wish to implement a Salmon Power Program to educate local public and private school students about hydropower generation, dam operations and safe salmon passages; and

WHEREAS, collaboration between the District and the City will enable each organization to utilize their strengths by empowering the next generation of Richland citizens to understand the value of environmentally responsible hydropower generation, dam operations and safe salmon passages.

NOW, THEREFORE, based on the foregoing and the covenants and promises contained herein, the Parties do agree as follows:

1. Purpose. The purpose of the Agreement is to coordinate the functions of the City and District in implementing the Salmon Power Program.
2. Responsibilities of District. The District is responsible for the following:
 - a. Advertising the Salmon Power Program to teachers who participate in DISTRICT's "Salmon in the Classroom" program every school year of this Agreement.
 - b. Schedule classroom presentations and organize supplies for students.
 - c. Deliver "Salmon Power" classroom presentations on hydroelectric power and salmon recovery to classrooms.
 - d. Submit an annual report including: 1) number of students, teachers and schools reached; and 2) representative photos of classroom presentations.
3. City's responsibilities. The City is responsible for providing financial support as follows:
 - a. The District will submit a voucher to the City requesting reimbursement necessary for implementation of the Salmon Power Program.
 - b. Total reimbursement requests to the City shall not exceed \$25,000 as itemized below:
 - i. Reimbursement for District conservation education staff time. Mileage reimbursement at current rate as of each invoice date as established by the Washington State Office of

- Financial Management. Reimbursement of classroom supplies as documented with actual receipts.
- ii. Mileage reimbursement at current rate as of each invoice date as established by the Washington State Office of Financial Management.
 - iii. Reimbursement of classroom supplies as documented with actual receipts.
4. Payments. Payments will be made by the City within 30 days of receiving a voucher from the District.
 5. Term. Upon full execution, this Agreement will remain in effect until June 30, 2029. This Agreement may be terminated without cause by either Party upon 10 days' written notice.
 6. Fullest Assistance. Both Parties agree to complete all financial transactions as quickly as possible to ensure that reimbursement occurs within a reasonable timeframe.
 7. Modification. This Agreement may be modified only in writing duly executed by each Party.
 8. No Separate Legal Entity. No separate legal entity is established to conduct this cooperative undertaking. No real or tangible property will be acquired or held jointly by the Parties, and no joint board or administrator is necessary to accomplish the purpose of this Agreement.
 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.
 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 Superior Court. The Parties each consent to the personal jurisdiction of such court.
 11. Indemnification/Hold Harmless. Both parties mutually agree, to the fullest extent permitted by law, to indemnify and hold each other harmless from any and all damage, liability or cost, including reasonable attorneys' fees and costs of defense, arising from their own negligent acts, errors or omissions in the performance of their services under this Agreement, to the extent that each party is responsible for such damages, liabilities and costs on a comparative basis of fault.
 12. No Third-Party Beneficiary. This Agreement gives no rights or benefits to anyone other than the Parties identified herein.
 13. Captions. Paragraph titles or captions contained herein are inserted as a matter of convenience and for reference, and do not define, limit, extend or describe the scope of this Agreement.
 14. Waiver. No waiver by any 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.
 15. Complete Agreement. This Agreement represents and contains the entire understanding between the Parties. 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 referenced in this Agreement. Any prior agreements, whether verbal or written, not specifically referred to in this Agreement are hereby terminated.
 16. Counterparts. This Agreement shall be executed in duplicate counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same instrument.

17. Filing. The executed Agreement will be filed with the Benton County auditor or posted on the Parties' website as provided in RCW 39.34.040.

[Signature Page to Follow]

Draft

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

CITY OF RICHLAND

**BENTON COUNTY CONSERVATION
DISTRICT**

Jon Amundson, ICMA-CM, City Manager

By:
Its:

Approved as to form:

Heather Kintzley, City Attorney

Draft



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject:

Resolution No. 2024-105, Approving Commercial Façade Improvement Program Agreements

Department/Office
Development Services

Ordinance/Resolution Number:
2024-105

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-105, authorizing the City Manager to sign and execute Commercial Façade Improvement Program funding agreements with Jenny Lynn Properties, LLC, and Parkway Dream, LLC.

Summary:

Scott Nice, owner of Jenny Lynn Properties, LLC, has applied for commercial façade improvement funds to update the exterior of a building at 747 The Parkway. The building contains five suites, addressed as 741, 745 and 747 The Parkway, and 716 and 718 Jadwin Avenue. The applicant proposes to replace the siding on the east and west sides of the building and repaint the entire building. A portion of the building has been vacant since Ganzel's Barber Shop relocated to Wellsian Way last year. Built in 1945, the building has had only a few minor updates over the years. Jenny Lynn Properties, LLC recently completed an interior suite update to 747 The Parkway. Additionally, the HVAC system for the building was recently replaced, and a new roof was installed.

Katie and Brian Mair, owners of Parkway Dream, LLC, have applied for commercial façade improvement funds to update the exterior of a building at 610 The Parkway. The applicant proposes to reface the solid storefront sections above and below the windows and replace the storefront frame, windows, and entry door on the George Washington Way side of the building. The project also includes potential replacement of the exterior awning if the neighboring owner will agree to pay for the portion of the awning covering the three neighboring suites. Built in 1940, the exterior was renovated in 1966, and several interior tenant improvements have been made over the years. 610 The Parkway is the current home of Thrive Dance Creative.

City Council adopted the Commercial Façade Improvement Program on July 15, 2008 via Ordinance No. 15-08, and amended the evaluation criteria on August 1, 2017 through Resolution No. 136-17. Both projects are eligible for reimbursement per the adopted evaluation criteria. At its meeting on July 15, 2024, the Economic Development Committee (EDC) favorably recommended funding both projects at the requested funding levels.

Staff recommends adoption of Resolution No. 2024-105.

Fiscal Impact:

Based on eligible project costs, the Commercial Façade Improvement Grant Program will provide \$37,245.04 in matching funds for these projects. If approved, the program will have a remaining balance of \$49,325.96 for additional projects.

Attachments:

1. Resolution No. 2024-105
2. CFIP2024-103 Application Packet - Jenny Lynn Properties
3. Jenny Lynn Properties, LLC Vicinity Map
4. CFIP2024-102 Application Packet - Parkway Dream, LLC
5. Parkway Dream, LLC Vicinity Map

RESOLUTION NO. 2024-105

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AWARDING GRANT FUNDS FROM THE COMMERCIAL FAÇADE
IMPROVEMENT PROGRAM.**

WHEREAS, improving the exterior of buildings in the City of Richland enhances the overall appearance and economic character of the City; and

WHEREAS, Ordinance No. 15-08, as amended, established the Commercial Façade Improvement Program (CFIP) intended to encourage economic development and the reduction of blight within the City; and

WHEREAS, the Economic Development Committee (EDC) reviews and recommends projects for CFIP program funding to the Richland City Council; and

WHEREAS, at its July 15, 2024 meeting, the EDC favorably recommended an allocation of \$37,245.04 in CFIP funds for projects determined to be eligible under RMC 5.04.388 and as further described in **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Commercial Façade Improvement Program funding agreements in the amounts identified and with the applicants listed in **Exhibit A**.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

EXHIBIT A

Commercial Façade Improvement Program Project Application List

Projects	Award Amount
CFIP2024-102 Parkway Dream, LLC	\$17,245.04
CFIP2024-103 747 The Parkway	\$20,000.00
TOTAL	\$37,245.04
Total remaining in the program for 2024	\$49,325.96



Commercial Façade Improvement Program

Application

Applicant Name	Scott Nice	Applicant Title	Manager
Applicant Phone	208-989-8553	Applicant Email	scottnice223@gmail.com
Applicant Mailing Address	15751 NW Athens Dr. #248 Portland, OR. 97229		
Applicant Relationship to Business	Owner / manager		
Business Name	Jenny Lynn Properties LLC	Business Phone	2089898553
Age of Building	80 years	UBI Number	603254466
Project Physical Address	747 The Parkway Richland, Wa 99352		
Project Cost	\$38,994.00 \$41,082.08	Amount Requested	\$19,497.00 \$20,000.00
Amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).			
Is the property owner different than the business owner? ☐ Yes ☒ No (If yes, complete section in yellow below)			
Owner Name		Property Manager	
Owner Phone		Owner Email	
Owner Mailing Address			
Have you obtained permission to complete this project from the property owner? ☐ Yes ☐ No			
1) Have you used this program before? ☐ Yes ☒ No (If yes, complete section 1a)			
1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.			
2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.			
Replace siding on East (The Parkway) and West (Jadwin Ave) sides of the Building. Paint the complete building. Power wash and clean sidewalks. clean up land scaping and add gravel to the north side of the building			
3) Will the project require any permits? ☐ Yes ☒ No (If yes, complete section 3a)			
3a) Please indicate which permits you may need to obtain.			
☐ City of Richland Building Permits		☐ City of Richland Right-of-Way Permits	
☐ City of Richland Sewer/Water Permits		☐ Washington State Liquor Licensing	
4) Have you consulted with Richland Development Services? ☐ Yes ☐ No			
4a) If yes, which building division official did you speak with? If no, please email building@ci.richland.wa.us to set a consultation appointment.			

5) Can the project be completed within 12 months? Please explain.

Yes, Project will be completed 90 days after approval

Revenue (Attach additional pages as necessary)

Source	Amount
Construction Loan thru Baker Boyer Bank	\$ \$300,000.00
	\$
	\$
	\$
	\$
	\$
Total	\$ \$300,000.00

Expenses (Attach additional pages as necessary)

Source	Amount
DRD Exteriors LLC (Siding)	\$ \$22,900.00 + tax \$1992.30
H B Painters Inc (Painting)	\$ \$14,894.00 + tax \$1295.78
Land Scaping Rock	\$ \$1,000.00 Expense not allowed
Power wash sidewalk	\$ \$200.00 Expense not allowed
	\$
	\$
Total	\$ \$38,994.00 \$41,082.08

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements

Please check the box beside each item to note that you have met that requirement.

☒	Requirements for Submittal
☒	The business applicant has a current Richland Business License
☒	The applicant has available funds to complete the project before requesting reimbursement from the City
☒	The project complies with Richland Municipal Code and all applicable building and life safety codes
☒	The project improvements are clearly visible to the general public
☒	The reimbursement request is no more than 50% of total project cost
☒	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
☒	The project is well designed, and the applicant provided a sketch or rendering of the proposal
☒	The project is permanent and long lasting
☒	The applicant provided two (2) estimates for the project

Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to ***fulfill some or all of the criteria listed below***. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.



CRITERIA CONSIDERED

Physical



The project enhances the building and surrounding neighborhood



The project enhances existing historical or architectural features



The project is designed in consistency with the surrounding area



The project enhances the immediate common area shared by two or more businesses



The project is decorative and/or artfully designed in compatibility with its surrounding area



The project improvements replace existing aging or decaying exterior appurtenances

Programmatic Goals



The project clusters two or more on-site improvements



It is the first application awarded at the project site



The improvements are in an area identified as a priority funding area



The project narrative describes the project's positive economic impact on the business

Relationship Building



The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies



The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

By signing below, you are affirming that you:

- Have read the **Commercial Facade Improvement Program Guidelines and Procedures** document
- Are aware of the limitations of this program
- Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
- You understand that use of funds is subject to audit by the State of Washington
- Will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract

eSigned via SeamlessDocs.com

Scott Nice

Signature

Scott Nice

Printed Name

07-03-2024

Date

Application Submittal

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 625 Swift Blvd. in Richland: Attn: Mandy Wallner
- If mailed, mail to:

Richland BEDO
Attn: Mandy Wallner, Economic Development
625 Swift Boulevard, MS-18
Richland, WA 99352

ESTIMATE

DRD Exteriors LLC
Contractor No: DRDEXEL793CE
Insured and Bonded
PHONE: [509-539-4637]
Email: drdexteriorsllc@gmail.com

INVOICE NO:	
INVOICE DATE	
DUE BY	

2024019
June 21, 2024

Bill To

Scott Nice
(208)989-8553
scottnice223@gmail.com

JOBSITE LOCATION

741 The Park Way
Richland WA 99352

UNIT	DESCRIPTION	QTY	PRICE	SUBTOTAL
EA	Estimated Project Cost	1	22,900.00	22,900.00

Estimate Terms & Conditions

If you would like to perform additional work not covered in this estimate, these services will incur additional charges.

If additional layers are found under existing siding each layer will be an additional cost.

The exact condition of your exterior walls cannot be verified until we remove siding. If rotten or deteriorated wood is discovered AFTER removing your existing layers, additional charges will apply to cover material and labor needed. You will be notified if these conditions apply.

By signing I agree to the above terms & conditions

SUBTOTAL	\$22,900.00
TAX	
DISCOUNT	
TOTAL	\$22,900.00

SIGNATURE

Any additional services requested and not covered by the estimate will incur additional charges.

If you have any questions concerning this estimate, please email us at: drdexteriorsllc@gmail.com

WE LOOK FORWARD TO EARNING YOUR BUSINESS!

H B Painters Inc.

**Commercial Special Coatings, Halar Coatings,
Epoxy Floors, Floor Grinding, High-Performance**

6562 W. Brinkley Rd.

Kennewick WA. 99338

Phone: (509) 783-4134, Fax: (509) 735-9236

HBPAI379N9**

Since 1953

Bid Proposal

Date: 5-10-2023

Job/project: 747 The Parkway, Richland, WA

To: Scott Nice

Attn:

Fax/Email: scottnice223@gmail.com

From: Zakery Brinkley

Email: hbpaintersestimator@gmail.com Cell:509-378-9586

Addendums Seen: 0

Total number of pages (including cover page): 2

H B Painters agrees to perform the following per walkthrough:

**Painting Base Bid – Power Washing, Prep, Spot Prime, and Painting of
Brick Veneer, Siding, Wood Fascia, Wood Trim, Soffits, Doors/Frames
(Not Aluminum Storefronts, only Wood/Residential style doors), and
Metal Fascia.**

\$14,894.00 +tax

_____initial

**Includes all labor, materials, and equipment to complete the job
mentioned above.**

Excludes: Siding/Trim Repairs/Replacement, Black Painted Brick Veneer, Aluminum Storefronts/Windows, Roof, Interior Work, Vinyl Windows, Color Coding, Pipe Identification, Masking of Low Voltage in New Construction, Parking Lines/Markings, and Caulking except Hollow Metal Casings to Gypsum Walls

Signature

Date



























VICINITY MAP
Jenny Lynn Properties—The Parkway



Jadwin Avenue

716

718

741

745

747

The Parkway

Knight Street

George Washington Way



Commercial Façade Improvement Program

Application

Applicant Name	Katie and Brian Mair	Applicant Title	Building Owner
Applicant Phone	509-430-4821	Applicant Email	katieagee@msn.com
Applicant Mailing Address	1681 April Loop, Richland, WA 99354		
Applicant Relationship to Business	Building Owner, building leased to Thrive Dance		
Business Name	Parkway Dream LLC	Business Phone	5094304821
Age of Building	Built 1940	UBI Number	604-573-560
Project Physical Address	610 The Parkway, Richland		
Project Cost	\$14,490.08 \$34,490.08	Amount Requested	\$7,245.04 \$17,245.04
Amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).			
Is the property owner different than the business owner? ☐ Yes ☒ No (If yes, complete section in yellow below)			
Owner Name		Property Manager	
Owner Phone		Owner Email	
Owner Mailing Address			
Have you obtained permission to complete this project from the property owner? ☒ Yes ☐ No			
1) Have you used this program before? ☒ Yes ☐ No (If yes, complete section 1a)			
1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.			
Replace the damaged dilapidated soffit on the Parkway side of 610, 612, 614, and 616 the Parkway with new metal soffit. The space is occupied by Thrive Dance, Legacy Barber, Parkway Tattoo, and Senior Helpers. The Richland Farmers Market is held in the Parkway in front of the space and this overhang of the building provides shade and cover from rain. Received matching funds in 2022 in the amount of \$7,835.50.			
2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.			
Replace windows and door on the George Washington Way side of 610 The Parkway. The storefront is old and the windows are broken and frames damaged. Plan to put in new commercial windows and door which will enhance the look of the GWay side of the building which is a high traffic area in the city of Richland. Also will replace above and below the windows which is old and run down with something new and modern.			
Pictures of current windows/door is attached along with drawing of new.			
Optional: Replace soffit on George Washington Way side of building for 610, 612, 614, 616 that is dilapidated and falling down with a metal soffit the same as what was done on the parkway side of the building.			
3) Will the project require any permits? ☐ Yes ☒ No (If yes, complete section 3a)			
3a) Please indicate which permits you may need to obtain.			
☐ City of Richland Building Permits		☐ City of Richland Right-of-Way Permits	
☐ City of Richland Sewer/Water Permits		☐ Washington State Liquor Licensing	
4) Have you consulted with Richland Development Services? ☐ Yes ☒ No			
4a) If yes, which building division official did you speak with? If no, please email building@ci.richland.wa.us to set a consultation appointment.			

5) Can the project be completed within 12 months? Please explain.

Yes, the lead time on the windows and door is 6-8 weeks.

The soffits will be able to be complete within 12 months, lead time 4 weeks for materials.

Revenue (Attach additional pages as necessary)

Source	Amount
Rent (monthly)	\$ \$2,755.00
	\$
	\$
	\$
	\$
	\$
Total	\$ \$2,755.00

Expenses (Attach additional pages as necessary)

Source	Amount
Mortgage	\$ \$1,900.00
Property Taxes	\$ \$231.99
Other Building Maintenance	\$ \$100.00
	\$
	\$
	\$
Total	\$ \$2,231.99

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements

Please check the box beside each item to note that you have met that requirement.

☒	Requirements for Submittal
☒	The business applicant has a current Richland Business License
☒	The applicant has available funds to complete the project before requesting reimbursement from the City
☒	The project complies with Richland Municipal Code and all applicable building and life safety codes
☒	The project improvements are clearly visible to the general public
☒	The reimbursement request is no more than 50% of total project cost
☒	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
☒	The project is well designed, and the applicant provided a sketch or rendering of the proposal
☒	The project is permanent and long lasting
☒	The applicant provided two (2) estimates for the project

Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to **fulfill some or all of the criteria listed below**. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.



CRITERIA CONSIDERED

Physical



The project enhances the building and surrounding neighborhood



The project enhances existing historical or architectural features



The project is designed in consistency with the surrounding area



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The project improvements replace existing aging or decaying exterior appurtenances

Programmatic Goals



The project clusters two or more on-site improvements



It is the first application awarded at the project site



The improvements are in an area identified as a priority funding area



The project narrative describes the project's positive economic impact on the business

Relationship Building



The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies



The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

By signing below, you are affirming that you:

- Have read the **Commercial Facade Improvement Program Guidelines and Procedures** document
- Are aware of the limitations of this program
- Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
- You understand that use of funds is subject to audit by the State of Washington
- Will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract

Katie Mair

Signature

Katie Mair

Printed Name

6-6-2024

Date

Application Submittal

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

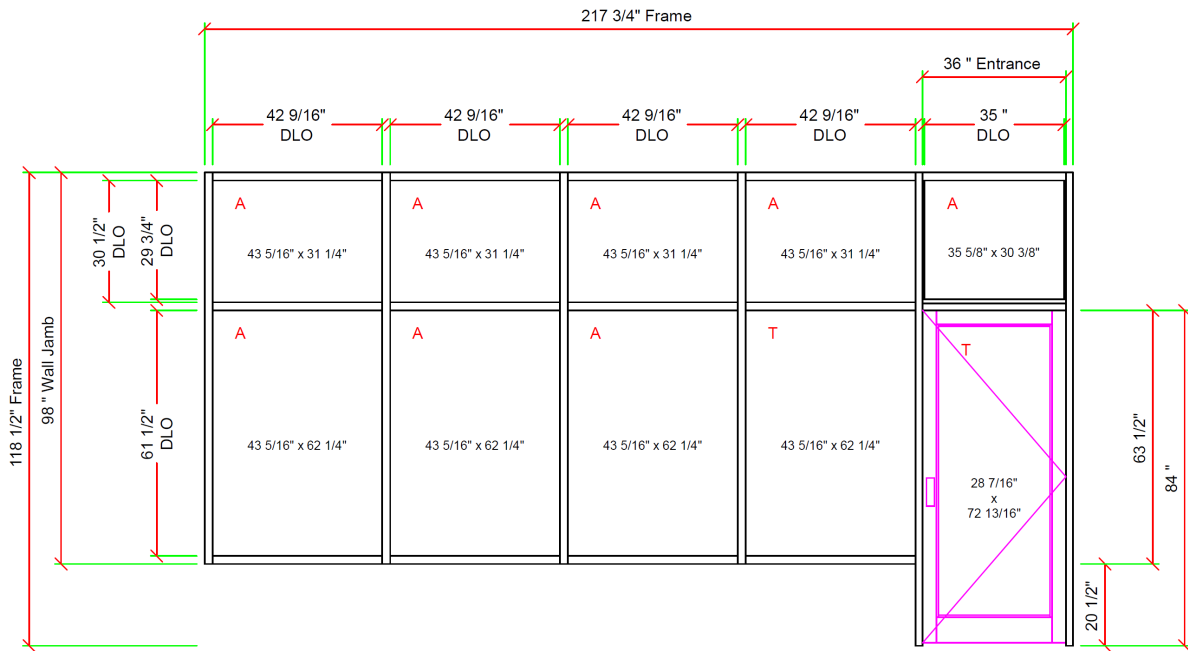
Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 625 Swift Blvd. in Richland: Attn: Mandy Wallner
- If mailed, mail to:

Richland BEDO
Attn: Mandy Wallner, Economic Development
625 Swift Boulevard, MS-18
Richland, WA 99352

City Matching Funds Application for 610 The Parkway

Permit Cost	
Windows/Door Estimate – Tri-City Glass to include Installation at \$10,351.00 and demo of existing frame at \$1,150.00 plus tax	\$12,490.08
Materials for above and below windows to replace the outdated orange and blue material, estimated at \$2,000.00	\$2,000.00
Optional: Replace soffit on George Washington Way side of 610, 612, 614, 616	\$20,000.00 (estimate)
Total Project Cost	\$34,490.08



610 Parkway - 1 - 001 - GW Way Side entry (1 Thus)
 Frame: (Clear) 451T Center Glazed W/Doors



WINDOW & DOOR SPECIALISTS

1238 COLUMBIA PARK TRAIL
RICHLAND, WA 99352
(509) 586-1177
CORPORATE OFFICE

904 N. 4TH AVE.
WALLA WALLA, WA 99362
(509) 529-5110
State Cont. License: PERFEI*241Q2

Quote

Quote No	Quote Date
9404	5/28/2024

Salesperson
JEFF GLINES

Customer	Work to be Performed at
----------	-------------------------

THRIVE PERFORMING ARTS
610 THE PKWY
RICHLAND, WA 99352
KATIE MAIR (509) 430-4821
KATIEEGEE@MSN.COM

THRIVE PERFORMING ARTS
610 THE PKWY
RICHLAND, WA 99352
KATIE MAIR

Work Requested

TUESDAY 5/28 - 2:15
GLASS BREAKAGE - NEW STOREFRONT - G-WAY SIDE

Description	Amount
-------------	--------

ALUMINUM FRAME:

1) Kawneer Entrance Systems Single Door, 350 Medium,
Style door, 10" Bottom Rail, 451 Frame, #17 Clear
Anodized Finish, CP Push Back To Back, Off Set Pivots,
International Surface Closer, Keyed Cylinder, With
Transom And Side Light

25,000.00

Glazing:

1"OA, 1/4" SB60 X 1/4" Clear, Tempered

EXCLUDES:

Film and Decals
Permits

Subtotal: 25,000.00
RICHLAND Sales Tax: 2,175.00

Quote Total: 27,175.00

PROPOSAL DETAILS

1. All proposals are good for 30 calendar days. After the 30 day period the provided proposal may need to be revised.
2. The customer is responsible for reviewing this proposal for accuracy to ensure all required aspects of the project are listed.
3. Perfection Glass will not be held responsible for material not listed on this proposal.
 - a. In the case in which material must be provided that is not listed in this proposal, a change order will be issued to the customer.
4. Perfection Glass will provide a one (1) year warranty on all workmanship.
5. Manufacturer's warranties vary depending on the manufacturer. Perfection Glass will honor warranties on material from manufacturers, but labor to replace manufacturers defects will be charged to the customer.
6. Expedited orders may require an additional fee, depending on material availability and production schedule.
7. All lead times given are estimates. Lead times are subject to change.



6476 W. Brinkley Rd.
Kennewick, WA 99336
Ph: 509-586-6000
WA #SUPERGL876N7
OR #202278
www.superior-glass.com
office@superior-glass.com

Estimate

Date	Estimate #
5/17/2024	13751

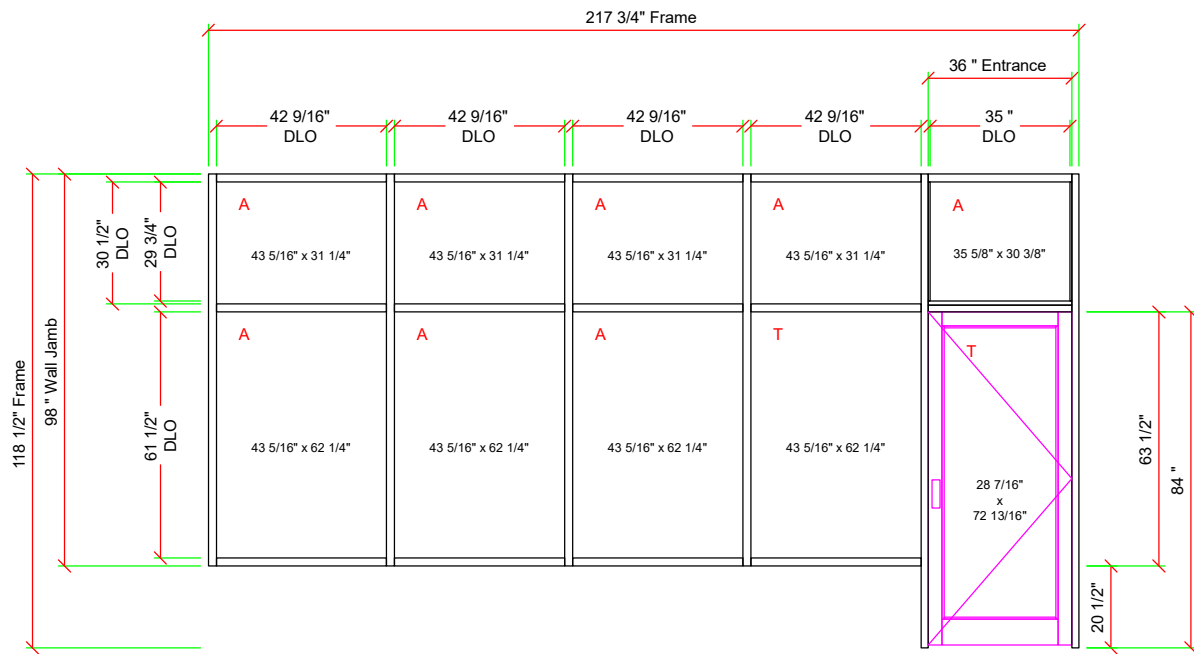
Name / Address	Ship To
Katie Mair 707 The Parkway Richland, WA 99352	Brian Mair 610 Parkway Richland, WA 99352

Contact	*Due to the rise in costs and material shortages, Superior Glass can only honor pricing for 30 days. Please expect longer than normal lead times*	Project
Brian 509-430-4821		610 Parkway

Superior Glass proposes to provide all labor, materials and equipment for the complete installation of the following items.

Item	Description	Total
Remove & Dispose	Existing 18'0" x 10'0" Aluminum Storefront Entry. See attached drawing for configuration.	13,405.00T
Furnish & Install	New Kawneer 451T Center Glazed Framing. New Kawneer 350 Medium Stile Aluminum Entry Door. Sizes, quantities and description per attached drawing. Door, framing and hardware finish to be clear anodized to match existing. Door hardware shall be as follows: continuous geared hinge, Rim panic device, exterior keyed cylinder, heavy duty surface closer, Tubular pull handles, threshold and door weathering. Glazing shall be clear insulated Loe / argon, tempered where required. Related flashing, sealants and anchors.	
EXCLUDES	Building Permit Product Protection, Final Cleaning and Replacement of Goods Damaged by Others. Final keyed cylinders.	
Base Price		
TO PROCEED	If you would like to move forward with your estimate, please respond to the E-mail with your approval. We will then send you a 50% Deposit Invoice that can be paid through the link provided in the E-Mail, or you can call (509) 586-6000 to pay over the phone. All Payments made with debit/credit card will incur a 3% fee. Materials WILL NOT be ordered until Deposit is PAID IN FULL. Remainder amount will be billed upon completion of Job.	
Please call with questions. Sincerely, <i>Mike Jr. LaBeaf</i> Mikejr@superior-glass.com 509-586-6000	All Debit/Credit Card transactions will incur a 3% Fee, Please call to make payment over the phone when using a Debit/Credit Card.	Subtotal \$13,405.00
	A finance charge will be imposed on all past due accounts. Finance charge of a "Periodic Rate" of 1-1/2% per month, minimum \$1.00 which is a annual percentage rate of 18%. If above terms are not met we may exercise our right to lien and turn over to collections. NSF Check fee \$35.00.	Sales Tax (8.7%) \$1,166.24
		Total \$14,571.24

Honesty and Integrity in everything we do.



610 Parkway - 1 - 001 - GW Way Side entry (1 Thus)
 Frame: (Clear) 451T Center Glazed W/Doors



Commercial Quote

304 E. Columbia Drive
 Kennewick, WA 99336
 509 586-0454 (Ph.)
 509 586-7493 (Fax)

Proposal Submitted To: Katie Agee	Job Location: 610 Parkway Richland	Date: 5/31/2024	Job Name: 610 The Parkway
		Office: 509-430-4821	
		Fax:	Date Of Plans: N/A
			Addendum: None
			Attention: Katie Agee

Aluminum Storefront and Entrance

Kawneer VG451T, 2" x 4 1/2" with high performance subsill. #40 bronze anodized finish.

Quantity includes: One (1) @ 18'-1 3/4" x 9'-10 1/2"

Kawneer 350 Medium Stile door with 10" ADA bottom rail, continuous geared hinge, International 8051 surface closer, CO-9 pull, 1786 rim panic exit w/ dogging, cylinder, 1/2" threshold, sweep and weather-stripping. Bronze anodized finish.

Quantities include: One (1) @ 3'-0" x 7'-0"

Glazing

1/4" Solarban 60 #2 over 1/4" Clear, 1" O.A. insulated
 (tempered where indicated or in accordance to code)

Installed Complete: \$10,351.00 + Taxes (if applicable)

Add, \$1,150.00 for demo of existing frame. All hole prep for new frame by others.

Add, \$200.00 for International 44CI heavy duty closer in lieu of International 8051 closer.

Deduct \$300.00 if rim panic exit hardware not required.

Exclusions: Taxes, hardware not listed above by others, demo of existing, glazing not listed above by others, flashing, pre-finished metal drip edges, break shape, testing fees, permits, installation of any access control hardware, bonding, final cleaning, electrical and/or alarm hookups, preparation/protection and temporary closure of openings. Final keys and cylinders.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specification involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident's or delays beyond our control. Owner to carry fire, tornado and necessar insurance. Our workers are fully covered by Workman's Compensation Insurance.

THIS PROPOSAL IS VALID FOR 30 DAYS


 Authorized Signature
 Todd Wilmotte

Acceptance Of Proposal. The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Date Of Acceptance: _____

Signature: _____

VICINITY MAP
610 THE PARKWAY





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject:

Resolution No. 2024-106, Approving a Purchase and Sale Agreement with Matson Holdings, LLC for Property located at 2621 Robertson Drive

Department/Office
Development Services

Ordinance/Resolution Number:
2024-106

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-106, authorizing the City Manager to sign and execute a purchase and sale agreement with Matson Holdings, LLC for the purchase of 43,577 square feet of surplus property in the Horn Rapids Business Center.

Summary:

Calvin Matson of Matson Holdings, LLC is proposing to purchase a 43,577 square-foot property in the Horn Rapids Business Center, located at the southeast corner of Robertson Drive and Henderson Loop, for the development of a 10,000 square-foot commercial/industrial building to serve as the main office and lay-down yard of an excavation company. Calvin Matson is the owner of Double J Excavating.

The purchase price is \$4.50 per square foot for the 43,577 square-foot property, amounting to an overall purchase price of \$196,097.

The City will retain a repurchase right if Matson Holdings, LLC does not submit an application for approval of building plans to the City within eight (8) months of closing, and if construction of the building has not commenced within eighteen (18) months of closing.

The proposed purchase was reviewed by the Economic Development Committee at its July 15, 2024 meeting. The EDC recommends approval.

Staff recommends adoption of Resolution No. 2024-106.

Fiscal Impact:

The sale is anticipated to generate \$196,097. A portion of the proceeds will be distributed to the City's Utility Fund to recover costs for the construction of Horn Rapids Business Center utilities in 1988, as follows: Electric Fund: \$1,917.39; Water Fund: \$3,442.58; and Sewer Fund: \$1,263.73. Net proceeds after closing and utility fund allocations will be distributed to the City's Industrial Development Fund.

Attachments:

1. Resolution No. 2024-106
2. Proposed Purchase and Sale Agreement - Matson Holdings, LLC
3. Vicinity Map
4. Letter of Intent to Purchase - Matson Holdings, LLC

RESOLUTION NO. 2024-106

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A PURCHASE AND SALE AGREEMENT BY AND
BETWEEN THE CITY OF RICHLAND AND MATSON HOLDINGS,
LLC.**

WHEREAS, the City of Richland is the owner of approximately 43,577 square feet of surplus property located at the southeast corner of Robertson Drive and Henderson Loop in the Horn Rapids Business Center; and

WHEREAS, pursuant to Chapter 3.06 of the Richland Municipal Code (RMC), the City of Richland has full authority to negotiate the sale of surplus property in the best interests of the City; and

WHEREAS, the aforesaid City-owned property is available for sale for the price of \$196,097; and

WHEREAS, Matson Holdings, LLC has agreed to purchase the property for the listed sale price; and

WHEREAS, the property is intended to be developed with a commercial/industrial building to serve as the main office and lay-down yard of an excavation company; and

WHEREAS, the City will retain a repurchase right under the Purchase and Sale Agreement if Matson Holdings, LLC does not submit an application for approval of building plans to the City within eight (8) months of closing, and if construction of the facility does not commence within eighteen (18) months of closing; and

WHEREAS, sale proceeds will be spent on industrial development activities and capital improvements in the Horn Rapids Triangle; and

WHEREAS, at its July 15, 2024 meeting, the Economic Development Committee (EDC) favorably recommended the sale of 43,577 square feet of City-owned surplus property in the Horn Rapids Business Center to Matson Holdings, LLC.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Purchase and Sale Agreement and all other related documents necessary to complete the sale of property to Matson Holdings, LLC as identified herein.

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

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

Re: 2621 Robertson Drive

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

1. Purchase and Sale of Property. Seller agrees to sell, and Purchaser agrees to purchase, on the terms hereafter stated, the unimproved real property, located at 2621 Robertson Drive, City of Richland, Benton County, Washington which is legally described in **Exhibit A** attached hereto (hereinafter referred to as the “Property”).

1.1. Laws and Rights. Purchaser acknowledges and agrees that the sale and conveyance of the Property to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

1.2. Timing of Conveyance. The Property shall be conveyed to Purchaser at Closing by a Statutory Warranty Deed (“Deed”) subject to the Exceptions accepted or deemed accepted by Purchaser pursuant to Section 4.1 below and the Repurchase Right set forth in Section 11.13 below.

2. Purchase Price. The total purchase price for the Property shall be **One Hundred Ninety-Six Thousand Ninety-Seven** dollars and no cents (**\$196,097.00**) (the “Purchase Price”). The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with Cascade Title Company (the “Title Company”) at Closing (as defined in Section 6 below).

2.1. Earnest Money Deposit. As consideration for Seller’s execution and delivery of this Agreement, Purchaser will deposit with the Title Company a certified or cashier’s check or wire transfer in the amount of **Five Thousand** dollars and no cents (**\$5,000.00**) within five (5) business days of the Effective Date (as defined in Section 3.1 below) (the “Earnest Money Deposit”). The Earnest Money Deposit shall be credited against the Purchase Price at Closing. Purchaser shall be entitled to direct the Title Company to place the Earnest Money Deposit in an interest-bearing account of Purchaser’s choice. The Earnest Money Deposit will be returned if Purchaser terminates this Agreement during the Due Diligence Period (as defined in Section 5 below) or as otherwise expressly provided in this Agreement. However, should Purchaser default or terminate this Agreement at any time following the expiration or waiver of the Due Diligence Period, (a) the Earnest Money Deposit shall be disbursed to Seller pursuant to Section 9 herein, but only after any outstanding obligations for Title Company services as specified in 4.1 have been deducted and paid from the Earnest Money Deposit; (b) the escrow shall be canceled; and (c) neither party shall have any rights or responsibilities to the other except as otherwise expressly provided herein.

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

3.1. City Approval. The execution and delivery of this Agreement by Seller is contingent upon approval of this Agreement by the City Council of the City of Richland in its sole discretion. In the event the Richland City Council does not 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.

3.2. Executed Contract. The “Effective Date” of this Agreement is the date upon which both parties have signed this Agreement. If this Agreement is signed on different days, the “Effective Date” of this Agreement is the date of the last signing party. Notwithstanding the foregoing, Purchaser and Seller must sign this Agreement within fifteen (15) business days of approval from the City Council of the City of Richland. If signatures are not obtained from both parties within fifteen (15) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Title Matters.

4.1. Preliminary Title Report; Title Review. Within five (5) business days after the Effective Date, Purchaser, at its sole cost and expense, shall order from the Title Company a preliminary title commitment for the Property, and copies of all documents referred to therein (the “Preliminary Commitment”), and upon receipt, furnish same to Seller.

(a) Purchaser shall have fifteen (15) days after receipt of the Preliminary Commitment and Survey to advise Seller in writing of any encumbrances, restrictions, easements or other matters contained in the Preliminary Commitment or on the Survey (the “Exceptions”) to which Purchaser objects. All Exceptions to which Purchaser does not object in writing within the fifteen (15) day period shall be deemed accepted by Purchaser.

(b) If Purchaser objects to any Exceptions within the fifteen (15) day period, Seller shall advise Purchaser in writing within five (5) days of receipt of Purchaser’s written objections (i) which Exceptions Seller will remove at Closing, (ii) which Exceptions the Title Company has agreed to insure around in the title policy to be issued at Closing (together with the proposed form of endorsement) and (iii) which Exceptions will not be removed or insured around.

(c) Within ten (10) days of receipt of Seller’s response to Purchaser’s written objections, and assuming Seller has not agreed to remove all exceptions to which Purchaser objects, Purchaser shall notify Seller in writing of Purchaser’s election to either (i) terminate this Agreement, in which event the Earnest Money Deposit shall be returned to Purchaser, or (ii) waive its objections to the Exceptions the Title Company has agreed to insure around and the Exceptions Seller will not remove or insure around, in which event such Exceptions shall be deemed accepted by Purchaser.

4.2. Title Insurance. Seller shall cause the Title Company to be prepared to deliver to Purchaser at Closing an Owner’s ALTA Standard Coverage policy of title insurance issued by Title Company in the face amount of the Purchase Price, dated the date of Closing, insuring Purchaser’s title subject to no exceptions other than the standard printed exceptions and the Exceptions deemed accepted by Purchaser pursuant to Section 4.1 above. The policy of title

insurance shall also include such endorsements as Purchaser or Purchaser's Lender may reasonably request.

5. Due Diligence. Purchaser is granted a due diligence period until and including sixty (60) days after receipt of the Preliminary Commitment described in Section 4.1 above (the "Due Diligence Period"). Said Due Diligence Period may be extended an additional thirty (30) 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 subject to the terms of this Section 5. If the results of said review are unsatisfactory in Purchaser's sole discretion, 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 (the "Due Diligence Termination Notice"). In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect, the Earnest Money Deposit shall be returned to Purchaser pursuant to Section 2.1; and neither party shall have any rights or responsibilities to the other except as otherwise expressly provided herein. If Purchaser fails to provide a Due Diligence Termination Notice to Seller on or before the expiration of the Due Diligence Period, the due diligence contingency set forth under this Section 5 shall be deemed waived by Purchaser, and this Agreement shall continue in full force and effect.

5.1. Reasonableness Required. All inspections of the Property shall occur at reasonable times agreed upon by Seller and Purchaser and shall be conducted so as not to unreasonably interfere with the use of the Property by Seller. Purchaser shall not do any invasive testing, sampling or drilling at the Property without first obtaining Seller's prior written consent (which may be conditioned or denied in Seller's sole and absolute discretion). Purchaser shall promptly restore the Property to substantially the same condition which existed prior to any such investigations, tests, surveys and other analyses, at Purchaser's sole cost and expense. Seller shall be entitled to have a representative present at all times while Purchaser or its representatives or agents are physically on the Property. Purchaser hereby agrees that it shall carry, and shall cause all representatives and agents of Purchaser entering the Property on behalf of Purchaser in furtherance of the right of access granted under this Agreement to carry, commercial general liability insurance with limits of not less than One Million and No/100 Dollars (\$1,000,000) combined single limit and providing that such coverages are primary and naming Seller as an additional insured. Prior to any entry onto the Property by Purchaser or its agents, employees, consultants or representatives, Purchaser shall provide to Seller certificates evidencing such insurance coverage. Purchaser agrees to indemnify and hold Seller harmless of and from any claim for damages or injuries arising from Purchaser's inspections of the Property; such obligations shall survive Closing or any termination of this Agreement.

6. Closing. Closing shall occur in the office of the Title Company on or before the date that is sixty (60) days after the expiration or waiver of the Due Diligence Period. Purchaser and Seller shall deposit in escrow with Title Company all instruments and documents reasonably necessary to complete the transaction in accordance with this Agreement, including, but not limited to, the Deed. As used herein, "Closing" or "date of Closing" means the date on which all appropriate documents are recorded and the proceeds of sale are available for disbursement to Seller.

6.1. Closing Costs; Prorations. At Closing, Seller shall pay (i) the premium for the standard coverage policy of title insurance and the endorsements required to insure around the Exceptions the Title Company agreed to insure around in accordance with Section 4 above, (ii) deed or real property transfer taxes, and (iii) one-half of Title Company's escrow fees and charges. Purchaser shall pay (i) the costs of the extended coverage portion of the policy of title insurance and any title insurance endorsements required by Purchaser (other than the costs of the title insurance endorsements to be provided by Seller pursuant to the first sentence of this Section 6.1), and (ii) one-half of Title Company's escrow fees and charges. Real property taxes, assessments, surface water management charges, utilities and other expenses of the Property shall be prorated as of the date of Closing with Purchaser bearing the costs of the date of Closing. All other closing costs shall be paid and allocated in accordance with the custom in the county in which the Property is located. Each party shall be responsible for its own legal, accounting and consultant fees.

7. Covenants, Representations and Warranties.

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

(a) From the Effective Date through the Closing Date, 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 which are not terminable, without penalty, on 30 days' notice, without Purchaser's prior written consent.

(b) From the Effective Date through the Closing Date, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, or easement against the title to the Property without Purchaser's prior consent.

(c) From the Effective Date through the Closing Date, 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.

7.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the Effective Date 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 materially 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 part to the other. If this Agreement is terminated under this section, the Earnest Money Deposit shall be returned to Purchaser.

(a) Seller has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents will have been, or will be, taken.

(b) Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

(c) 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.

(d) 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.

(e) To Seller's knowledge, 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.

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

(g) Seller is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

7.3. Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the Effective Date hereof and on the date of Closing.

(a) Purchaser has full power and authority to enter into and carry out the terms and provisions of this 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 Agreement and such other documents have been, or will be, taken.

(b) As of the Effective Date and as of the date of Closing, neither Purchaser nor, to Purchaser's knowledge, any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representative or agents, is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action ("OFAC").

(c) Purchaser represents that it has sufficient funds to close this transaction.

(d) Purchaser further represents that the Property will be developed with a minimum 10,000 square foot Commercial/Industrial facility. Any deviation from this intended use must be authorized by the Seller in writing or be subject to Seller's Right to Repurchase as set forth in Section 11.13 below. This Agreement does not alleviate the Purchaser from obtaining the

necessary approvals, authorizations or permits required for development of the Property for said use, nor shall this Agreement be construed as granting such approval.

(e) Purchaser acknowledges that pole buildings are prohibited in the Horn Rapids Business Center and agrees that Purchaser will not build pole buildings on the Property.

8. Casualty and Condemnation.

8.1. 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) 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 given within two (2) business days after notice of such event. If prior to the Closing Date neither party provides said termination notice within such two (2) business 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 and an assignment to Purchaser at Closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

8.2. Immaterial Casualty or Condemnation. If prior to Closing Date, the Property shall sustain damage caused by casualty which is not described in Section 8.1, or a taking or condemnation has occurred, or is threatened, which is not described in Section 8.1, neither Purchaser nor Seller shall have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to (i) the cost to repair that portion of the Property so damaged by insured casualty, or (ii) 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.

9. Purchaser's Remedies. If Seller fails without legal excuse to complete the sale of the Property in accordance with the terms of this Agreement, Purchaser may elect one of the following remedies (Purchaser hereby waiving any and all other remedies): (a) specific performance of this Agreement (provided an action thereon is commenced with thirty (30) days of Seller's failure to perform), or (b) terminate this Agreement and receive a refund of the Earnest Money Deposit.

10. Liquidated Damages. IN THE EVENT OF DEFAULT BY PURCHASER IN THE PERFORMANCE OF ITS OBLIGATIONS HEREUNDER, SELLER SHALL HAVE THE RIGHT TO TERMINATE THIS AGREEMENT FORTHWITH AND WITHOUT FURTHER OBLIGATION TO PURCHASER, AND TO KEEP THE EARNEST MONEY DEPOSIT AS LIQUIDATED DAMAGES. PURCHASER AGREES THAT IT IS DIFFICULT TO ASSESS THE AMOUNT OF DAMAGES INCURRED BY THE SELLER IN THE EVENT OF A DEFAULT BY THE PURCHASER. AS OF THE ENTRY OF THIS CONTRACT, THE AMOUNT OF THE EARNEST MONEY DEPOSIT IS A REASONABLE ESTIMATE OF THE DAMAGES.

11. Miscellaneous.

11.1. 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.

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

11.3. 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:

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

If to Purchaser: Calvin Matson
Matson Holdings, LLC
2554 Robertson Drive
Richland, Washington 99354
(509) 940-7360
calvin@matsonholdings.com

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.

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

11.5. 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.

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

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

11.8. Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Purchase and Sale Agreement or any amendment or exhibits hereto.

11.9. Counterparts. Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, including by portable document format (.pdf), each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

11.10. Time. Any extension of time granted for the performance of any duty under this Agreement shall not be considered as an extension of time for the performance of any other duty under this Agreement. As used in this Agreement, "business day" refers to any day which is not a Saturday, Sunday or a holiday in the State of Washington. In the event the time for performance of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

11.11. 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.

11.12. 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 both parties expressly agree to submit to personal jurisdiction in Benton County Superior Court.

11.13. Right to Repurchase. This Property is being sold to Purchaser in anticipation of development of a minimum 10,000 square foot Commercial/Industrial facility, subject to the following:

(a) If Purchaser fails to submit an application to Seller for approval of building plans within eight (8) months of Closing, Seller reserves the right to reclaim title to the Property through repurchase.

(b) If Purchaser fails to initiate construction of structures, as authorized by the issuance of a building permit, within eighteen (18) months of Closing, Seller reserves the right to reclaim title to the Property through repurchase.

(c) The rights of Seller set forth in Sections 11.13(a) and (b) are referred to in this Agreement as the "Right to Repurchase."

(d) Seller shall reclaim the Property by refunding, without interest, the original Purchase Price identified herein for the Property.

(e) Purchaser and Seller shall each pay for one half of the closing costs related to Seller's repurchase of the Property. Other than closing costs, Seller will not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to re-convey fee title to Seller within sixty (60) days of receipt of notification of Seller's election to exercise its Right to Repurchase.

(f) This Right to Repurchase is exclusive to Seller and shall be exercised at Seller's sole discretion. This Right to Repurchase shall survive thirty-sixty months (36) months of Closing or until such time as when the City has issued a Certificate of Occupancy for the development of the Commercial/Industrial facility, whichever is earlier.

(g) Seller shall be under no obligation to exercise this Right to Repurchase. Purchaser agrees that Seller must grant approval to any resale of the Property by Purchaser to any third party within the thirty-six (36) month Right to Repurchase period, which shall be given in Seller's sole discretion. This Right to Repurchase right shall survive Closing and the delivery of the Deed.

(h) Seller and Purchaser agree to execute a Memorandum of Repurchase Right to evidence Seller's Right to Repurchase, which Memorandum may be recorded by Seller in the real property records of Benton County, Washington. If the Memorandum of Repurchase Right is recorded, Seller and Purchaser agree to execute a Termination of Repurchase Right upon the expiration of the Repurchase Survival Period to be recorded at Purchaser's expense.

[Signature Page to Follow]

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

CITY OF RICHLAND – SELLER

**MATSON HOLDINGS, LLC –
PURCHASER**

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

By: Calvin Matson
Its: Managing Member

Date

Date

APPROVED AS TO FORM:

By: Heather Kintzley, City Attorney

Exhibit A
Legal Description

Parcel 6, Binding Site Plan No. 5946

[Binding Site Plan on Following Page]

DRAFT

RECORD OF SURVEY NO. **5946**

AMENDING RECORD OF SURVEY 5927

RECORDED UNDER AFN 2023-025025
AMENDING BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056
PREPARED FOR

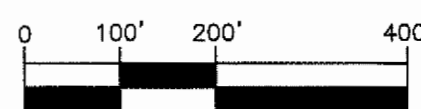
THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

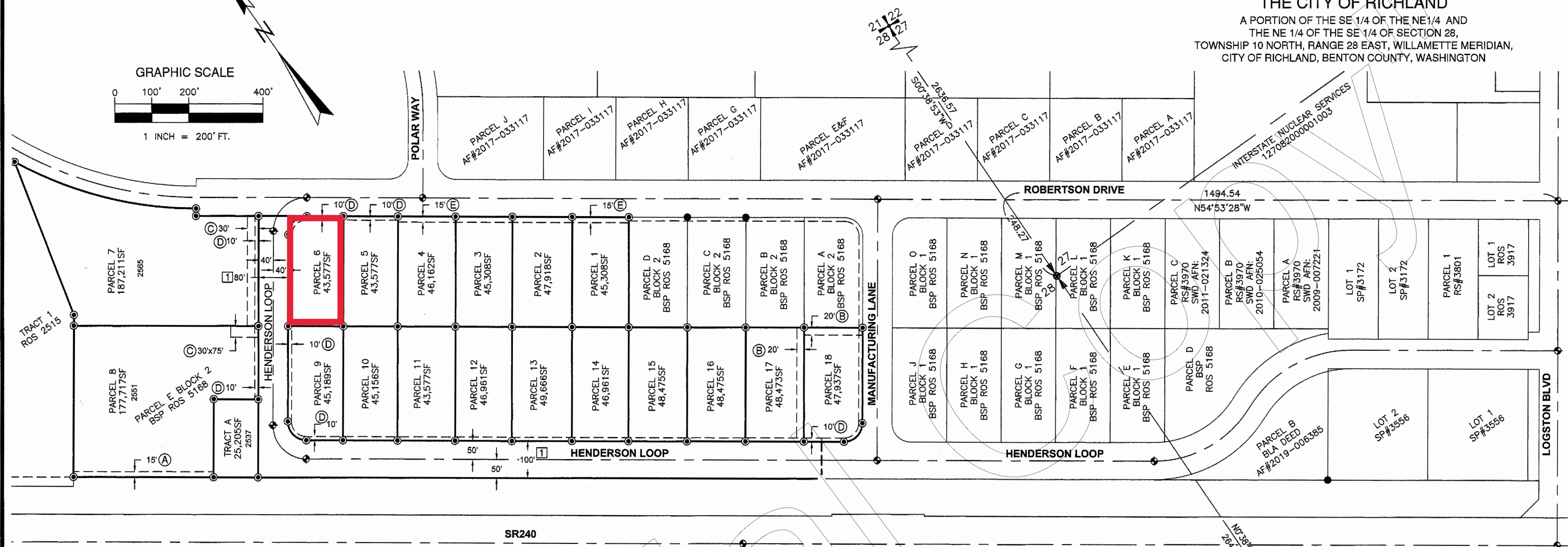
STATEMENT OF AMENDMENT

THE PURPOSE OF THIS SURVEY IS TO CORRECT DIMENSIONS DEPICTING WIDTH FOR
HENDERSON LOOP RIGHT-OF-WAY. DEDICATED RIGHT-OF-WAY CORRECTED TO BE 80.00
FEET WIDE, AS SHOWN HEREON. SHEET 1 AND 2.

GRAPHIC SCALE



1 INCH = 200' FT.



DESCRIPTION

LOT E, BLOCK 2, BINDING SITE PLAN 5168, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 5168, UNDER AUDITOR'S FILE NUMBER 2019-010507, RECORDS OF BENTON COUNTY, WASHINGTON.

CONTAINS ~1,338,666 SF/30.73 ACRES.

BINDING SITE PLAN NOTES

- THIS AMENDED BINDING SITE PLAN REFERENCES, AMENDS, AND INCLUDES THE REQUIREMENTS FROM THE ORIGINAL BINDING SITE PLAN NO. 08-95, DATED FEBRUARY 5, 1995, AND THE UPDATED HORN RAPIDS MASTER PLAN APPROVED BY CITY COUNCIL APRIL 5, 2016.
- ALL LOTS CREATED BY THIS AMENDED BINDING SITE PLAN ARE SERVED BY PUBLIC ROADS AND UTILITIES IN ROBERTSON DRIVE, MANUFACTURING LANE AND HENDERSON LOOP. CITY OF RICHLAND PROVIDED ELECTRICAL, POTABLE WATER, SANITARY SEWER, AND STORM WATER. THE HENDERSON LOOP WEST - ROADWAY AND UTILITIES PROJECT CONSTRUCTION PLANS, DATED MARCH 2018, ARE REFERENCED HEREIN AND ARE THE APPROVED PUBLIC RIGHT-OF-WAY AND UTILITIES FOR THIS AMENDED BINDING SITE PLAN. ADDITIONALLY, THE ROBERTSON DRIVE EXTENSION, ROAD A AND 1ST STREET IMPROVEMENTS, DATED MAY 2014, ARE ALSO REFERENCED HEREIN AND PROVIDE ROADWAY AND PUBLIC UTILITY ACCESS TO THE LOTS FRONTING ROBERTSON DRIVE.
- ALL LOTS HAVE BEEN GRADED TO FINAL ELEVATIONS PRIOR TO THIS AMENDED BINDING SITE PLAN.
- ALL EASEMENTS SHOWN ON THIS AMENDED BINDING SITE PLAN ARE APPROVED AND CREATED BY THIS AMENDED BINDING SITE PLAN AS PUBLIC UTILITY EASEMENTS FOR THE BENEFIT OF THE CITY OF RICHLAND.
- ALL DRIVEWAY ENTRANCES SHALL BE AT LEAST 25 FEET FROM THE RIGHT-OF-WAY LINE OF AN INTERSECTING STREET.

BINDING SITE PLAN EASEMENT NOTES

- (A) HEREIN DEDICATED TO THE CITY OF RICHLAND: 15' EASEMENT, EXCLUSIVE FOR WATER PURPOSES.
- (B) HEREIN DEDICATED TO THE CITY OF RICHLAND: 20' EASEMENT, EXCLUSIVE FOR SEWER PURPOSES.
- (C) HEREIN DEDICATED TO THE CITY OF RICHLAND: 30' EASEMENT, EXCLUSIVE FOR SEWER PURPOSES.
- (D) HEREIN DEDICATED TO THE CITY OF RICHLAND: 10' EASEMENT, NON-EXCLUSIVE FOR UTILITY PURPOSES.
- (E) HEREIN DEDICATED TO THE CITY OF RICHLAND: 15' EASEMENT, NON-EXCLUSIVE FOR UTILITY PURPOSES.

BINDING SITE PLAN RIGHT-OF-WAY NOTES

- (1) HEREIN DEDICATED TO THE PUBLIC: PUBLIC RIGHT-OF-WAY FOR ROAD PURPOSES AS SHOWN HEREON.

SURVEYOR'S NOTES

- DATE OF SURVEY/MONUMENTS VISITED: JULY 2023.
- BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- UNITS OF MEASURE ARE SURVEY GRID: SURVEYED DISTANCES SHOWN ARE US SURVEY FEET GRID DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000092417 TO ACHIEVE GROUND (PLANE) DISTANCES. DEED DISTANCES AND THE SQUARE FOOTAGE OF LOTS ARE GROUND (PLANE) DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999907592 TO ACHIEVE GRID DISTANCES.
- EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
- THE PURPOSE OF THIS SURVEY IS TO RECORD THE CENTERLINE OF THE EXTENSIONS OF HENDERSON LOOP AND MANUFACTURING WAY AS CONSTRUCTED IN DECEMBER 2018 & TO AMEND A PORTION OF BINDING SITE PLAN, VOLUME 1 OF SURVEYS, PAGE 2056, RECORDED UNDER AUDITOR'S FILE NUMBER 95-18807.
- (XXX.XX) GROUND DISTANCES.
- [1] FOUND 2.5" BRASS CAP IN MONUMENT CASE.
- [2] FOUND BRASS CAP IN MONUMENT CASE. NO PUNCH AND NO MARKINGS FOUND ON BRASS CAP AT TIME OF SURVEY. LOCATION RECORDED AS CENTER OF BRASS CAP INSIDE MONUMENT CASING.
- [3] FOUND 2.5" BRASS CAP IN MONUMENT CASE "45774"
- CALCULATED POINT ROS 2515, AFN:1998-022820, NOT FOUND OR SET
- SET 5/8" REBAR AND CAP " PERMIT SURVEYING, INC 54534"
- SET PK NAIL STAMPED "LS 54534"
- [M]=MEASURED
- [R]=RECORD *SEE NARRATIVE

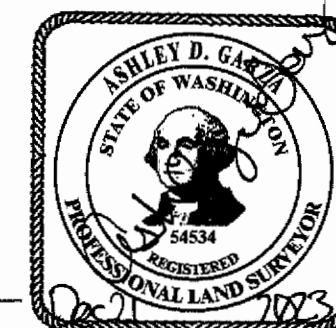
SURVEYOR'S NARRATIVE

THE MONUMENT AT THE INTERSECTION OF LOGSTON BOULEVARD AND ROBERTSON DRIVE MEASURES 0.13 NORTH OF THE RECORDED DISTANCE AS SHOWN ON SHORT PLAT 3556, RECORDED UNDER AUDITOR'S FILE NUMBER 2018-001661. LOCATION OF INTERSECTION AND BEARING OF RECORD FOR ROBERTSON DRIVE HELD AS DESCRIBED IN CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673 AND AS DEPICTED ON RECORD OF SURVEY 4575 RECORDED UNDER AUDITOR'S FILE NUMBER 2015-003647.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12th DAY OF January, 2024 A.D. AT 12:02 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEY'S, PAGE 5946 AT THE REQUEST OF
ASHLEY D. GARZA
BENTON COUNTY AUDITOR Brenda Chilton by Merry Broadbent, deputy
FEE NO. 2624-000769

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY
OF RICHLAND IN JUNE 2023.Ashley D. Garza 12/21/2023
DATE
CERTIFICATE NO. 54534
PERMIT
SURVEYING
NC
2245 Robertson Drive
Richland, Washington 99354Office 509-375-4123
Fax 509-371-0999DATE: 12/11/2023
SCALE: 1"=200'
DRAWN BY: ADG
APPROVED BY: ADG
PROJECT: 17159

SHEET 1 OF 3

RECORD OF SURVEY NO. 5946

AMENDING RECORD OF SURVEY 5927

RECORDED UNDER AFN 2023-025025

AMENDING BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056

PREPARED FOR

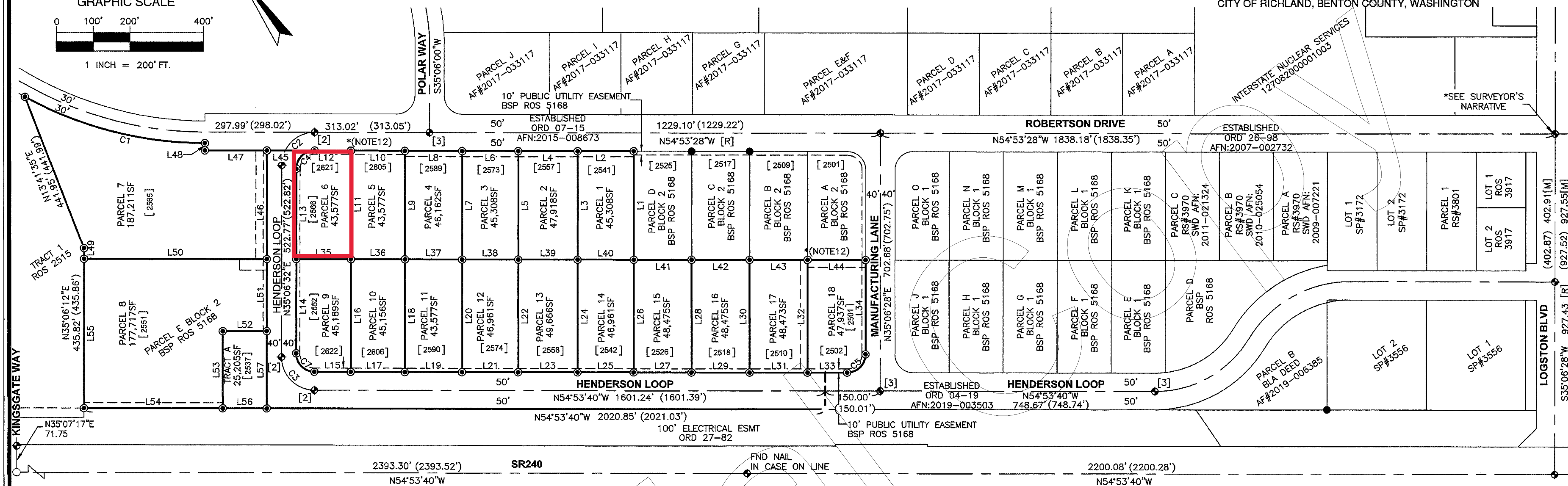
THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

GRAPHIC SCALE

0 100' 200' 400'

1 INCH = 200' FT.



Line Table			
Line #	Grid Length	Ground Length	Direction
L1	295.97	296.00	N35°06'28"E
L2	153.06	153.07	N54°53'28"W
L3	295.97	296.00	S35°06'28"W
L4	161.87	161.89	N54°53'28"W
L5	295.97	296.00	N35°06'28"E
L6	153.05	153.07	N54°53'28"W
L7	295.98	296.00	S35°06'28"W
L8	155.94	155.95	N54°53'28"W
L9	295.98	296.01	S35°06'28"W
L10	147.20	147.22	N54°53'28"W
L11	295.98	296.01	S35°06'28"W
L12	99.01	99.02	N54°53'28"W
L13	245.99	246.01	S35°06'32"W
L14	256.79	256.81	S35°06'32"W
L15	99.02	99.03	S54°53'40"E
L16	306.79	306.82	N35°06'28"E

Line Table			
Line #	Grid Length	Ground Length	Direction
L17	147.20	147.22	S54°53'40"E
L18	306.78	306.81	N35°06'28"E
L19	155.94	155.95	S54°53'40"E
L20	306.78	306.80	N35°06'28"E
L21	153.05	153.07	S54°53'40"E
L22	306.77	306.80	N35°06'28"E
L23	161.87	161.89	S54°53'40"E
L24	306.76	306.79	N35°06'28"E
L25	153.06	153.07	S54°53'40"E
L26	306.76	306.79	N35°06'28"E
L27	158.00	158.01	S54°53'40"E
L28	306.75	306.78	N35°06'28"E
L29	158.00	158.01	S54°53'40"E
L30	306.74	306.77	N35°06'28"E
L31	158.00	158.01	S54°53'40"E
L32	306.74	306.77	N35°06'28"E

Line Table			
Line #	Grid Length	Ground Length	Direction
L33	108.01	108.02	S54°53'40"E
L34	256.74	256.76	N35°06'28"E
L35	149.02	149.03	S54°53'32"E
L36	147.20	147.22	S54°53'32"E
L37	155.94	155.95	S54°53'32"E
L38	153.05	153.07	S54°53'32"E
L39	161.87	161.89	S54°53'32"E
L40	153.06	153.07	S54°53'32"E
L41	158.00	158.01	S54°53'32"E
L42	158.00	158.01	S54°53'32"E
L43	158.00	158.01	S54°53'32"E
L44	158.00	158.01	S54°53'32"E
L45	130.00	130.01	N54°53'28"W
L46	295.99	296.02	S35°06'32"W
L47	169.11	169.13	N54°53'28"W
L48	20.00	20.00	N54°53'28"W

Line Table			
Line #	Grid Length	Ground Length	Direction
L49	29.01	29.01	S35°06'12"W
L50	498.76	498.80	S54°53'32"E
L51	196.79	196.80	S35°06'32"W
L52	120.00	120.01	N54°53'40"W
L53	210.00	210.02	S35°06'32"W
L54	378.72	378.75	N54°53'40"W
L55	406.81	406.84	N35°06'12"E
L56	120.00	120.01	N54°53'40"W
L57	210.00	210.02	N35°06'32"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	511.80	1029.90	28°28'20"	S40°40'08"E	506.55
C2	141.37	90.00	90°00'00"	S80°06'32"W	127.28
C3	141.38	90.00	90°00'12"	S09°53'34"E	127.28
C4	78.54	50.00	90°00'00"	S80°06'32"W	70.71
C5	78.53	50.00	89°59'52"	N80°06'24"E	70.70
C7	78.54	50.00	90°00'12"	S09°53'34"E	70.71

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	511.84	1030.00	28°28'20"	S40°40'08"E	506.59
C2	141.38	90.01	90°00'00"	S80°06'32"W	127.29
C3	141.39	90.01	90°00'12"	S09°53'34"E	127.29
C4	78.55	50.00	90°00'00"	S80°06'32"W	70.72
C5	78.54	50.00	89°59'52"	N80°06'24"E	70.71
C6	78.55	50.00	90°00'12"	S09°53'34"E	70.72

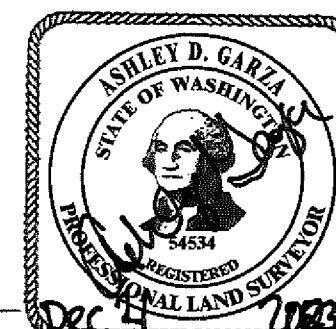
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12th DAY OF January, 2024 A.D. AT 12:02 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEY'S, PAGE 5946 AT THE REQUEST OF
ASHLEY D. GARZA
BENTON COUNTY AUDITOR Branda Chilton by Merry Brabright, deputy
FEE NO. 2024-000769

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY
OF RICHLAND IN JUNE 2023.

Ashley D. Garza 12/11/2023
ASHLEY D. GARZA
CERTIFICATE NO. 54534



PERMIT
SURVEYING
NC

2245 Robertson Drive
Richland, Washington 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 12/11/2023
SCALE: 1"=200'
DRAWN BY: ADG
APPROVED BY: ADG
PROJECT: 17159
SHEET 2 OF 3

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2023. PARCEL NO. 128081BP5168016

Kenneth Spencer by Nicole Upmoe
BENTON COUNTY TREASURER

1-11-2024
DATE

THE BINDING SITE PLAN IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON.

[Signature]
ENGINEER, CITY OF RICHLAND

1/2/2024
DATE

[Signature]
SUBDIVISION ADMINISTRATOR, CITY OF RICHLAND

1/2/2024
DATE

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN AND THAT THE ROAD RIGHTS-OF-WAYS AND EASEMENTS ON THE BINDING SITE PLAN ARE HEREBY GRANTED FOR THE USES AND PURPOSES SHOWN HEREON.

[Signature]
JON AMUNDSON, CITY MANAGER

1/2/2024
DATE

Jennifer Rogers
JENNIFER ROGERS, CITY CLERK

1/2/2024
DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON

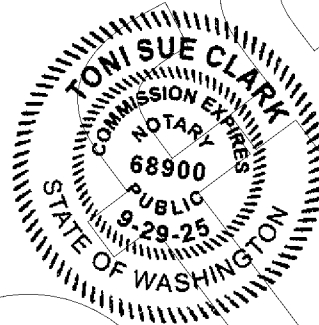
COUNTY OF BENTON

SS.

ON THIS 2nd DAY OF January, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JON AMUNDSON AND JENNIFER ROGERS, TO ME KNOWN TO BE THE CITY MANAGER AND CITY CLERK, RESPECTIVELY, OF THE CITY OF RICHLAND, WASHINGTON, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Toni Sue Clark
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bennetwick
MY COMMISSION EXPIRES 09/29/2025
Toni Sue Clark
PRINT NAME



RECORD OF SURVEY NO. 5946

AMENDING RECORD OF SURVEY 5927

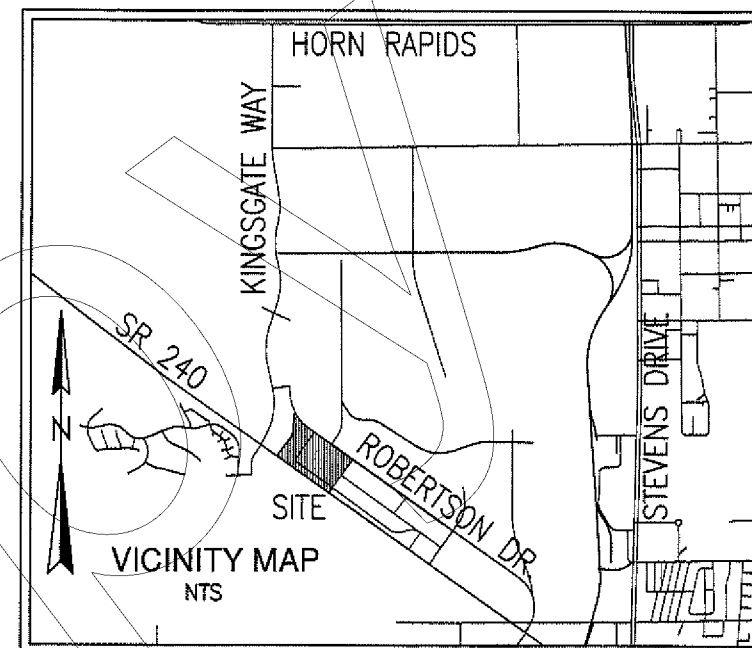
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AMENDING BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056

PREPARED FOR

THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28,
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CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE

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FEE NO. 2024-000769

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Ashley D. Garza 12/2/2023
ASHLEY D. GARZA
CERTIFICATE NO. 54534



PERMIT
SURVEYING
NC

2245 Robertson Drive
Richland, Washington 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 10/30/2023
SCALE: NONE
DRAWN BY: ADG
APPROVED BY: ADG
PROJECT: 17159

SHEET 3 OF 3



CALVIN MATSON
1 ACRE PURCHASE
(10,000 SF FACILITY)

HORN RAPIDS
RV PARK

HORN RAPIDS
COMMERCIAL PLAZA

HORN RAPIDS
GOLF COURSE COMMUNITY

HORN RAPIDS BUSINESS CENTER



MATSON

— HOLDINGS —

May 9, 2024

RE: Letter of Intent
Robertson Drive Property (Horn Rapids)

Dear Mr. Arrasmith,

Please receive this Letter of Intent for the purpose of outlining in broad and general terms the present intentions of Matson Holdings, LLC with respect to the purchase a City of Richland owned 43,577 SF parcel located on Robertson Drive, referred to as Parcel 6, also known as 2621 Robertson Drive.

We are planning to build a 10,000 sq. ft. commercial/industrial building on the site, this building will become the new home for our primary operating company, Double J Excavating.

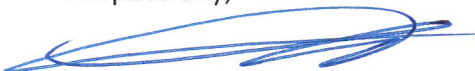
The proposed purchase price for this parcel is \$4.50 per sq. ft., totaling approximately \$196,097. We realize that a PSA will still need to be negotiated and reviewed by Counsel of both Parties and that this transaction requires City approval to move ahead.

Traditional distribution of closing costs would occur.

We are requesting a 120-day feasibility/due diligence period, with closing to follow 120 days after the feasibility period. Along with the option to close before these time frames if mutually agreed.

This Letter of Intent is not intended to, nor does it contractually bind either party.

Respectfully,



Calvin L. Matson
President, Matson Holdings, LLC



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Subject:

Resolution No. 2024-107, Authorizing an Interlocal Agreement with the U.S. Department of Fish and Wildlife for Wildland Fire Suppression

Department/Office
Fire & Emergency Services

Ordinance/Resolution Number:
2024-107

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-107, authorizing the City Manager to sign and execute an agreement with the U.S. Department of Fish and Wildlife for reciprocal wildland firefighting fire suppression services.

Summary:

Due to the amount of federal open land in the region, Richland Fire & Emergency Services crews often respond to natural cover fires that can be reimbursed by the federal agency seeking assistance, provided the appropriate agreements are in place.

This agreement with the U.S. Department of Fish and Wildlife (USFW) provides for reciprocal fire suppression activities between the City of Richland Fire & Emergency Services (RFES) and the USFW. It also provides the mechanism necessary to bill USFW and other federal agencies at State Mobilization reimbursement rates should City of Richland crews provide fire suppression support beyond the first four (4) hours of reciprocal time. The agreement does not compel the City to expend funds or take action. Instead, it establishes the discretionary ability for each agency to provide reciprocal initial attack resources while also providing the billing mechanism for those services provided by RFES beyond the four-hour initial attack period.

This is a renewal of a long-standing agreement with U.S. Fish and Wildlife. The parties currently enjoy an excellent working relationship.

As a housekeeping matter, adoption of this Resolution No. 2024-107 will repeal Resolution No. 2024-91 to remedy an administrative error concerning parties to this agreement.

Staff recommends adoption of Resolution No. 2024-107.

Fiscal Impact:

There is no fiscal impact under normal circumstances and during most fire seasons. However, the agreement provides a mechanism by which RFES can bill USFW for suppression services beyond the four-hour initial attack period. Any potential revenue would be based entirely upon incident needs and agency engagement during each wildland season.

Attachments:

1. Resolution No. 2024-107
2. Draft 2024 Wildland Fire Reciprocal Interagency Agreement

RESOLUTION NO. 2024-107

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN INTERAGENCY AGREEMENT WITH THE
UNITED STATES DEPARTMENT OF FISH AND WILDLIFE FOR
WILDFIRE EMERGENCY RESPONSE AND REIMBURSEMENT.**

WHEREAS, the purpose of the Interlocal Cooperation Act is to permit local governmental organizations to make the most efficient use of their resources by enabling cooperation with other government agencies on the basis of mutual advantage, thereby providing services and organizing facilities in a manner which best fits with geographic, economic, population, and other factors that influence the needs and development of local communities; and

WHEREAS, the City of Richland and the United States Department of Fish and Wildlife have determined that it would be in the best interests of the citizens, and of mutual benefit to the delivery of emergency services to both agencies, if in some circumstances the services of one fire agency is extended outside the corporate limits of the city or district into another; and

WHEREAS, the City and U.S. Department of Fish and Wildlife desire to enter into an interagency agreement wherein, under some circumstances, Richland Fire & Emergency Services will be reimbursed, according to the agreement, for responding to an emergency incident within the fire protection boundaries of the U.S. Department of Fish and Wildlife; and

WHEREAS, the proposed agreement does not require Richland Fire & Emergency Services to provide a fire response, but instead gives Richland the option to send resources to a fire within the U.S. Department of Fish and Wildlife's jurisdiction and receive reimbursement for doing so.

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 interagency agreement for wildfire emergency response and reimbursement with the United States Department of Fish and Wildlife.

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

BE IT FURTHER RESOLVED that Resolution No. 2024-91 is hereby repealed.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

COOPERATIVE FIRE PROTECTION AGREEMENT
BETWEEN
THE UNITED STATES FISH AND WILDLIFE SERVICE
AND
CITY OF RICHLAND
FOR
CENTRAL WASHINGTON NATIONAL WILDLIFE REFUGE COMPLEX
AND
MID-COLUMBIA RIVER NATIONAL WILDLIFE COMPLEX

This Cooperative Fire Protection Agreement (CFPA) is made and entered into and between the U.S. Fish and Wildlife Service, Central Washington and Mid-Columbia River National Wildlife Refuge Complexes, herein referred to as SERVICE and The City of Richland on behalf of the Richland Fire & Emergency Services Department, herein referred to as DEPARTMENT, and is effective upon signature by all parties and will remain in effect for five (5) years unless terminated by one or more of the parties.

This agreement supersedes all current agreements of the same nature between the SERVICE and DEPARTMENT.

I. AUTHORITIES

The SERVICE has entered into this CFPA under the following authorities;

- Reciprocal Fire Protection Act of May 27th, 1955 (69 Stat. 66, 42 U.S.C 1856a-d);
- Robert T. Stafford Disaster Relief and Emergency Assistance Act, (Public Law 93-288, as amended, 42 U.S.C. 5121-5207);
- Federal Fire Prevention and Control Act of October 29, 1974 et seq. (88 Stat. 1535; 15 U.S.C. 2201);
- Fish and Wildlife Coordination Act, 16 U.S.C. Sections 661-666c;
- Department of the Interior and Related Agencies Appropriations Act, 1999 as included in Public law 105-277, Div. A, Section 101(e).

II. PURPOSE

The purpose of this agreement is to coordinate and provide cooperative fire protection between the SERVICE and DEPARTMENT, to suppress wildland fires more efficiently and effectively from damaging natural resource values managed by the SERVICE. This CFPA is consistent with the existing Master Cooperative Fire Protection Agreement (FWS agreement #: FF01R03000-19X-L016), whereas the Master Agreement has documented the commitment of Agencies to improve efficiency by facilitating the coordination and exchange of personnel, equipment, supplies, services, and funds among the Agencies as too will this Agreement. Furthermore, this Agreement describes the working relationship, financial arrangements, and joint activities between the SERVICE and DEPARTMENT not otherwise specified under the terms of the Master Cooperative Fire Protection Agreement. Nothing herein shall be considered

as obligating either party to expend or as involving either party in any contract or other obligation other than reimbursement for wildland fire suppression beyond reciprocal period identified in this document.

III. RECITALS

Whereas, both parties have wildland fire protection responsibilities upon lands of their respective jurisdiction and limited fire protection resources.

Whereas, the SERVICE is the jurisdictional agency responsible for fire management on SERVICE lands;

Whereas, the SERVICE has limited specialized equipment and qualified personnel required to manage wildland fires;

Whereas, DEPARTMENT can provide wildland fire initial attack capability to support and supplement the SERVICE's and other fire protection cooperator's resources;

Whereas, DEPARTMENT can provide equipment and overhead for wildland fire suppression activities within DEPARTMENT's jurisdiction; and

Whereas, if initial attack suppression actions on SERVICE lands are unsuccessful and the fire will not be contained within the first burning period, dispatching and continued incident support services will be transferred to Central Washington Interagency Communication Center (CWICC). CWICC will provide extended attack support.

Therefore, for the mutual consideration herein stated, the parties hereby enter into this CFPA.

IV. STATEMENT OF MUTUAL BENEFITS AND INTERESTS

The SERVICE shall:

- A. Reimbursement to DEPARTMENT for Direct Costs for resource ordered for wildland fire suppression **beyond the reciprocal period of 4 hours including** overhead costs, equipment use cost and logistical support for wildland fire suppression that occur on SERVICE lands. Reimbursable costs will be based off of actual costs to the DEPARTMENT.
- B. Reimburse DEPARTMENT under the provisions within this CFPA no less frequently than every 30 days. Reimbursement will be based on actual costs to the DEPARTMENT.

The DEPARTMENT shall:

- A. Reimburse the SERVICE for direct costs for resource ordered for wildland fire **suppression beyond the reciprocal period of 4 hours including** overhead costs, equipment use cost and logistical support for wildland fire suppression that occur on state/private lands. Reimbursable costs will be based off actual costs to the SERVICE.

- B. Conduct reciprocal initial attack (initial wildland fire suppression, wildland fire control and mop-up) **as requested** on wildland fires occurring on Service lands within the DEPARTMENT's responding jurisdiction.
- C. Follow all wildland fire suppression tactics addressed in the SERVICE's Wildland Fire Management Plan specific to the location of the fire.
- D. Report wildland fires within 48 hours to the Principal Contacts (**Error! Reference source not found.**) for the SERVICE upon discovering or receiving reports of wildland fire on SERVICE lands.
- E. Forward the necessary wildland fire report data to the responsible SERVICE representative identified in the Principal Contact list (**Error! Reference source not found.**) when DEPARTMENT suppresses wildland fires burning wholly or in part on SERVICE lands.
- F. Dispatch only personnel who meet or exceed the minimum training requirements of the DEPARTMENT when responding pursuant to this CFPA.

Both the SERVICE and DEPARTMENT shall:

- A. Provide annually a principal contact information prior to the initiation of fire season. The information will include protection area maps for any new lands acquired by the SERVICE, names and numbers for principal contacts (**Error! Reference source not found.**).
- B. 42 U.S. Code, 1856a – Authority to enter into reciprocal agreement; waiver of claims; reimbursement; ratification of prior agreements. Parties to the Agreement, and each Party hereby waives any claim against any other Party for loss or damage of its property and/or personal injury or death of its employees or agents occurring as a consequence of the performance of this Agreement; provided, this provision shall not relieve any Party from responsibility for claims from third Parties for losses for which the Party is otherwise legally liable. This waiver does not extend to ordinary expenses incurred as part of the cost of the fire (gloves, fuses, hose, etc.).

Claims requesting compensation for property loss or damage, personal injury, or death resulting from the negligence or other wrongful acts of employees performing under this Agreement will be received by the Jurisdictional Agency and forwarded to the hiring or home agency of the allegedly negligent employee for processing. Employee claims for loss of or damage to personal property must be submitted to the Jurisdictional Agency and then forwarded to the hiring, or home agency of the employee for processing in accordance with the hiring agency's administrative procedures.

- C. Parties to this agreement will comply with the U.S. Fish and Wildlife Service Fire Management Policies. Policies include, but are not limited to; implementing fire management plans, promoting human safety as well as reducing hazardous conditions,

conserving wildlife and its habitat, minimizing air and water quality impacts, and meeting other desirable goals.

- D. Agree that the officer-in-charge who arrives first at a wildfire burning on or near lands of both parties will act as Incident Commander (IC). When representatives of both parties have arrived at a fire, the officers-in-charge for each party will mutually agree to designate an IC, provided that nothing shall prevent a party to whom a request is made from refusing to respond when the sole determination of that party's commanding officer is that responding to the incident would create an unreasonable risk of danger to that party's employees, equipment, or a third party.
- E. Be responsible for the training, equipment and welfare of personnel they dispatch, including the treatment of any personal injuries, which may result during any fire or in route to or from any fire as provided by the laws and regulations under which each party operates.
- F. Recognize that the other's training standards are reasonable, prudent, and acceptable for wildland fire response as well as fire support on lands under the jurisdiction of the parties to this CFPA.
- G. Be responsible for operating, servicing, repairing and replacing their own equipment, except as agreed upon in writing by both parties in advance.
- H. Know that regardless of an incident's location, employees of the DEPARTMENT and the SERVICE will be subject only to the laws, regulations, and rules governing their respective employers. No employee shall be entitled to compensation and/or benefits under this CFPA except as specifically provided for under the terms of his or her employment with respective employer.

V. GENERAL PROVISIONS

- A. Neither party shall be required to incur expenses under the terms of this CFPA, except as necessary to effectively implement this CFPA.
- B. Reimbursement will begin at the time ordered resources (on a resource order) exceed the reciprocal period when responding to a SERVICE wildland fire and end when resources return to their respective fire station.
- C. Only actual costs for direct wildland fire suppression will be reimbursed by the SERVICE. These costs include: salary and overtime for wildland fire resources directly involved with wildland fire suppression and the logistical support (Fuel, meals, etc.) for these firefighters. The cost of "backfilling" local fire service employees into home unit positions for shift personnel that have been mobilized to incidents is accepted with the intent to make the local fire district whole. The reimbursed hours will be for base hours only, no overtime. All backfill hours should be documented and signed.

- D. Parties shall provide (upon request) any maps, documents, instructions, and law enforcement reports which either party considers necessary to conduct work associated with this CFPA.
- E. All aircraft and pilots used to transport SERVICE personnel or that are directly controlled by the SERVICE shall be certified by qualified SERVICE or United States Department of Interior National Business Center-Aviation Management inspector prior to SERVICE work.
- F. Operating Plan (OP), the parties will meet annually, prior to the initiation of fire season, to prepare/review an OP. This OP will include lists of principal personnel, dispatching procedures, and any other items identified in this CFPA as necessary for efficient implementation will be included in the OP. The OP shall be related to this CFPA as Exhibit B. Changes made to the OP do not constitute a modification of this CFPA. New signatures on the OP are required only if changes were made to the OP.
- G. Both parties shall comply with all Federal statutes relating to nondiscrimination and all applicable requirements of other Federal laws, executive orders, regulations and policies, including but not limited to;
 - i. Title VI of the Civil Rights Act of 1964 (USC 2000d) which prohibits discrimination on the basis of race, color, handicap or national origin;
 - ii. Title IX of the Education amendments of 1972, as amended (USC 1681-1683) which prohibits the discrimination on the basis of sex.
- H. Either Party shall have the right to obtain access to examine all documents related to this CFPA. Reasonable notice must be given to the other party through their authorized representatives.
- I. Cost Sharing. On multi-jurisdictional incidents, incidents that threaten, or incidents that burn across direct protection boundaries, the parties will jointly develop a written cost share agreement that describes a fair distribution of financial responsibilities. The parties agree that all reasonable and necessary costs incurred to meet the protection responsibilities within each party's direct protection area will be the responsibility of that party.
- J. Modification of this CFPA shall be made by mutual consent of both parties through the issuance of a written modification that is signed and dated by both parties prior to any changes being performed or taking effect.
- K. Either party may terminate this CFPA by providing 30 days written notice to the other. Unless terminated by written notice, this CFPA shall remain in effect for five years from the date of the last signature.
- L. The parties certify that the person executing this CFPA on behalf of its respective entity has the legal authority to enter into this CFPA.

VI. REIMBURSEMENT AUTHORITY

15 U.S. § 2210 - Reimbursement for costs of firefighting on Federal property

Waiver of Claims: Parties to the Agreement shall each be responsible for their own losses arising out of the performance of this Agreement, and each Party hereby waives any claim against any other Party for loss or damage of its property and/or personal injury or death of its employees or agents occurring as a consequence of the performance of this Agreement; provided this provision shall not relieve any Party from responsibility for claims from third Parties for losses for which the Party is otherwise legally liable. This waiver does not extend to ordinary expenses incurred as part of the cost of the fire (gloves, fusees, hose, etc.). This provision pertains to claims between the respective state and federal agencies and does not pertain to claims advanced by third Parties.

Claims requesting compensation for property loss or damage, personal injury, or death resulting from the negligence or other wrongful acts of employees performing under this Agreement will be received by the Protection Agency and forwarded to the hiring, or home agency of the allegedly negligent employee for processing.

Employee claims for loss of or damage to personal property must be submitted to the Jurisdictional Agency and then forwarded to the hiring, or home agency of the employee for processing in accordance with the hiring agency's administrative procedures.

VII. REIMBURSEMENT REQUIREMENTS

- A. The Supporting Party will bill the Protecting Party for actual costs incurred for assistance provided and identified as reimbursable. Reimbursable costs include all costs associated with the direct fire operations and incident support ordered by or for the incident (except as otherwise described in reciprocal initial attack and independent action situations or cost share agreements). All billing packages will include documentation showing the order was processed through and tracked by the Protecting agency. Bills for reimbursement must be supported by resource orders for all resources and may be requested upon reconciliation of the bill. For reimbursement under the terms of this agreement all resource orders beyond initial attack must be mobilized and processed by an interagency dispatch center.
- B. All resource ordered personnel must include a detailed account of individual personnel start and end time for the wildland fire, signed by the employee and Time Unit Leader. The OF-288 form (Emergency Firefighter Time Report) is the desired format.
- C. Provide all fire equipment use reports (shift tickets), signed by the incident supervisor and an equipment invoice. The OF-286 form (Emergency Equipment Use Invoice) is the desired format.

- D. Miscellaneous logistical support reimbursement requests must include a resource order (or equivalent) to ensure that items were used in support of the wildland fire.
- E. On fires where costs are incurred pursuant to the terms of this agreement, the Supporting Party shall submit a bill for reimbursement as soon as possible, but no later than 120 days after the fire is declared out. Payment shall be made to the Supporting Party within 90 days after receipt of the billing invoice.
- F. Submit Service reimbursement request documents to:
- U.S. Fish and Wildlife Service
64 Maple Street
Burbank, WA 99323
ATTN: Fire Management
- G. Submit DEPARTMENT reimbursement request documents to:
- City of Richland, Fire & Emergency Services Department
625 Swift Blvd
Richland, WA 99354
ATTN: Fire Chief

VIII. FIRE SUPPRESSION INVOICE REQUIREMENTS:

- List jurisdictional unit on each invoice/bill
- Cooperator name, address, phone number, and agency financial contact
- Department's UEI number
- Invoice or bill number
- Agreement number
- Incident name and number
- Resource Order Number(s)
- Dates of the incident covered by the billing.
- Summary and detailed cost data for the amount being billed. Details should include standard resource type designation, number of personnel, and hours worked. Use incident generated cost information or standard generated cost reports generated by the Agency to support the billing whenever possible.

Summary cost data may include, but not be limited to, a list of personnel expenses including base, overtime and travel and a listing by vendor name and amount spent for supplies and services procured.

Electronic Funds Transfer (EFT): District shall designate a financial institution or an authorized payment agent through which a federal payment may be made in accordance with U.S. Treasury Regulations, Money, and Finance at 31 CFR 208, which requires that federal payments are to be made by EFT to the maximum extent possible.

In order to receive EFT payments, the District or Department shall register in the System for Award Management (SAM) at www.sam.gov and follow the instructions online to register as a new entity.

Third Party Cost Recovery: Procedures for determining a cost recovery process will be in the Statewide Operating Plan. Investigation process is determined locally. The USFWS needs to investigate the cause of all fires that cross onto Refuge land. Further, the *Interagency Standards for Fire and Fire Aviation Operations* states, “For all human-caused fires where responsibility and negligence can be determined, actions must be taken to recover the cost of suppression activities, land rehabilitation, and damages to the resources and improvements.” The parties will undertake efforts both to protect the point of origin and to facilitate the effective investigation for cost recovery efforts.

IX. DEFINITION OF TERMS

- A. Principal Contacts. A list of appropriate contacts for TBD and the Service.
- B. Direct Costs. Costs directly related to the suppression effort. These costs do not include dispatch or other administrative costs.
- C. Duty Officer. The Service employs a fire management staff person that serves as the “Duty Officer”. The Service Duty Officer is the primary point for coordination with local units for payment and reimbursement issues during incidents and they are not the Incident Commander.
- D. Jurisdictional Agency. Agency which has overall land and resource management and/or protection responsibility as provided by Federal or State law.
- E. Overhead Costs. Costs not directly chargeable to suppression efforts, but which are part of the overall cost of operation.
- F. Suppression Work. All work of confining and extinguishing a fire beginning with its discovery.
- G. Reimbursable Work. Providing monetary compensation for the use of any fire engines, fire support vehicles or equipment and wages for qualified wildland fire personnel and support staff responding to wildfires on Service lands.
- H. Reciprocal Fire Assistance. Support response to the protecting party to provide assistance without charge for the **first 4 hours**.
- I. Appropriate Charges. Comprises all charges related to direct costs, overhead costs, and suppression work.

- J. Multijurisdictional Incident. An incident requiring action from multiple agencies that each have jurisdiction to manage certain aspects of an incident. In ICS, these incidents will be managed under Unified Command.
- K. Unified Command. An application of ICS used when there is more than one agency with incident jurisdiction or when incidents cross political jurisdictions. Agencies work together through the designated members of the Unified Command to establish their designated Incident Commanders at a single ICP and to establish a common set of objectives and strategies and a single Incident Action Plan.

This CFPA involves no exchange of funds between the parties. Further, nothing shall be considered as obligating the SERVICE to expend funds or otherwise obligate the SERVICE for the future payment of money in excess of appropriations authorized by law and administratively allocated for the activities associated with this CFPA, Antideficiency Act, P.L.97-258, 96 Stat 923.

The parties hereto have executed this Cooperative Fire Protection Agreement by and through their authorized representatives on the day and year last written below.

Jon Amundson, City Manager
City of Richland

Date

Project Leader
Central Washington National Wildlife Refuge Complex

Date

Project Leader
Mid-Columbia River National Wildlife Refuge Complex

Date

Regional Incident Business Specialist
U.S. Fish and Wildlife Service, Region 1

Date

OPERATING PLAN

PREAMBLE

This Operating Plan (OP) is prepared pursuant to the Cooperative Fire Protection Agreement (CFPA) between the following parties: US Fish and Wildlife Service, Central Washington and Mid-Columbia River National Wildlife Refuge Complexes, hereafter referred to as SERVICE, and Richland Fire & Emergency Services, hereafter referred to as DEPARTMENT. Authorities written within the existing CFPA still apply. The objective of the OP is to define cooperative relations otherwise not discussed in the CFPA.

INTERAGENCY COOPERATION

Interagency Resources: The parties follow the procedures listed in the Wildland Fire Qualification System Guide PMS 310-1 for training, fitness, and experience standards. The parties operate under the concepts defined in the National Incident Management System (NIMS) using the Incident Command System (ICS) for the management of incidents. The parties will assign only currently qualified personnel and equipment to incidents managed under this agreement.

PREPAREDNESS

Protection Areas and Boundaries: This OP covers the SERVICE lands in the Lower Columbia Basin of Washington State and SERVICE lands located near the towns of Toppenish, Washington and Glenwood, Washington. Refer to the attached map-designating boundary lines as described in Appendix B.

Protection Planning: Although the SERVICE has jurisdictional responsibility, the SERVICE initial response resources are located at the McNary National Wildlife Refuge in Burbank, WA. Often, the SERVICE relies upon support resources from DEPARTMENT during Wildland fire incidents. By law, the SERVICE will have the ultimate responsibility for the overall land management, including wildland fire suppression. Even entering into this protection exchange agreement, they must determine appropriate response levels and overall strategies for initial and extended attack.

Acquisition of Services: The SERVICE may request cooperative fire protection by DEPARTMENT on Refuge lands. The DEPARTMENT can acquire support from the SERVICE by placing a resource order request through the Central Washington Interagency Communication Center or calling the Mid-Columbia River Fire Zone Duty Officer phone (see Appendix A for contact information).

OPERATIONS

Fire Notifications: The SERVICE expects prompt notification of wildfires not only on refuge lands but also those wildfires that threaten Refuge lands. Notification should be placed to one of the staff members listed in Appendix A, the Mid-Columbia River Fire Zone Duty Officer phone, or placed to Central Washington Interagency Communication Center who will contact the SERVICE Duty Officer. The phone numbers for the SERVICE staff members, the Mid-Columbia River Fire Zone Duty Office phone, and Central Washington Interagency Communication Center are listed in Appendix A.

Contacts. Refer to the contact list in Appendix A. These contacts are to be notified of wildfires occurring on lands pertaining to this CFPA.

Equipment: The SERVICE and DEPARTMENT certify that equipment is routinely inspected and fully ready to respond in a fully functional fashion. Each party can request the other's equipment to be inspected for readiness.

Incident Command (IC): Highest ranking staff member will designate jointly, if necessary, an incident commander who will take charge of incident operations according to NIMS.

Changes in complexity: When a fire crosses jurisdictional boundary, or when the results of a standard complexity analysis suggest considering the next level of incident management, or when a fire is not expected to be contained before the end of the first full operational period, the IC should assess the change in complexity and consider requesting a new delegation of authority from the jurisdictional agency.

Land Management Considerations: This agreement applies to areas within the jurisdiction of each district or department and does not obligate the district to respond beyond the district or department boundaries.

USE AND REIMBURSEMENT OF INTERAGENCY FIRE RESOURCES

Communications: A Non-Federal Government Radio Frequency Use Agreement exists between the SERVICE and the District. Each party to this agreement will identify specific radio frequencies, computer system access, data transmission lines, communication sites, and communications equipment shared between Parties. (Frequencies, medivacs, for statewide.) Access to systems and facilities will be approved only by agency authorized personnel and in accordance with agency laws, regulations, and policies governing security of systems and facilities.

Dispatch Procedures: Any party to this agreement can request assistance from another party. Requests for SERVICE support should be placed with Central Washington Interagency Communication Center. SERVICE will request assistance through DEPARTMENT's Fire Dispatch.

Fire Detection Systems: The parties do not operate nor maintain a detection system. Most reports of fire ignition occur through notification from the public through 911 emergency calls.

Aviation Operations: SERVICE cannot direct nor pay for aircraft that are not under contract through the Office of Aircraft Services. Use of aircraft ordered by DEPARTMENT is not reimbursable. On federal fires, aviation operations must comply with DOI Departmental Manual 350-354 and Operational Procedures Memorandums, and the DOI Bureau or Agency specific policies.

Billing Procedures:

Reimbursement resources must be requested by the SERVICE or supplied through established dispatch systems and should be documented on the subsequent Resource Ordering process.

Fire Suppression Billings:

- List jurisdictional unit
- Cooperator name, address, phone number, and agency financial contact
- Invoice or bill number
- UEI Number
- Dates of the incident covered by the billing.
- Summary and detailed cost data for the amount being billed. Details should include standard resource type designation, number of personnel, and hours worked. Use incident generated cost

Agreement Number:

information of standard generated cost reports generated by the agency to support the billing whenever possible. Summary cost data may include, but not be limited to, a list of personnel expenses including base, overtime and travel and a listing by vendor name and amount spent for supplies and services procured. All resource orders will be required.

- Know that in order to make payments for equipment ordered by an incident management team, billing packages must include: Pre-use equipment inspection (OF-296), resource order, the agreement used at the time of hire, copies of the shift tickets (OF-297) and the official signed invoice (OF-286)

Electronic Funds Transfer (EFT): States shall designate a financial institution or an authorized payment agent through which a federal payment may be made in accordance with U.S. Treasury Regulations, Money, and Finance at 31 CFR 208, which requires that federal payments are to be made by EFT to the maximum extent possible.

In order to receive EFT payments, the Department shall register in the System for Award Management (SAM) at www.sam.gov and follow the instructions online to register as a new entity.

Third Party Cost Recovery: Procedures for determining a cost recovery process will be in the Statewide Operating Plan. Investigation process is determined locally. The SERVICE needs to investigate the cause of all fires that cross onto Refuge land. Further, the *Interagency Standards for Fire and Fire Aviation Operations* states, “For all human-caused fires where responsibility and negligence can be determined, actions must be taken to recover the cost of suppression activities, land rehabilitation, and damages to the resources and improvements.” The parties will undertake efforts both to protect the point of origin and to facilitate the effective investigation for cost recovery efforts.

SIGNATURES

The party's hereto have executed this Operating Plan by and through their authorized representatives on the day and year last written below.

Project Leader
Central Washington NWRC

Date: _____

Project Leader
Mid-Columbia River NWRC

Date: _____

Chief

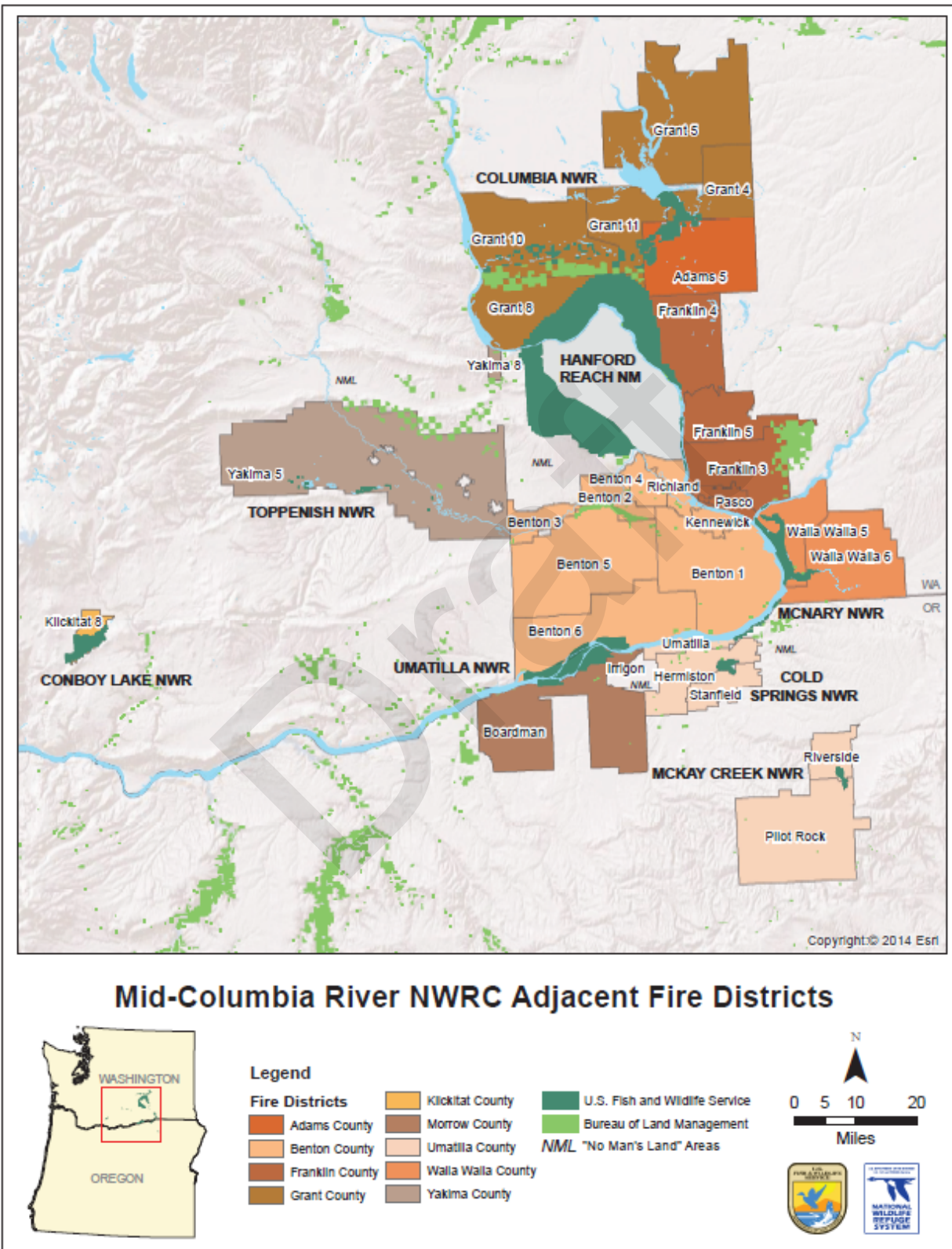
Date: _____

Appendix A.

Principal Contacts

PRINCIPAL CONTACT LIST			
NAME	TITLE	OFFICE	CELL
Bruce Jackson	Fire Management Officer		509-378-0281
Paul Basye	Fire Operations		509-412-4043
	Mid-Columbia River Fire Zone Duty Officer Phone (can receive phone calls and text messages)		509-416-6231
	Central Washington Interagency Communication Center (CWICC)	509-884-34739	
	CWICC After Hours Phone Number	1-800-826-3383	

Appendix B.





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Subject:

Resolution No. 2024-108, Authorizing an Interlocal Agreement with the Washington State Department of Natural Resources for Wildland Firefighting Aircraft Resources

Department/Office
Fire & Emergency Services

Ordinance/Resolution Number:
2024-108

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-108, authorizing the City Manager to sign and execute an interlocal agreement with the Washington State Department of Natural Resources for access to state-funded aerial wildland firefighting resources.

Summary:

In May 2023, the Washington State Legislature passed HB1498 which created funding for aviation resources related to wildland firefighting for local jurisdictions throughout the state. The Washington State Department of Natural Resources (WADNR) was tasked with creating the systems necessary to activate the legislation. In early 2024, WADNR made both training and the agreement pathway available to jurisdictions to be able to utilize the State's aviation resources.

WADNR elected to utilize its existing Forestland Response Agreement (FLRA) structure to activate the aviation capability. Without this agreement in place, the full cost of aviation resources would be the responsibility of the City, except for instances where State Mobilization is approved. The mobilization process has limitations in place that could delay approval for some of the City's highest risk areas, including parts of the Yakima Delta. The proposed agreement supplements the mobilization request process and improves the deployment time of air resources compared to mobilization, particularly when a fire may not yet hit a mobilization threshold.

All fire service providers in the region are in the process of executing the same agreement with WADNR, which will allow for regional coordination of air attack resources in the event of a wildland fire moving across jurisdictional boundaries. Approval of the agreement would provide access to state-funded wildland firefighting aviation resources, which will be invaluable should a significant fire break out in the Yakima Delta corridor, Bateman Island, or Leslie Canyon, as well as the wildland interface areas in northwest and southwest Richland.

Staff recommends approval of Resolution No. 2024-108.

Fiscal Impact: This agreement provides the mechanism by which RFES can access state-funded fire suppression aircraft. No financial impacts are anticipated, and the use of this agreement will vary from season to season based on incident needs.

Attachments:

1. Resolution No. 2024-108
2. Draft 2024 Interlocal Agreement for Wildland Firefighting Aircraft Resources

RESOLUTION NO. 2024-108

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN INTERAGENCY AGREEMENT WITH THE
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
FOR FORESTLAND RESPONSE.**

WHEREAS, the purpose of the Interlocal Cooperation Act is to permit local governmental organizations to make the most efficient use of their resources by enabling cooperation with other government agencies on the basis of mutual advantage, thereby providing services and organizing facilities in a manner which best fits with geographic, economic, population, and other factors that influence the needs and development of local communities; and

WHEREAS, in 2023, the Washington State Legislature passed House Bill 1498, directing the Washington State Department of Natural Resources (DNR) to establish a mechanism by which DNR-funded fire suppression air resources are made available for deployment by local fire jurisdictions; and

WHEREAS, DNR has determined that the mechanism to access said resources shall be an interagency forestland response agreement; and

WHEREAS, the City of Richland and DNR have determined that it would be mutually beneficial to execute a forestland response agreement to facilitate access to wildland firefighting air resources.

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 interagency agreement for forestland response with the Washington State Department of Natural Resources.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



WILDFIRE

FORESTLAND RESPONSE AGREEMENT DEPARTMENT OF NATURAL RESOURCES (DNR) NO. 93-107349

PI: 221, 222, 223

Funding Source: State

Grant Funded: ☐ Yes ☒ No

Procurement method: ☒ Exempt, Department of Enterprise Services, Sole Source Contract Policy No. POL-DES-140-00, Section 5, Item 2, RCW 39.26.125(10)

This Agreement is entered into between the state of Washington, Department of Natural Resources, Southeast Region, hereinafter referred to as “DNR or AGENCY”, and the below named Fire Protection District/Department, hereinafter referred to as District/Department.”

Richland Fire and Emergency Services

625 Swift Blvd. MS-16

Richland, WA 99352

Phone: 509-942-7703

Email: thuntington@ci.richland.wa.us

Statewide Vendor # (SWV): SWV0000350

Authority: This Agreement is entered into by DNR under the authority of RCW 76.04.015, RCW 76.04.135 and RCW 76.04.610(3); and by the District/Department under the authority of RCW 52.12.031, RCW 52.12.125 and RCW 35.21.010; and DNR and District/Department in conformity with RCW 39.34, the Interlocal Cooperation Act.

In consideration of the terms, conditions and covenants contained herein, or attached and incorporated and made a part hereof, the Parties mutually agree as follows:

- 1. Purpose:** The purpose of this Agreement is to (1) provide for mutual assistance and cooperation in the control and suppression of forestland fire and therefore to contract for the District/Department to provide fire protection services to an area within the jurisdiction of DNR and located in, or adjacent to, the District/Department and to contract for the DNR to assist in fire protection services on forestland within District/Department jurisdiction; and (2) dispatch and pay for fire service resources outside the fire service

District/Department jurisdictional boundaries for wildfire and prescribed (RX) fire dispatch.

2. **Scope:** This Agreement pertains to forestland fire incidents within or adjacent to the District/Department boundaries and to District/Department resources ordered through the DNR Region or Division for dispatch outside of District/Department boundaries for support provided by DNR as outlined in Attachment A – Operational Guidelines for Resources ordered through the DNR Region or Division for dispatch outside of District/Department boundaries.
3. **Term.** The term of this agreement is April 8, 2024, or date of execution, whichever is later, through December 31, 2028.
4. **Jurisdictional Responsibility:** Within or adjacent to the District/Department boundaries, the statutory jurisdictional responsibility for fire control on forestland varies. It may be:
 - (1) **Sole DNR Jurisdiction:** Land subject to Forest Fire Protection Assessment and District/Department is NOT collecting fire protection levy
 - (2) **Sole District/Department Jurisdiction:** Land subject to District/Department fire protection levy and not subject to Forest Fire Protection Assessment.
 - (3) **Joint Jurisdiction:** Land subject to Forest Fire Protection Assessment and the District/Department is collecting fire protection levy.
5. **Mutual Aid Fire Incident Response:**
 - (1) **Sole DNR Jurisdiction:** In the event of a fire emergency in a sole DNR jurisdiction area, the DNR will respond. The District/Department may respond to provide immediate control action, minimize fire loss, and thereby indirectly protect its own jurisdiction area. DNR may request response from the District/Department to gain timely initial attack and control action, or to supplement DNR resources.
 - (2) **Sole District/Department Jurisdiction:** In the event of a fire emergency in a sole District/Department jurisdiction area, the District/Department will respond. DNR may respond to provide immediate control action, minimize fire loss, and thereby indirectly protect its own jurisdiction area. The District/Department may request that DNR provide supplemental resources for fire emergency operations and support.
 - (3) **Joint Jurisdiction:** In the event of a fire emergency in a joint jurisdiction area, both DNR and the District/Department will respond, subject to the availability of resources.
6. **Off-Season Incidents:** For this Agreement, no incident will be considered off-season. Fire season will be January 1-December 31 each year.

7. Command:

- (1) **Sole DNR Jurisdiction Incidents:** When the District/Department is the first arriving agency, the District/Department on-site initial responders shall establish command until released by a representative of DNR.
- (2) **Sole District/Department Jurisdictional Incidents:** When DNR is the first arriving agency, the DNR on-site initial responders shall establish command until released by a representative of the District/Department.
- (3) **Joint Jurisdiction Incidents:** The first arriving agency initial responders shall establish command, and, upon the arrival of the other agency, unified command will be established and used for incident management.

8. Fire Control and Suppression Definitions:

- (1) **Forestland:** As the term is defined by RCW 76.04.005.
- (2) **Ordering:** Prior to the arrival of DNR at the incident, the initial attack incident commander may order special resources through DNR. That decision shall be documented, and payment authorized (see Section 11 and 12 of this Agreement) by DNR prior to the mobilization of special resources.
- (3) **Special Resources:** Air resources, dozers, heavy equipment, or other resources deemed necessary to contain and control the fire.

9. Operation Guidelines:

- (1) **Forestland Response:** Representatives of the District/Department and DNR may mutually develop operation guidelines that provide principles, direction and guidance for the conduct of fire control operations related to forest land response. The operation guidelines shall be reviewed at least annually and revised as necessary to achieve cooperation and understanding.
- (2) **DNR Dispatch:** See Attachment A - Operation Guidelines for resources ordered through the DNR Region or Division for dispatch outside of the District/Department jurisdictional boundaries; which is incorporated by reference herein.
- (3) **Prescribed (RX) Fire Dispatch:** See Attachment A – Operational Guidelines for resources ordered through the DNR Region or Division for dispatch outside of the District/Department jurisdictional boundaries; which is incorporated by reference herein. The guidelines for Fire Dispatch are the same, whether that be for a Wildland Fire Incident or Prescribed Fire.

- 10. Fire Investigation:** The District/Department and DNR agree to protect the origin area of any fire to the best of its ability. Fires will be jointly investigated when an incident originated in a joint jurisdiction area. A DNR fire investigator may investigate fires

originating on, spreading to or threatening land subject to Forest Fire Protection Assessment (i.e., sole DNR or joint jurisdiction areas).

11. Costs:

- (1) **Charges Not Required:** One purpose of this Agreement is mutual assistance and cooperation in the control and suppression of fires (see Section 1 - Purpose). In most instances, resource costs will not be charged to the other party. However, there may be circumstances or conditions where the District/Department or DNR desires or is required to charge, or request reimbursement, for resource costs as described in Subsections (2), (3), (4), and (5) below.
- (2) **Sole DNR Jurisdiction:** If the District/Department responds, DNR will pay for District/Department personnel and equipment costs outside of mutual aid unless otherwise negotiated.
- (3) **Sole District/Department Jurisdiction:** If DNR responds, the District/Department will pay for DNR personnel and equipment costs outside of mutual aid unless otherwise negotiated.
- (4) **Joint Jurisdiction:** Initial attack through complete extinguishment of the fire, each party will pay its own costs.
- (5) **DNR Dispatch:** If District/Department personnel is dispatched by DNR outside of District/Department jurisdictional boundaries, DNR will pay for District/Department personnel and equipment costs.

12. Cost Reimbursement Procedures:

- (1) **Forestland Response:** Provisions within this Agreement for reimbursement of costs related to forest land response are subject to the following conditions:
 - (a) **Notice:** Prior to costs being incurred as allowed by this Agreement (other than DNR Dispatch), notice of such expenditure must be given to DNR of the requesting agency prior to the expenditure or commitment of funds.
 - (b) **Invoice:** Any resource provider costs, which are to be billed, must be invoiced within sixty (60) business days of the last date of incurred expense for the incident.
- (2) **DNR Dispatch:** Provisions within this Agreement for reimbursement of costs related to DNR dispatch are outlined in Attachment A - Operation Guidelines for resources ordered through the DNR Region or Division for dispatch outside of the District/Department jurisdictional boundaries; which is incorporated by reference herein.

13. Cost Reimbursement Rates:

- (1) **Forestland Response:**

- (a) Equipment costs shall be paid to the resource provider at the DNR Wage and Equipment Rates or as otherwise agreed to in writing by the respective authorized agency representatives.
- (b) Career/permanent and seasonal personnel costs will be reimbursed to the resource provider at the resource provider's actual total cost. This will include backfill costs as outlined in the State Mobilization Plan.

(2) DNR Dispatch:

Cost reimbursement rates related to DNR dispatch are outlined in Attachment A - Operation Guidelines for resources ordered through the DNR Region or Division for dispatch outside of the District/Department boundaries.

- 14. Insurance:** DNR is an agency of the state of Washington and is therefore self-insured under the State's Self-Insurance Liability Program. The District/Department shall, at all times during the term of this Agreement at its sole cost and expense, buy and maintain insurance of the types and amounts listed below. Failure to buy and maintain the required insurance may result in the termination of the Agreement at DNR's option. If the District/Department is self-insured, evidence of its status as self-insured will be provided to DNR, and if deemed acceptable by DNR, shall satisfy the insurance requirements specified by this Section. The limits of insurance to be bought and maintained by the District/Department shall not be less than as follows:

Minimum Coverage Requirements: These limits may not be sufficient to cover all liability losses and related claim settlement expenses. Purchase of these minimum limits of coverage does not relieve the District/Department from liability for losses and settlement expenses greater than these amounts. DNR shall not be charged for the cost for insurance coverage(s).

District/Department is required to purchase insurance for a period of 36 months after completion of this Agreement. This requirement may be satisfied by the continuous purchase of an extended agreement. This requirement may be satisfied by the continuous purchase of an extended reporting period. During the term of the Agreement, District/Department must purchase and maintain the insurance coverage and limits specified below:

- (1) Commercial General Liability (CGL) Insurance or District/Department Equivalent.** District/Department must purchase and maintain CGL on an Insurance Services Office (ISO) form CG 00 01 or equivalent form, covering liability arising from premises, operations, independent contractors, personal injury, products-completed operations, and liability assumed under an insured contract. Such insurance must be provided on an occurrence basis. If insurance is written on a "claims made" basis, the policy shall provide full coverage for prior acts or include a retroactive date that precedes the effective date of this Agreement. Insurance must include liability coverage with limits not less than those specified below:

<u>Description</u>	<u>Dollar Amount</u>
General Aggregate Limit (Other than products-completed operations)	\$2,000,000

- (2) **Employer's liability ("Stop Gap") Insurance:** District/Department shall purchase and maintain employer's liability insurance and if necessary, commercial umbrella liability insurance with limits not less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.
- (3) **Business Auto Policy (BAP) Insurance:** If activities pursuant to this Agreement involve the use of vehicles, to include FEPP vehicles, the District/Department must purchase and maintain a BAP on an Insurance Services Office (ISO) form CA 00 01 or equivalent form. The Description of Covered Autos must include one or more of the following:
- "Any Auto" (Symbol 1).
 - If District/Department-owned personal vehicles are used, the BAP must cover "Owned Autos Only" (Symbol 2).
 - If District/Department hires autos, the BAP must cover "Hired Autos Only" (Symbol 8).
 - If District/Department employee's vehicles are used, the BAP must cover "Non-Owned Autos Only" (Symbol 9).

Such insurance must be provided on an occurrence basis. The BAP insurance must include liability coverage with limits not less than those specified below. The District/Department is responsible for any deductible.

<u>Description</u>	<u>Each Accident</u>
Bodily Injury and Property Damage	\$1,000,000

- (4) **Workers Compensation Insurance or Equivalent:** The District/Department shall comply with all state of Washington workers compensation statutes and regulations. Coverage shall be provided for all employees and volunteers of the District/Department and shall include bodily injury (including death) that arises out of or in connection with the performance of this Agreement.
15. **Service Limitations.** The responses and fire suppression services provided for under this Agreement are intended to be rendered on the same basis as such services are rendered to other areas within the District/Department or DNR jurisdictions and neither party assumes liability for failure to provide services by reason of any circumstances beyond the party's control. In the event of simultaneous fires or medical aid calls within the areas covered by this Agreement whereby facilities of either party are taxed beyond the party's ability to render equal protection, the officers and agents of the party shall have sole discretion as to which call shall be answered first. The responding party shall have sole discretion to determine the manner and method of responding to and handling emergencies under this Agreement consistent with Section 7 - Command of this Agreement.
16. **Benefits.** This agreement is entered into for the benefit of the parties to this agreement only and shall confer no benefits, direct or implied, on any third persons.
17. **Renegotiation and Modification:** The terms and conditions of this Agreement may be renegotiated at the request of either Party between the dates of January 1 and March 1 of

any year. Any modification or amendment of this Agreement must be in writing and must be signed by duly authorized agents of the Parties.

18. **Assignment and Delegation:** This Agreement, or any right or interest therein, may not be assigned or otherwise transferred by either Party without the prior written consent of the other Party. Any attempted assignment shall be void unless made in strict conformity with this section.

Either Party may perform its duty through a delegate or agent but shall not be thereby relieved of any duty to perform or any liability for breach of this Agreement.

19. **Remedies:** Any remedy exercised by either Party shall not be deemed exclusive and either Party may pursue any and all other remedies available to it under the law.
20. **Compliance with Laws:** Parties shall comply with all applicable federal, state, and local laws, rules and regulations that govern each component of this Agreement.
21. **Non-Waiver:** Waiver by either Party of strict performance of any provision of this Agreement shall not act as a waiver of the right of the other Party to require future strict performance of the same provision or any other provision.
22. **Harassment.** Per [RCW 43.01.135](#), Sexual harassment in the workplace, Agency Contractors hereby have access to DNR Policy PO01-052 Sexual Harassment: https://www.dnr.wa.gov/publications/em_harassment_prevention_policy.pdf
24. **Interpretation and Venue:** This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington. The venue of any action brought under this Agreement shall be in the Superior Court of Thurston County.
25. **Severability:** If any provision of this Agreement is held to be invalid, such invalidity shall not affect the other provisions of this Agreement that can be given effect without the invalid provision(s), and to this end the provisions of this Agreement are declared severable.
26. **Termination:** This Agreement may be terminated by either Party by the provision of ninety (90) days written notice, provided that neither Party may terminate this Agreement at any time between April 15 and October 15 of any year due to the fire danger during this period.
27. **Agreement Managers:**

DNR AGREEMENT MANAGER
Name: Callan Wilkins
Title: Cooperator Wildfire Training Coordinator
Address: 713 Bowers Rd.
City/State/Zip: Ellensburg, WA 98926
Phone: (509) 899-3876
Email: callan.wilkins@dnr.wa.gov

DISTRICT/DEPARTMENT AGREEMENT MANAGER
Name: Thomas Huntington
Title: Fire Chief
Address: 625 Swift Blvd. MS-16
City/State/Zip: Richland, WA 99352
Phone: 509-942-7703
Email: thuntington@ci.richland.wa.us

This Agreement supersedes all previous agreements.

By signature below, the Agencies certify that the individuals listed in this document, as representatives of the Agencies, are authorized to act in their respective areas for matters related to this instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement.

DISTRICT/DEPARTMENT

**STATE OF WASHINGTON,
DEPARTMENT OF NATURAL
RESOURCES**

Signature Date

Printed Name

Title

Signature Date

Larry Leach
Printed Name

SE Region Manager (Acting)
Title

DISTRICT/DEPARTMENT

Signature Date

Printed Name

Title

DISTRICT/DEPARTMENT

Signature Date

Printed Name

Title

DISTRICT/DEPARTMENT

Signature Date

Printed Name

Title

Operation Guidelines
Resources ordered through the DNR Region or Division for
Dispatch outside of District/Department jurisdictional boundaries

Department of Natural Resources (DNR) agrees to dispatch District/Department resources to incidents outside of the Districts/Department jurisdictional boundaries as needed to meet DNR responsibilities and as approved by the District/Department. Dispatches can include out of the state of Washington. Participation by a District/Department with incidents outside its jurisdiction is voluntary and separate from involvement in State Fire Mobilization.

This Agreement extends to all District/Department members:

- Washington Fire Service (WFS) paid members which District/Department allow to participate will be paid by the District/Department. DNR will reimburse district/department costs as outlined in this agreement.
- Members of Washington Fire Service who are volunteers will need to be hired by the DNR via the DNR casual hire process and paid directly by DNR. This may be completed pre-season or at the time of the incident. Your local DNR Region office will handle the casual hire process.

District/Department agrees:

- 1) All personnel dispatched outside of their jurisdictional boundaries will have a valid Incident Qualification Card (red card) stating current qualifications; and will adhere to qualifications and standards described in NWCG PMS 310-1;
- 2) To keep equipment and personnel status current in the Interagency Resource Ordering Capability (IROC) by selecting option a. or b. below. List available resources on the following resource list addendum. (Check one):
 - a. ☐ With DNR Region approval, DNR Region will give Web-Status rights to IROC for district employees. It is the employee's responsibility to ensure that their status is accurate.
 - b. ☒ DNR Region will status your employees. For this option, you would need to provide your local DNR Region Dispatch with the status of your employees every Monday by 1200 hours. Dispatch would then update their status in IROC for that week (0800 Tuesday to 0800 Tuesday).

For dispatches outside of the DNR region, approval from DNR host region fire staff is required. Host region fire staff will coordinate with Wildland Fire Management Division in order to ensure statewide readiness.

- 3) To notify your local DNR Region of any changes in status of personnel/equipment (i.e.; dispatched/demobilized under State Fire Mobilization, demobilization & ETA home from incidents dispatched thru DNR, etc.);
- 4) All personnel and equipment dispatched will be paid by the District/Department; (except volunteers will follow payment procedures outlined in their individual agreement and be paid directly by DNR);

- 5) All Equipment and Personnel dispatched under this agreement will arrive at each incident with a copy of their current Forestland Response Agreement.
- 6) Invoice for personnel and equipment costs billed to DNR will include:
 - a. Original Emergency Fire Time Report (OF-288); hourly wage rate (regular and OT) for personnel hours on the OF-288. This applies to paid district/department staff. Volunteers will be paid directly by DNR.
 - b. Original shift ticket (OF-286) documenting mileage to/from incident as well as mileage incurred on the incident signed by the incident supervisor.
 - c. Copy of Resource Order card.
- 7) Invoices requesting payment for equipment (engines/tenders) will be submitted to DNR within sixty (60) business days of the last date of the incurred expense for the incident and shall include Original Emergency Equipment Use Invoice Form (OF-286) and shift tickets (OF-297); and
- 8) Invoices requesting payment for other travel costs (meals, lodging not provided by the incident) must be submitted to DNR within sixty (60) business days of the last date of the incurred expense for the incident.
- 9) Only utilize agency owned vehicles or procured rental vehicles on the fireline or off-road.

DNR agrees to:

- 1) Assist the District/Department with updating status of IMT members in IROC;
- 2) Maintain IQS records for District/Department personnel with NWCG PMS 310-1 wildland fire qualifications, if red carded through the DNR;
- 3) Reimburse District/Department within 30 days of invoice receipt and documentation as required above;
- 4) Reimburse the Fire Service District/Department at the Total Cost of personnel. This includes, regular time, overtime, and District/Department backfill for that position as outlined in the State Mobilization Plan. The DNR will not pay for muster time, wildland premium pay, or other unspecified pay provisions.

Rental vehicles for Off-road use must be procured consistent with the National Emergency Rental Vehicle Blanket Purchase Agreement (NERV). Rental vehicles for non-fire line positions must be rented through alternative sources other than the USFS NERV rental vehicle agreement. Rental vehicle authorization must be documented on the resource order. Please speak with your local DNR Region for more specific information.

**DISTRICT/DEPARTMENT RESOURCE LIST
OVERHEAD AND EQUIPMENT ADDENDUM**

DNR will dispatch and process invoices for the following fire district members and equipment when dispatched by DNR outside of their fire district.

Overhead Resources

	Name	Career or Volunteer	Backfill Required	Position/Qualifications	Team Affiliation or Single Resource
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					

**DISTRICT/DEPARTMENT RESOURCE LIST
OVERHEAD AND EQUIPMENT ADDENDUM**

DNR will dispatch and process invoices for the following fire district members and equipment when dispatched by DNR outside of their fire district.

Equipment Resources

			Rate / Negotiated Rate*
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

* The negotiated rate must be agreed upon between the signing parties prior to dispatch.

CONTACT INFORMATION:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Subject:

Resolution No. 2024-109, Authorizing an Interagency Agreement with the Washington State Department of Corrections for Mutual Aid on behalf of the Coyote Ridge Corrections Center

Department/Office
Police

Ordinance/Resolution Number:
2024-109

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-109, authorizing the City Manager to sign and execute an interlocal agreement with the Washington State Department of Corrections for mutual aid between the Richland Police Department and the Coyote Ridge Corrections Center.

Summary:

The Washington State Department of Corrections, on behalf of the Coyote Ridge Corrections Center, would like to enter into a two-year interagency agreement with the City of Richland Police Department for the purpose of outlining emergency support assistance strategies and cost reimbursement for such support. The objective is to partner in strategies that support the emergency needs of both the Department of Corrections and the Richland Police Department. The proposed agreement does not compel a response from RPD to the Coyote Ridge Corrections Center, but allows RPD to decide, in its discretion, whether it has available resources it can dedicate to support the Department of Corrections, and to seek reimbursement in instances where such resources are deployed.

The agreement will be in effect through June 30, 2026.

Staff recommends approval of Resolution No. 2024-109.

Fiscal Impact: None. The City may seek reimbursement from the Department of Corrections in instances where RPD resources are deployed in support of DOC.

Attachments:

1. Resolution No. 2024-109
2. 2024 Proposed Interlocal Agreement with the Department of Corrections

RESOLUTION NO. 2024-109

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN INTERAGENCY AGREEMENT WITH THE
WASHINGTON STATE DEPARTMENT OF CORRECTIONS FOR
MUTUAL AID ON BEHALF OF THE COYOTE RIDGE
CORRECTIONS CENTER.**

WHEREAS, the purpose of the Interlocal Cooperation Act is to permit local governmental organizations to make the most efficient use of their resources by enabling cooperation with other government agencies on the basis of mutual advantage, thereby providing services and organizing facilities in a manner which best fits with geographic, economic, population, and other factors that influence the needs and development of local communities; and

WHEREAS, the City and the Washington State Department of Corrections (DOC) have determined that the best interests of both parties and their constituents would be served by partnering in strategies that support the emergency needs of both agencies; and

WHEREAS, Richland and DOC seek to enter into an interagency agreement wherein each party will assist the other within the guidelines and policy of each agency and the availability of their respective resources; and

WHEREAS, the proposed agreement will allow a Richland liaison to be dispatched directly to CRCC to facilitate resources and maintain communication between the parties, and receive reimbursement for expenses incurred directly as a result of providing personnel and material; and

WHEREAS, under the agreement, each party is allowed to determine, in its sole discretion, whether response is appropriate under the circumstances and in light of available resources.

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 interagency agreement with the Washington State Department of Corrections for mutual aid on behalf of the Coyote Ridge Corrections Center.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



Washington State Department of Corrections

Contract No. K13534

THIS INTERAGENCY AGREEMENT ("Agreement") is made and entered into by and between the Washington State Department of Corrections, on behalf of the Coyote Ridge Corrections Center, hereinafter referred to as "DOC" or "Department," and the City of Richland, a Washington municipal corporation, on behalf of the Richland Police Department, hereinafter referred to as "Richland" or "RPD."

WHEREAS the purpose of this Agreement is to set forth terms by which Richland and Department, on behalf of the Coyote Ridge Corrections Center ("CRCC"), can partner in strategies that support emergency needs of both Department and Richland; and

WHEREAS this Agreement is authorized under the provisions of chapter 39.34 RCW, Interlocal Cooperation Act, and RCW 72.02.150, Contingency Plans for Penal Facilities.

NOW THEREFORE, in consideration of the terms and conditions contained herein, or attached and incorporated and made a part hereof, Department and Richland agree as follows:

1. CONCEPT OF OPERATIONS

It is mutually agreed by RPD and DOC that each party will assist the other within the guidelines and policy of each agency and the availability of their respective resources.

2. REQUEST FOR ASSISTANCE

Requests for RPD to assist CRCC during an emergency may be made by CRCC Shift Commander or above.

Upon notification to RPD, a Richland liaison may be dispatched directly to CRCC to facilitate resources and maintain communication between the parties. Typical services that may be requested include, but are not limited to, the following:

- Escape Response – Searches of buildings and areas within the county limits.
- Manpower - Officers needed/ available to secure institution perimeter or conduct external searches.
- Other assistance, as needed, depending on circumstances and available resources.

3. COMMAND RESPONSIBILITY AT EMERGENCY SCENE

While on the grounds of CRCC and acting under this Agreement, all RPD personnel shall be under the immediate control of their respective supervisors, who shall be responsive to Richland Chief of Police or designee. Likewise, responding staff and incarcerated individuals shall remain under the immediate supervision of a DOC Agency/ Representative/ Leader.

4. MEDIA/PUBLIC INFORMATION

The Incident Commander(s) will be responsible for news releases concerning the incident. A spokesperson for assisting agencies will respond to news media inquiries with regard to their agency involvement in the incident.

5. PRE-EMERGENCY PLANNING

Representatives of RPD and DOC agree to meet annually to review roles and responsibilities. Joint training should occur as resources and opportunity allow. Written emergency plans, policy, and procedures will be shared between agencies. Such plans, policy, and procedures are confidential and will not be disclosed except in furtherance of the contingency plan or as required by state law or court order, including but not limited to the Washington State Public Records Act. Section 14 notwithstanding, decisions to release records under the Washington State Public Records Act shall be made in the sole discretion of the agency processing the request.

6. POINTS OF CONTACT

The Chief of Police or designee and the CRCC Superintendent or designee will administer this Agreement on behalf of each Party. Contact information is as follows:

DOC point of contact: Jefferey Perkins
CRCC Superintendent
japerkins@doc1.wa.gov
(509) 543-5810

RPD point of contact: Craig Meidl
Interim Chief of Police
871 George Washington Way, Richland, WA 99352
cmeidl@ci.richland.wa.us
(509) 942-7340

7. TERM AND TERMINATION

Regardless of the date of execution, the term of this Agreement, and subsequent extensions or contractions thereto, shall commence and expire on the dates set forth below, unless earlier terminated as provided herein.

	Commencement Date	Expiration Date
Term	July 1, 2024	June 30, 2026

Either party may terminate this Agreement upon 30-days' prior written notification to the other party. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

8. COSTS

DOC shall reimburse Richland for their expenses incurred directly as a result of their providing personnel and material in accordance with RCW 72.72.050 and RCW 72.72.060 and this Agreement. By this Agreement, the Parties do not intend to form a separate legal entity. Further, no acquiring, holding or disposing of real or personal property will occur under this Agreement.

9. AGREEMENT CHANGES, MODIFICATIONS AND AMENDMENTS

This Agreement may be changed, modified, or amended by written agreement executed by both parties.

10. LIABILITY

Each party shall be responsible for the negligence of its own employees or agents in performance of this agreement.

11. ASSIGNMENT

The work to be provided under this Agreement, and any claim arising thereunder, is not assignable or delegable by either party in whole or in part, without the express prior written consent of the other party, which consent shall not be unreasonably withheld.

12. DISPUTES

In the event that a dispute arises under this Agreement, it shall be determined by a Dispute Board in the following manner: Each party to this Agreement shall appoint one member to the Dispute Board. The members so appointed shall jointly appoint an additional member to the Dispute Board. The Dispute Board shall review the facts, Agreement terms and applicable statutes and rules and make a determination of the dispute. The Dispute Board shall thereafter decide the dispute with the majority prevailing. The determination of the Dispute Board shall be final and binding on the parties hereto. As an alternative to this process, either of the parties may request intervention by the Governor, as provided by RCW 43.17.330, in which event the Governor's process will control.

13. NON-EXCLUSIVE AGREEMENTS

The parties to this Agreement shall not be precluded from entering into similar agreements or first response agreements with other governmental units.

14. RECORDS MAINTENANCE

The parties to this Agreement shall each maintain books, records, documents, and other evidence which sufficiently and properly reflect all direct and indirect costs expended by either party in the performance of the services described herein. These records shall be subject to inspection, review, or audit by personnel of both parties, other personnel duly authorized by either party, the Office of the State Auditor, and federal officials so authorized by law. All books, records, documents, and other material relevant to this Agreement will be retained for six (6) years after expiration and the Office of the State Auditor, federal auditors, and any persons duly authorized by the parties shall have full access and the right to examine any of these materials during this period.

Records and other documents, in any medium, furnished by one party to this Agreement to the other party, will remain the property of the furnishing party, unless otherwise agreed. The receiving party will not disclose or make available this material to any third parties without first giving notice to the furnishing party and giving it a reasonable opportunity to respond. Each party will utilize reasonable security procedures and protections to assure that records and documents provided by the other party are not erroneously disclosed to third parties.

15. SEVERABILITY

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

16. WAIVER

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

17. ALL WRITINGS CONTAINED HEREIN

This Agreement contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

18. PRISON RAPE ELIMINATION ACT OF 2003 (PREA)

The Department has zero tolerance for all forms of sexual abuse and sexual harassment of any individual under Department jurisdiction. PREA requirements shall apply to any person having contact with individuals under Department jurisdiction. This includes, but is not limited to, contractors and contractor's owners, members, officers, directors, partners, employees, agents, volunteers, and/or subcontractors. Additional information regarding PREA, including resources such as policies, forms, reports, laws, and regulations, may be found at the following website maintained by the Department: www.doc.wa.gov/corrections/prea/

19. GOVERNANCE

This Agreement is entered into pursuant to and under the authority granted by the laws of the state of Washington and any applicable federal laws. The provisions of this Agreement shall be construed to conform to those laws.

In the event of an inconsistency in the terms of this Agreement, or between its terms and any applicable statute or rule, the inconsistency shall be resolved by giving precedence in the following order:

- a. Applicable state and federal statutes and rules; and
- b. Any other provisions of the Agreement, including materials incorporated by reference.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

THIS AGREEMENT, consisting of five (5) pages, is executed by the persons signing below who warrant that they have the authority to execute the AGREEMENT.

**CITY OF RICHLAND on behalf of the
RICHLAND POLICE DEPARTMENT**

DEPARTMENT OF CORRECTIONS

(Signature)

(Printed Name)

(Title)

(Date)

(Signature)

Daryl Huntsinger

(Printed Name)

Contracts Administrator

(Title)

(Date)

Approved as to Form:

This Agreement format was approved by the Office of the Washington State Attorney General



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Resolutions - Adoption

Strategic Priority I - High Performance Government

Subject:

Resolution No. 2024-110, Authorizing a Consultant Agreement with Remy Corporation for Project Management Services related to the Workday Inc. Enterprise HRIS Implementation Project

Department/Office

Administrative Services Department

Ordinance/Resolution Number:

2024-110

Document Type:

Resolution

Recommended Motion:

Approve Resolution No. 2024-110, authorizing the City Manager to sign and execute a consultant agreement with Remy Corporation for project management services related to the Workday, Inc., Enterprise HRIS Implementation Project.

Summary:

In January 2024, through Resolution No. 2024-09, the City of Richland authorized an agreement with Workday, Inc. for implementation of an enterprise Human Resource Information System (HRIS). Since that time, staff has been working diligently with the Workday implementation team to complete the project by the first pay period of 2025 to ensure a seamless transition from the current payroll system.

Due to recent unanticipated staff vacancies, it is now necessary to utilize a project management consultant experienced in Workday software implementations to prevent unnecessary and significant project delays. Remy Corporation has been identified as a consulting firm with over a decade of project management experience specific to the Workday software. Adding a full-time project manager will aid significantly in achieving project completion and fulfilling contractual obligations that require the City to maintain a baseline level of support for the project to ensure successful implementation.

RMC 3.04.060 allows the City Manager to waive the RFP process when quantifiable costs of delay in using an RFP process are likely to outweigh the savings and higher quality performance expected from an RFP process. Based on current circumstances, the City Manager has authorized a waiver of the RFP process to ensure the project continues on schedule.

Staff recommends adoption of Resolution No. 2024-110.

Fiscal Impact:

Consultant services are not to exceed \$150,000 and funds are available in the project budget to cover a portion of the cost. The remainder will be paid with funding from Expert and Professional Services and Information Technology ERP funds previously approved in the 2024 Budget.

Attachments:

1. Resolution No. 2024-110
2. Proposed Remy Corporation Consulting Agreement

RESOLUTION NO. 2024-110

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A CONSULTANT AGREEMENT WITH REMY
CORPORATION FOR PROJECT MANAGEMENT RELATED TO
THE WORKDAY, INC. ENTERPRISE HRIS IMPLEMENTATION
PROJECT.**

WHEREAS, on January 16, 2024, Richland City Council adopted Resolution No. 2024-09, authorizing an agreement with Workday, Inc. for the purchase and implementation of an enterprise Human Resources Information System (HRIS); and

WHEREAS, recent unanticipated staffing changes necessitate supplemental consultant support for the project; and

WHEREAS, the new HRIS implementation includes payroll functions that require a go-live date prior to the first payroll of January 2025; and

WHEREAS, further project delays would significantly impact the ability to successfully complete the project on time; and

WHEREAS, a waiver of the City's competitive solicitation process is appropriate under the circumstances and has been approved by the City Manager as allowed by RMC 3.04.060; and

WHEREAS, Remy Corporation has significant Workday, Inc. implementation experience and is well-suited to perform project management duties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a consultant agreement with Remy Corporation in an amount not to exceed \$150,000.00 for project management services.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

Workday Project Management Services

This Agreement is entered into this _____ day of August, 2024 ("Effective Date") by and between the **City of Richland** ("**City**"), a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **Remy Corporation** ("**Consultant**"), a foreign for-profit corporation with service at 1610 15th Street, 2nd Floor, Denver, CO 80202. **City** and **Consultant** are referred to individually herein as a "Party" and collectively herein as the "Parties."

WITNESSETH:

1. SCOPE OF WORK

- a. Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work outlined in Exhibit A. In performing these services, Consultant shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such services. In addition, these services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance. All services performed under this Agreement will be conducted solely for the benefit of the City and will not be used for any other purpose without written consent of the City.
- b. This Agreement consists of this Agreement and other documents listed below. These form the entire Agreement between the Parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below (mark all that apply):
 1. ☒ City of Richland Agreement No. _____
 2. ☒ Exhibit A: Scope of Work
 3. ☐ City Richland Solicitation No. N/A
 4. ☐ Exhibit B: Solicitation No. N/A proposal response submitted by Consultant dated N/A.
 5. ☐ Additional Documents – N/A.

2. TIME FOR COMPLETION

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by February 28, 2025.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on February 28, 2025.

4. PAYMENT

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **One hundred and fifty thousand dollars (\$150,000.00)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
 - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
 - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
 - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5. INDEPENDENT CONTRACTOR

Consultant, and any and all employees of Consultant or other persons engaged in the performance of any work or services required of Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims

that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of Consultant.

6. OWNERSHIP OF DOCUMENTS

Any and all data, analyses, documents, photographs, plans, designs, drawings, specifications, surveys, films, documents, reports and other work products created, prepared, produced, constructed, assembled, made, performed, or otherwise produced by Consultant or Consultant's subcontractors for delivery to the City pursuant to this Agreement shall become the sole and absolute property of the City upon completion of the services and payment in full of all payment due to Consultant of the fees set forth in this Agreement. Such property shall constitute "work made for hire" as defined by the U.S. Copyright Act of 1976, 17 U.S.C. § 101, and the ownership of the copyright and any other intellectual property rights in such property shall vest in the City at the time of its creation. Ownership of the intellectual property includes the right to copyright, patent, and register, and the ability to transfer these rights. Material which Consultant uses to perform this Agreement but is not created, prepared, constructed, assembled, made, performed or otherwise produced for or paid for by the City is owned by Consultant and is not "work made for hire" within the terms of this Agreement. Consultant will ensure that all independent contractors have written agreements in place that transfers ownership of all Intellectual Property created by them or provided by them to the City.

The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of Consultant. The City agrees to waive any claim against Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by Consultant.

7. TERMINATION

- a. This Agreement may be terminated by either Party upon thirty (30) days' written notice. In the event this Agreement is terminated by Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination. In the event the City terminates this Agreement, the City shall pay Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and Consultant.
- b. If any work covered by this Agreement shall be suspended or abandoned by the City before Consultant has completed the assigned work, Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and Consultant.

8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a. As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b. Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the

contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within thirty (30) calendar days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within twenty (20) calendar days of receipt.

- c. All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at Consultant's sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.
- d. Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9. DISPUTE RESOLUTION

- a. The City and Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b. All disputes between the City and Consultant not resolved by negotiation between the Parties may be arbitrated only by mutual agreement of the City and Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will resolve by legal action.

10. DEBARMENT CERTIFICATION

Consultant certifies that neither Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-Procurement Programs" which can be found at:

www.sam.gov and <https://secure.lni.wa.gov/verify/>

11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either Party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the Parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The Parties agree that all questions shall be resolved by application of Washington law, and that the Parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

12. ATTORNEY'S FEES

The Parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing Party will be awarded its reasonable

attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

13. **INSURANCE**

Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by Consultant, its agents, representatives, or employees.

- a. No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b. Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
 1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
 2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability, Errors or Omissions insurance appropriate to the Consultant's profession. Coverage shall be provided if Consultant is providing services under this Agreement as a licensed professional, including, but not limited to, engineers, architects, accountants, surveyors, and attorneys.
- c. Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000 each occurrence, \$2,000,000 general aggregate.
 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d. Other Insurance Provisions. Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or self-insured

pool coverage maintained by the City shall be excess of Consultant's insurance and shall not contribute with it.

- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of Consultant before commencement of the work.
- g. Notice of Cancellation. Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due Consultant from the City.
- i. Public Entity Full Availability of Consultant Limits. If Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by Consultant, irrespective of whether such limits maintained by Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by Consultant.

14. INDEMNIFICATION / HOLD HARMLESS

- a. Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the willful or negligent acts, or alleged willful or alleged negligent acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the Parties. The provisions of this section shall survive the expiration or termination of this Agreement.

15. STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

16. SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the Parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the non-assigning Party, which may be given in the non-assigning Party's sole discretion.

17. NOTICES

Any notices required under this Agreement will be in writing, addressed to the appropriate Party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager
City of Richland
625 Swift Blvd., MS-11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710

Contact Name: Eric Braesch
Name of Firm: Remy Corporation
Address: 1610 15th Street, 2nd floor
Address: Denver, CO 80202
Email: ebraesch@remycorp.com
Phone Number: (303) 570-1019

18. EQUAL OPPORTUNITY AGREEMENT

Consultant agrees that Consultant will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

19. SEVERABILITY

If any provision of this Agreement conflicts with applicable law, or its application is found to be invalid by a court of competent jurisdiction, the remainder of this Agreement shall not be affected, and to this end, the terms of this Agreement are declared to be severable.

20. AMENDMENTS

All amendments must be in writing and be approved and signed by both Parties.

21. CHANGE IN LAW

The Parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either Party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) calendar days following written notice by either Party to the other Party of such adverse change in law, the Parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the Parties to the extent possible. If, despite good faith attempts, the Parties cannot reach agreement upon an amendment within sixty (60) calendar days after commencing negotiation, then this Agreement may be terminated by either Party as of the

earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one Party to the other.

22. CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose or sell confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

23. CHANGES OF WORK

- a. When required to do so, and without any additional compensation, Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which Consultant is responsible for preparing or furnishing under this Agreement.
- b. Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 24, Extra Work.

24. EXTRA WORK

The City may desire to have Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

25. ENTIRE AGREEMENT

This Agreement contains the entire agreement of the Parties hereto and supersedes all previous understandings and agreements, written and oral, with respect to this transaction. Neither Party shall be liable to the other for any representations made by any person regarding the terms of this Agreement, except to the extent that the same are expressed in this Agreement.

26. AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of another person, corporation, partnership, company, or other organization or entity represents and warrants that he or she is fully authorized to so execute and deliver this Agreement on behalf of the entity or party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein, and that this Agreement is enforceable in accordance with its terms.

27. COUNTERPART ORIGINALS

Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

(Signature page to follow)

Draft

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

CITY OF RICHLAND

CONSULTANT

Jon Amundson, ICMA-CM
City Manager

Signature

Attest:

Printed Name

Jennifer Rogers, City Clerk

Title

Approved as to form:

Heather Kintzley, City Attorney

Draft

EXHIBIT A: Detailed Scope of Work

Primary duties of external Client-side Project Manager

- *Co-owns Project Plan along with City*
- *Manages tasks of City resources as needed*
- *Manages issues and decision logs. Escalates as needed.*
- *Communicates weekly Project status to City Executive Sponsor(s) and Project stakeholders*
- *Responsible for managing all City activities such as change management, employee training, testing, Customer-built integration(s), third party deployments*
- *Ensure all appropriate resources are available for the project.*
- *Resolve issues that are impeding the progress of the project.*
- *Provide overall direction to the Core Team.*
- *Align processes across all areas of HR and Payroll.*
- *Recommends business design decisions and approaches, including change orders*
- *Communicates project activities, milestones, and issues to Advisory Committee.*

The client-side project manager will keep the project on task, communicate with stakeholders, and understand the big picture of the entire implementation. The project manager will have experience with the Workday Launch implementation methodology particularly in the public sector environment of similar size.

Remy Corporation has identified Project Manager, Jodi Wiseman, to perform this role, at an hourly rate is \$175.00.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Items - Approval

Strategic Priority I - High Performance Government

Subject:

Appointment to the Richland Public Facilities District Board: Michael Wiemers and Doug McMakin

Department/Office
City Clerk

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Appoint Michael Wiemers to Position No. 1 and Doug McMakin to Position No. 4 on the Richland Public Facilities District Board.

Summary:

The term for Position No. 4 on the Richland Public Facilities District Board (RPFDB) expired on July 15, 2024, and a vacancy was created in Position No. 1 when Miriam Kerzner submitted her resignation effective August 31, 2024. This forthcoming vacancy was included in the recruitment efforts for Position No. 4 and one application was received.

In total, five (5) applications were received during the recruitment period. On August 8, 2024, Mayor Richardson, Mayor Pro Tem Kent, Councilmember Jones, and City Manager Amundson conducted interviews and recommend the following appointments:

Michael Wiemers to the unexpired term of Position No. 1
Doug McMakin to Position No. 4

The term for Position No. 1 will be effective September 1, 2024 through July 15, 2026.

The term for Position No. 4 will be effective the day following Council appointment through July 15, 2028.

Application packets are on file in the City Clerk's Office, along with the required letter of recommendation for Position No. 1.

Fiscal Impact: None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Items - Approval

Strategic Priority I - High Performance Government

Subject:

Appointment to the Tri-City Regional Hotel-Motel Commission: Yesenia Galvez

Department/Office
City Clerk

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Appoint Yesenia Galvez to Position No. I on the Tri-City Regional Hotel-Motel Commission.

Summary:

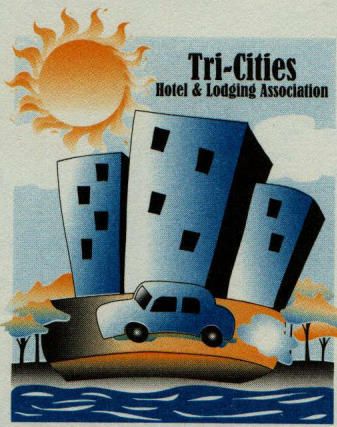
The term for Position No. I on the Tri-City Regional Hotel-Motel Commission will expire on August 31, 2024. The Tri-Cities Hotel & Lodging Association, which oversees the Tri-City Regional Hotel-Motel Commission, has selected the incumbent, Yesenia Galvez, as the preferred candidate to serve on the Richland Tourism Promotion (TPA) Commission to represent the City of Richland.

The term for Position No. I will be effective from September 1, 2024 through August 31, 2026.

Fiscal Impact: None.

Attachments:

I. Tri-City Regional Hotel Motel Commission Recommendation Memo



**P.O. Box 1739
Richland, WA 99352**

August 9, 2024

Mr. Jon Amundson
City of Richland
625 Swift Boulevard
Richland, WA 99352

Mr. Jon Amundson:

This letter is in reference to the Richland TPA Commissioner position being held by Yesenia Galvez from the Holiday Inn Express in Richland. Mrs. Galvez's term is set to expire on August 31, 2024 and she is eligible for re-election.

The Tri-Cities Hotel and Lodging Association has selected Yesenia Galvez with Holiday Inn Express in Richland, as the preferred candidate to fulfill another term as the TPA Commissioner to represent the City of Richland, which will expire on August 31, 2026.

If you have any questions regarding this issue, please do not hesitate to contact me at 509-792-1660.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Monica Hammerberg
Treasurer
Tri-Cities Hotel & Lodging Association

Cc: Kevin Lewis – President CEO Visit Tri-Cities



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Expenditures - Approval

Strategic Priority 2 - Financial Sustainability

Subject:

Expenditures from July 1, 2024 to July 31, 2024 for \$32,866,968.04 including Travel Checks Nos. 20578-20592, Accounts Payable Check Nos. 324796-325935, Accounts Payable Wire Nos. 10145-10191, Payroll Wires & ACH Nos. 14114-14167, Payroll Direct Deposit & Check Nos. 225691-226975, and Pension Check Nos. 6792-6813.

Department/Office
Finance

Ordinance/Resolution Number:

Document Type:
Expenditures

Recommended Motion:

Approve the expenditures from July 1, 2024 to July 31, 2024 in the amount of \$32,866,968.04.

Summary:

Breakdown of Expenditures:

Travel Checks	20578-20592	\$13,911.27
Accounts Payable Checks	324796-325935	\$10,388,038.23
Accounts Payable Wires	10145-10191	\$15,898,331.11
Payroll Wires & ACH	14114-14167	\$3,523,839.52
Payroll Direct Deposit & Checks	225691-226975	\$3,022,915.96
Pension Checks	6792-6813	\$19,931.95
TOTAL		\$32,866,968.04

Fiscal Impact:

Total Disbursements: \$32,866,968.04

Attachments:

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

Expenditure Summary - 7/1/2024 - 7/31/2024

AP-EXP-SUMMARY-001

Expenditure Breakdown Summary

	REPORT	START CHECK	END CHECK	CHECK COUNT	CHECK TOTALS	VOID AMT
Travel Checks	(AP-TRVLCHKS-001)	20578	20592	15	\$13,911.27	\$0.00
Accounts Payable Checks	(AP-CHKHIST-DETAIL-001)	324796	325935	1137	\$10,388,038.23	\$137.34
Accounts Payable Wires	(AP-WIRENOS-001)	10145	10191	47	\$15,898,331.11	\$0.00
Payroll Wires & ACH	(PR-WIRESACH-001)	14114	14167	54	\$3,523,839.52	\$0.00
Payroll Direct Deposit & Checks	(PR-CHKHIST-DETAIL-001)	225691	226975	1283	\$3,022,915.96	\$0.00
Pension Checks	(PR-CHKHIST-DETAIL-002)	6792	6813	22	\$19,931.95	\$0.00

\$32,866,968.04

AP Travel Checks - MUNIS 7/1/2024 - 7/31/2024

Travel Check Summary Information

CHECK DATE	START CHECK	END CHECK	CHECK KNT	CHECK TOTALS	VOID AMT
07/10/2024	20578	20581	4	\$6,556.82	\$0.00
07/17/2024	20582	20583	2	\$1,751.02	\$0.00
07/24/2024	20584	20587	4	\$1,614.90	\$0.00
07/31/2024	20588	20592	5	\$3,988.53	\$0.00
			15	\$13,911.27	\$0.00

Travel Check Detail Information

CHECK DATE	START CHECK	VOID	PAYEE	CHECK AMT	CHK COMMENT	VOID AMT	VOID COMMENT
07/10/2024	20578		AUST, RANDY	\$4138.32	24-254 ESRI	\$0.00	
07/10/2024	20579		BRYAN FIELD	\$786.50	24-065 NASRO CONFERENCE	\$0.00	
07/10/2024	20580		MICHAEL MENDEZ	\$1338.00	24-033 ESRI USER'S CONFERENCE	\$0.00	
07/10/2024	20581		SCOTT MOORE	\$294.00	24-251 2024 SI ACADEMY HVAC	\$0.00	
07/17/2024	20582		MIZAE ACEVEDO	\$569.46	24-258 WABO QUARTERLY MEETING	\$0.00	
07/17/2024	20583		DUSTIN RICHMAN	\$1181.56	24-217 ADVANCED POLYGRAPH EXAM	\$0.00	
07/24/2024	20584		MATT NELSON	\$336.12	24-200 GATHERING EVIDENCE FBI	\$0.00	
07/24/2024	20585		KELLY REED	\$472.78	24-230 NATURE BASED EARLY LEAR	\$0.00	
07/24/2024	20586		JOHANNA TALBOTT	\$403.00	24-208 PNLA 2024 CONFERENCE	\$0.00	
07/24/2024	20587		ALYSSA URETSKY-PRATT	\$403.00	24-207 PNLA 2024 CONFERENCE	\$0.00	
07/31/2024	20588		LARKIN, DAVID	\$496.09	24-041 NRU BOARD MEETING	\$0.00	
07/31/2024	20589		R. KIM LETTRICK	\$1307.00	24-153 APCO 2024 CONFERENCE	\$0.00	
07/31/2024	20590		JEANINE RUBY	\$910.50	24-263 EVOC INSTRUCTOR COURSE	\$0.00	
07/31/2024	20591		JEREMY SANDIN	\$196.00	24-269 SCHOOL SAFETY SUMMIT	\$0.00	
07/31/2024	20592		CLINT WHITNEY	\$1078.94	24-238 NRU BOARD MEETING	\$0.00	
				\$13911.27		\$0.00	

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/01/2024	324796	P	10103	KERI RANDALL BADGLEY	\$174.70	0	070124PP	MEDICARE PREMIUM/BADGLEY
07/01/2024	324797	P	10160	LAURIE VERN BATES JR	\$174.70	0	070124PP	MEDICARE PREMIUM/BATES
07/01/2024	324798	P	10855	BEDEN, LARRY	\$174.70	0	070124PP	MEDICARE PREMIUM/BEDEN
07/01/2024	324799	P	10169	DALE A BRUNSON	\$174.70	0	070124PP	MEDICARE PREMIUM/BRUNSON
07/01/2024	324800	P	10170	RANDY H CARPER	\$679.70	0	070124PP	MEDICARE PREMIUM/CARPER
07/01/2024	324801	P	10167	MIKE CASE	\$174.70	0	070124PP	MEDICARE PREMIUM/CASE
07/01/2024	324802	P	10029	MICHAEL CLEAVENGER	\$174.70	0	070124PP	MEDICARE PREMIUM/CLEAVENGER
07/01/2024	324803	P	10028	WILL J CLEAVENGER	\$174.70	0	070124PP	MEDICARE PREMIUM/CLEAVENGER
07/01/2024	324804	P	10038	LARRY COUCH	\$174.70	0	070124PP	MEDICARE PREMIUM/COUCH
07/01/2024	324805	P	10166	JAMES J DEMYER	\$174.70	0	070124PP	MEDICARE PREMIUM/DEMYER
07/01/2024	324806	P	10048	DOUGLAS D DRIVER	\$174.70	0	070124PP	MEDICARE PREMIUM/DRIVER
07/01/2024	324807	P	10165	JOHN M GANLEY	\$174.70	0	070124PP	MEDICARE PREMIUM/GANLEY
07/01/2024	324808	P	12445	JAMES GREG GILL	\$174.70	0	070124PP	MEDICARE PREMIUM/GILL
07/01/2024	324809	P	31042	JAMES B GOULD	\$174.70	0	070124PP	MEDICARE PREMIUM/GOULD
07/01/2024	324810	P	10251	HIGGINS, FRED C	\$174.70	0	070124PP	MEDICARE PREMIUM/HIGGINS
07/01/2024	324811	P	10271	SCOTT K LARSON	\$174.70	0	070124PP	MEDICARE PREMIUM/LARSON
07/01/2024	324812	P	10156	DAVID L LEWIS	\$151.70	0	070124PP	MEDICARE PREMIUM/LEWIS
07/01/2024	324813	P	10164	ROBERT MOORE	\$174.70	0	070124PP	MEDICARE PREMIUM/MOORE
07/01/2024	324814	P	31512	JERALD S MORRELL	\$174.70	0	070124PP	MEDICARE PREMIUM/MORRELL
07/01/2024	324815	P	10117	DAVID W SPARKS	\$174.70	0	070124PP	MEDICARE PREMIUM/SPARKS
07/01/2024	324816	P	10119	WILLIAM TANNER	\$174.70	0	070124PP	MEDICARE PREMIUM/TANNER
07/01/2024	324817	P	10332	RANDAL L TAYLOR	\$174.70	0	070124PP	MEDICARE PREMIUM/TAYLOR
07/01/2024	324818	P	10163	GERALD D THOMAS	\$174.70	0	070124PP	MEDICARE PREMIUM/THOMAS
07/01/2024	324819	P	10800	ROY TURNER	\$174.70	0	070124PP	MEDICARE PREMIUM/TURNER
07/01/2024	324820	P	10765	CANTLEY VISION INC	\$695.00	0	070124FP	NON COVERED VISION
07/01/2024	324821	P	10040	DANNY DOWNS	\$142.65	0	070124FP	NON COVERED RX
07/01/2024	324822	P	10116	DONALD SIEMENS	\$50.24	0	070124FP	NON COVERED RX
07/01/2024	324823	P	10004	MARSHALL R BAKER	\$174.70	0	070124FP	MEDICARE PREMIUM/BAKER
07/01/2024	324824	P	10005	RON BEARDEMPHL	\$174.70	0	070124FP	MEDICARE PREMIUM/BEARDEMPHL
07/01/2024	324825	P	10014	JOHN S BOARDMAN	\$174.70	0	070124FP	MEDICARE PREMIUM/BOARDMAN
07/01/2024	324826	P	10180	CANFIELD, HARRY R	\$174.70	0	070124FP	MEDICARE PREMIUM/CANFIELD
07/01/2024	324827	P	10040	DANNY DOWNS	\$174.70	0	070124FP	MEDICARE PREMIUM/DOWNS
07/01/2024	324828	P	10085	JAMES P MULROY	\$174.70	0	070124FP	MEDICARE PREMIUM/MULROY

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/01/2024	324829	P	10086	DAVID MURRAY	\$165.70	0	070124FP	MEDICARE PREMIUM/MURRAY
07/01/2024	324830	P	10087	EDWARD A MYERS	\$174.70	0	070124FP	MEDICARE PREMIUM/MYERS
07/01/2024	324831	P	10820	OWEN, MICHAEL	\$168.70	0	070124FP	MEDICARE PREMIUM/OWEN
07/01/2024	324832	P	10533	JAMES POLLARD	\$174.70	0	070124FP	MEDICARE PREMIUM/POLLARD
07/01/2024	324833	P	10109	RODGERS, GARY H	\$164.90	0	070124FP	MEDICARE PREMIUM/RODGERS
07/01/2024	324834	P	10111	LARRY RONEY	\$174.70	0	070124FP	MEDICARE PREMIUM/RONEY
07/01/2024	324835	P	10116	DONALD SIEMENS	\$174.70	0	070124FP	MEDICARE PREMIUM/SIEMENS
07/01/2024	324836	P	12440	MARK STRATTON	\$174.70	0	070124FP	MEDICARE PREMIUM/STRATTON
07/01/2024	324837	P	10673	TERRY THRALL	\$174.70	0	070124FP	MEDICARE PREMIUM/THRALL
07/01/2024	324838	P	10142	ROYAL WEST	\$164.90	0	070124FP	MEDICARE PREMIUM/WEST
07/01/2024	324839	P	10148	CRAIG E WILLIAMSON	\$145.70	0	070124FP	MEDICARE PREMIUM/WILLIAMSON
07/03/2024	324841	P	31231	ABM INDUSTRIES INC	\$3,247.50	0	0703241	PROUT POOL - DEEP CLEAN
07/03/2024	324842	P	10838	GRIGG ENTERPRISES INC	\$1,547.75	0	0703241	STATION 72 - FLAG POLE REPAIR
07/03/2024	324843	P	31688	ACTION FIRST AID	\$60.00	0	0703241	UNI MAINT CARD AND OPTICAL SEN
07/03/2024	324844	P	11492	ALS GROUP USA CORP	\$2,218.00	0	0703241	TESTING - WWTP INFLUENT/EFFLUE
07/03/2024	324845	P	999004	AMB REFUND	\$751.22	0	0703241	AMBULANCE REFUND - PATIENT OVE
07/03/2024	324846	P	999004	AMB REFUND	\$92.51	0	0703241	AMBULANCE REFUND - INSURANCE O
07/03/2024	324847	P	10583	GREG WALDEN	\$2,605.32	0	0703241	NNO HATS
07/03/2024	324848	P	32423	AUNT FLOW CORP	\$1,344.38	0	0703241	WOMENS MENSTRAL HEALTH
07/03/2024	324849	P	999000	AUREF - Utility Customer Refunds	\$149.36	0	0703241	250 GAGE BLVD 1053
07/03/2024	324850	P	999000	AUREF - Utility Customer Refunds	\$107.61	0	0703241	1900 STEVENS DR 210
07/03/2024	324851	P	999000	AUREF - Utility Customer Refunds	\$304.21	0	0703241	507 BARTH AVE B
07/03/2024	324852	P	999000	AUREF - Utility Customer Refunds	\$134.15	0	0703241	250 GAGE BLVD 2094
07/03/2024	324853	P	999000	AUREF - Utility Customer Refunds	\$49.41	0	0703241	903 ABBOT ST
07/03/2024	324854	P	999000	AUREF - Utility Customer Refunds	\$79.60	0	0703241	903 ABBOT ST B
07/03/2024	324855	P	999000	AUREF - Utility Customer Refunds	\$70.46	0	0703241	903 ABBOT ST A
07/03/2024	324856	P	999000	AUREF - Utility Customer Refunds	\$343.84	0	0703241	1206 VAN GIESEN ST
07/03/2024	324857	P	999000	AUREF - Utility Customer Refunds	\$160.03	0	0703241	250 GAGE BLVD 1039
07/03/2024	324858	P	999000	AUREF - Utility Customer Refunds	\$43.62	0	0703241	1950 BELLERIVE DR 113
07/03/2024	324859	P	999000	AUREF - Utility Customer Refunds	\$204.62	0	0703241	2555 DUPORTAIL ST D328
07/03/2024	324860	P	999000	AUREF - Utility Customer Refunds	\$136.53	0	0703241	1421 CAROLINA AVE Unit 103
07/03/2024	324861	P	999000	AUREF - Utility Customer Refunds	\$1,214.75	0	0703241	393 HYDRANT METER
07/03/2024	324862	P	999000	AUREF - Utility Customer Refunds	\$373.58	0	0703241	412 SMITH AVE

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/03/2024	324863	P	999000	AUREF - Utility Customer Refunds	\$170.98	0	0703241	2555 DUPORTAIL ST I268
07/03/2024	324864	P	999000	AUREF - Utility Customer Refunds	\$64.64	0	0703241	2565 SUNRAY AVE
07/03/2024	324865	P	999000	AUREF - Utility Customer Refunds	\$32.19	0	0703241	2569 SUNRAY AVE
07/03/2024	324866	P	999000	AUREF - Utility Customer Refunds	\$34.61	0	0703241	406 LAKEROSE LOOP
07/03/2024	324867	P	999000	AUREF - Utility Customer Refunds	\$158.05	0	0703241	751 HANFORD ST
07/03/2024	324868	P	999000	AUREF - Utility Customer Refunds	\$165.33	0	0703241	1312 TOTTEN AVE
07/03/2024	324869	P	999000	AUREF - Utility Customer Refunds	\$204.70	0	0703241	303 GAGE BLVD 236
07/03/2024	324870	P	999000	AUREF - Utility Customer Refunds	\$64.94	0	0703241	PAID TO WRONG RICHLAND
07/03/2024	324871	P	999000	AUREF - Utility Customer Refunds	\$143.92	0	0703241	2101 STEPTOE ST Apt 110
07/03/2024	324872	P	999000	AUREF - Utility Customer Refunds	\$267.32	0	0703241	2555 BELLA COOLA LN Apt 183
07/03/2024	324873	P	999000	AUREF - Utility Customer Refunds	\$160.44	0	0703241	1603 AMON DR
07/03/2024	324874	P	999000	AUREF - Utility Customer Refunds	\$131.33	0	0703241	1513 WRIGHT AVE
07/03/2024	324875	P	999000	AUREF - Utility Customer Refunds	\$185.67	0	0703241	2894 SALK AVE Apt 321
07/03/2024	324876	P	999000	AUREF - Utility Customer Refunds	\$15.01	0	0703241	2550 DUPORTAIL ST F134
07/03/2024	324877	P	999000	AUREF - Utility Customer Refunds	\$1,469.15	0	0703241	336 HYDRANT METER
07/03/2024	324878	P	999000	AUREF - Utility Customer Refunds	\$214.89	0	0703241	240 BATTELLE BLVD Apt 325
07/03/2024	324879	P	999000	AUREF - Utility Customer Refunds	\$127.07	0	0703241	2895 PAULING AVE Apt 205
07/03/2024	324880	P	999000	AUREF - Utility Customer Refunds	\$191.22	0	0703241	900 AARON DR 119
07/03/2024	324881	P	999000	AUREF - Utility Customer Refunds	\$157.81	0	0703241	1529 COLUMBIA PARK TRL Apt 221
07/03/2024	324882	P	999000	AUREF - Utility Customer Refunds	\$278.42	0	0703241	824 MEADOWS DR S
07/03/2024	324883	P	999000	AUREF - Utility Customer Refunds	\$149.05	0	0703241	2894 SALK AVE Apt 107
07/03/2024	324884	P	999000	AUREF - Utility Customer Refunds	\$124.54	0	0703241	1650 MOWRY SQ 212
07/03/2024	324885	P	999000	AUREF - Utility Customer Refunds	\$198.74	0	0703241	2015 ORCHARD WAY
07/03/2024	324886	P	999000	AUREF - Utility Customer Refunds	\$123.12	0	0703241	423 COLUMBIA POINT DR
07/03/2024	324887	P	999000	AUREF - Utility Customer Refunds	\$58.33	0	0703241	1086 KLIKITAT ST
07/03/2024	324888	P	999000	AUREF - Utility Customer Refunds	\$44.78	0	0703241	240 BATTELLE BLVD Apt 431
07/03/2024	324889	P	999000	AUREF - Utility Customer Refunds	\$89.31	0	0703241	2474 MORRIS AVE
07/03/2024	324890	P	999000	AUREF - Utility Customer Refunds	\$1,437.45	0	0703241	363 HYDRANT METER
07/03/2024	324891	P	999000	AUREF - Utility Customer Refunds	\$16.69	0	0703241	575 COLUMBIA POINT DR Apt 222
07/03/2024	324892	P	999000	AUREF - Utility Customer Refunds	\$71.51	0	0703241	3003 QUEENSGATE DR Apt 343
07/03/2024	324893	P	999000	AUREF - Utility Customer Refunds	\$114.21	0	0703241	704 STANTON AVE
07/03/2024	324894	P	999000	AUREF - Utility Customer Refunds	\$155.62	0	0703241	2665 KINGSGATE WAY Apt B114
07/03/2024	324895	P	999000	AUREF - Utility Customer Refunds	\$193.08	0	0703241	2633 SCOTTSDALE PL

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/03/2024	324896	P	999000	AUREF - Utility Customer Refunds	\$118.12	0	0703241	2550 DUPORTAIL ST S113
07/03/2024	324897	P	999000	AUREF - Utility Customer Refunds	\$121.81	0	0703241	2594 SUNRAY AVE
07/03/2024	324898	P	999000	AUREF - Utility Customer Refunds	\$378.76	0	0703241	1348 WHITE BLUFFS ST
07/03/2024	324899	P	999000	AUREF - Utility Customer Refunds	\$101.28	0	0703241	800 CHESTNUT AVE
07/03/2024	324900	P	999000	AUREF - Utility Customer Refunds	\$217.03	0	0703241	1207 GEORGE WASHINGTON WAY 26
07/03/2024	324901	P	999000	AUREF - Utility Customer Refunds	\$37.58	0	0703241	2101 STEPTOE ST Apt 114
07/03/2024	324902	P	999000	AUREF - Utility Customer Refunds	\$102.77	0	0703241	2100 BELLERIVE DR V216
07/03/2024	324903	P	999000	AUREF - Utility Customer Refunds	\$211.06	0	0703241	2716 STONECREEK DR
07/03/2024	324904	P	999000	AUREF - Utility Customer Refunds	\$129.71	0	0703241	451 WESTCLIFFE BLVD Apt G251
07/03/2024	324905	P	999000	AUREF - Utility Customer Refunds	\$177.35	0	0703241	250 GAGE BLVD 1062
07/03/2024	324906	P	999000	AUREF - Utility Customer Refunds	\$246.96	0	0703241	1410 AGNES ST
07/03/2024	324907	P	999000	AUREF - Utility Customer Refunds	\$113.73	0	0703241	1775 COLUMBIA PARK TRL 233
07/03/2024	324908	P	999000	AUREF - Utility Customer Refunds	\$119.02	0	0703241	2101 STEPTOE ST Apt 242
07/03/2024	324909	P	999000	AUREF - Utility Customer Refunds	\$214.13	0	0703241	1950 BELLERIVE DR 222
07/03/2024	324910	P	999000	AUREF - Utility Customer Refunds	\$132.75	0	0703241	421 GEORGE WASHINGTON WAY
07/03/2024	324911	P	999000	AUREF - Utility Customer Refunds	\$111.65	0	0703241	2894 SALK AVE Apt 111
07/03/2024	324912	P	999000	AUREF - Utility Customer Refunds	\$5.25	0	0703241	504 FALLEY ST
07/03/2024	324913	P	999000	AUREF - Utility Customer Refunds	\$2.38	0	0703241	3227 SENECA WAY
07/03/2024	324914	P	999000	AUREF - Utility Customer Refunds	\$160.95	0	0703241	2555 DUPORTAIL ST D132
07/03/2024	324915	P	999000	AUREF - Utility Customer Refunds	\$83.82	0	0703241	2130 HOXIE AVE
07/03/2024	324916	P	999000	AUREF - Utility Customer Refunds	\$264.49	0	0703241	2550 DUPORTAIL ST P296
07/03/2024	324917	P	999000	AUREF - Utility Customer Refunds	\$123.54	0	0703241	2101 STEPTOE ST Apt 147
07/03/2024	324918	P	999000	AUREF - Utility Customer Refunds	\$124.03	0	0703241	1916 GEORGE WASHINGTON WAY Apt
07/03/2024	324919	P	999000	AUREF - Utility Customer Refunds	\$472.78	0	0703241	1684 JADWIN AVE C
07/03/2024	324920	P	999000	AUREF - Utility Customer Refunds	\$244.56	0	0703241	2555 DUPORTAIL ST F346
07/03/2024	324921	P	999000	AUREF - Utility Customer Refunds	\$430.60	0	0703241	3814 HIGHVIEW ST
07/03/2024	324922	P	999000	AUREF - Utility Customer Refunds	\$144.94	0	0703241	2513 DUPORTAIL ST Apt 302
07/03/2024	324923	P	999000	AUREF - Utility Customer Refunds	\$129.98	0	0703241	2592 MORRIS AVE
07/03/2024	324924	P	999000	AUREF - Utility Customer Refunds	\$40.15	0	0703241	69 JADWIN AVE 18
07/03/2024	324925	VOID	999000	AUREF - Utility Customer Refunds	\$0.00	137.34	0703241	VOID AFTER UPDATE 07/15/2024
07/03/2024	324926	P	999000	AUREF - Utility Customer Refunds	\$43.38	0	0703241	2000 STEVENS DR 202
07/03/2024	324927	P	999000	AUREF - Utility Customer Refunds	\$1,435.75	0	0703241	331 HYDRANT METER
07/03/2024	324928	P	999000	AUREF - Utility Customer Refunds	\$1,438.30	0	0703241	359 HYDRANT METER

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/03/2024	324929	P	999000	AUREF - Utility Customer Refunds	\$114.65	0	0703241	575 COLUMBIA POINT DR Apt 203
07/03/2024	324930	P	999000	AUREF - Utility Customer Refunds	\$146.31	0	0703241	2894 SALK AVE Apt 266
07/03/2024	324931	P	999000	AUREF - Utility Customer Refunds	\$111.79	0	0703241	1175 ADAIR DR
07/03/2024	324932	P	11079	AUTOZONE STORES LLC	\$136.56	0	0703241	PARTS CLEANER VEH#3366 WO#7383
07/03/2024	324933	P	10780	BASIN SOD INC	\$770.61	0	0703241	OAK PARK - SOD
07/03/2024	324934	P	11408	BENTON FRANKLIN LEGAL AID	\$7,879.32	0	0703241	HOME-ARP SUPPORTIVE SERVICES M
07/03/2024	324935	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$29.45	0	0703241	FD - COLLINS RD RADIO TOWER 05
07/03/2024	324936	P	31788	THREE RIVERS WINDOW FASHIONS	\$2,874.25	0	0703241	STATION 71 - BLIND REPLACEMENT
07/03/2024	324937	P	31446	CASCADE ENGINEERING INC.	\$39,784.48	0	0703241	96-Gallon Sterling-Grey Carts
07/03/2024	324938	P	10026	CASCADE NATURAL GAS CORP	\$36.40	0	0703241	110 SAINT
07/03/2024	324939	P	30045	CHARTER COMMUNICATIONS HOLDINGS, LLC	\$509.95	0	0703241	FD - SPECTRUM 06/22/2024-07/22
07/03/2024	324940	P	30116	CHRISTENSEN INC	\$819.99	0	0703241	FLEET - DEF AND WASHER FLUID
07/03/2024	324941	P	10261	CITY OF RICHLAND	\$809.00	0	0703241	JORDIN CALDERON - BASKETBALL
07/03/2024	324942	P	10261	CITY OF RICHLAND	\$8,846.32	0	0703241	24-165 FOURNIER-PLANTE JUNE FO
07/03/2024	324943	P	32384	COAXSHER INC	\$1,238.85	0	0703241	FD - WILDLAND COATS FOR 2023 C
07/03/2024	324944	P	11516	COLEMAN OIL COMPANY	\$24,921.89	0	0703241	FLEET GAS RESALE 6/24 - 6/30
07/03/2024	324945	P	11801	COLUMBIA SAFETY LLC	\$2,504.70	0	0703241	G5 ADULT DEFIB PADS & G5 PEDI
07/03/2024	324946	P	12270	COMPUNET, INC	\$2,749.39	0	0703241	INTERNET REDUNDANCY IMPLEMENTA
07/03/2024	324947	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$1,953.84	0	0703241	PROUT POOL - EXHAUST FAN
07/03/2024	324948	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$248.11	0	0703241	SHOPS 200 - LED'S
07/03/2024	324949	P	12494	CONSOR NORTH AMERICA INC	\$4,752.50	0	0703241	WWTF AERATION BASIN #2 RETROFI
07/03/2024	324950	P	32493	MARISSA DAVILA	\$79.73	0	0703241	Mileage from Landfill April 20
07/03/2024	324951	P	32057	DOUBLE J EXCAVATING INC	\$18,630.14	0	0703241	2022 Sewer Rehabilitation Proj
07/03/2024	324952	P	32139	DTG ENTERPRISES INC	\$123,282.17	0	0703241	Drop Box & Office Paper Recycl
07/03/2024	324953	P	32139	DTG ENTERPRISES INC	\$153,432.58	0	0703241	Curbside/Commerical Recycling
07/03/2024	324954	P	32490	EAGLE ROOFING & SIDING LLC	\$26,892.68	0	0703241	CDBG OOR RE-ROOF MONARCH LANE
07/03/2024	324955	P	11068	EMERALD HYDRO TURF INC	\$2,941.54	0	0703241	MANIFOLD PUMP CONTROL VEH#7139
07/03/2024	324956	P	32236	EPTURA INC	\$2,177.85	0	0703241	SR-1553 Teem Pro for City Hall
07/03/2024	324957	P	11044	EWING IRRIGATION PRODUCTS INC	\$4,720.53	0	0703241	JADWIN LEE PARKING LOT - IRR
07/03/2024	324958	P	32174	FAIRBANK EQUIPMENT INC	\$223.13	0	0703241	ELECTRIC PUMP VEH#6614 WO#7385
07/03/2024	324959	P	32146	ABRAHAM FANDRICH	\$48.00	0	0703241	REIMB 24-220 FANDRICH GATH. OF
07/03/2024	324960	P	10044	FARMERS EXCHANGE	\$309.36	0	0703241	STOCK - EDGER BLADES
07/03/2024	324961	P	31170	HIS DIME, LLC	\$214.05	0	0703241	LOGOS VEH#2437 WO#73874

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/03/2024	324962	P	10276	FEDERAL SIGNAL CORPORATION	\$2,139.05	0	0703241	UPGRADE LIGHTBAR VEH#2480 WO#7
07/03/2024	324963	P	10315	FERGUSON US HOLDINGS INC	\$3,619.81	0	0703241	PROUT POOL - PLUMBING
07/03/2024	324964	P	30874	BRENT THOMAS	\$108.70	0	0703241	2000 SNYDER - HORN SPORTS COMP
07/03/2024	324965	P	31444	CODY M WAREHAM	\$135.88	0	0703241	TOW FROM CITY HALL TO CITY SHO
07/03/2024	324966	P	10050	GENERAL PACIFIC INC	\$197,198.11	0	0703241	TRANSFORMERS
07/03/2024	324967	P	32106	H&L AUTO GLASS LLC	\$692.52	0	0703241	WINDSHIELD REPLACEMENT VEH#253
07/03/2024	324968	P	11109	H2 PRE-CAST INC	\$13,261.40	0	0703241	Vaults
07/03/2024	324969	P	30521	ADAM HARDGROVE	\$138.29	0	0703241	REIMB HARDGROVE 24-194 IAFC CR
07/03/2024	324970	P	10046	HD FOWLER CO	\$32,186.71	0	0703241	Ford Fittings
07/03/2024	324971	P	32330	GARY B HEATON	\$1,500.00	0	0703241	RED MTN LEASE 07/01-07/31/24
07/03/2024	324972	P	30534	JAMES HEMPSTEAD	\$1,088.69	0	0703241	REIMB HEMPSTEAD IAFC CRR LEADE
07/03/2024	324973	P	11813	HERC RENTALS INC	\$325.56	0	0703241	RENT BOBCAT, BRUSH CUTTER, TRA
07/03/2024	324974	P	10294	HORIZON DISTRIBUTION INC	\$828.60	0	0703241	Propane/Blades/Shovels/Tap/Sun
07/03/2024	324975	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	\$2,626.32	0	0703241	LIBRARY - MORTISE LOCK
07/03/2024	324976	P	31209	WALTEK II, INCORPORATED	\$1,650.00	0	0703241	Soil Testing WSU Pathway Repai
07/03/2024	324977	P	32218	INTEGRUS ARCHITECTURE P.S.	\$508.50	0	0703241	Library Exterior Improvements
07/03/2024	324978	P	32424	JUSTIFACTS CREDENTIAL VERIFICATION INC	\$3,007.51	0	0703241	EMPLOYMENT BACKGROUND VERIFICA
07/03/2024	324979	P	31623	KELLER ASSOCIATES INC	\$4,116.25	0	0703241	TAPTEAL BOOSTER PUMP STATION &
07/03/2024	324980	P	31660	KELLEY CREATE CO	\$196.22	0	0703241	Xerox Usage Charges Shops 100
07/03/2024	324981	P	31660	KELLEY CREATE CO	\$40.02	0	0703241	JUNE COPIER CHARGES FOR PURCHA
07/03/2024	324982	P	31660	KELLEY CREATE CO	\$843.96	0	0703241	COPIER SERVICES 06/17-07/16/24
07/03/2024	324983	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$235.60	0	0703241	Answering Service June 2024
07/03/2024	324984	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$4.43	0	0703241	IRR
07/03/2024	324985	P	31026	KLEIN PRODUCTS, INC.	\$68.12	0	0703241	SPRINGS FOR PUMP VEH#3353 WO#7
07/03/2024	324986	P	10945	TRI CITY UNITED INC	\$155.00	0	0703241	PL CONTAINER RENTAL VEH#9500 W
07/03/2024	324987	P	11199	LIBERTY LAWN & SAW SHOP	\$204.30	0	0703241	EQUIP REPAIR - SAW
07/03/2024	324988	P	999005	LIBRARY REFUND	\$40.00	0	0703241	REFUND FOR NONRES FEE STUDENT@
07/03/2024	324989	P	10262	LIFE ASSIST INC	\$2,814.26	0	0703241	MED SUPPLIES - TUBE HOLDERS, B
07/03/2024	324990	P	31414	MAC'S GARDEN CENTER/RICHARD LAUBACH	\$80.00	0	0703241	Tree Coupon: 2901 Tuscanna Dr
07/03/2024	324991	P	32489	DANE MARLIN	\$395.66	0	0703241	24-158 MARLIN LIFEGUARD TRNG -
07/03/2024	324992	P	11473	PATTI L MASON	\$669.20	0	0703241	MAY CLASS 9903, 9907
07/03/2024	324993	P	32422	MCCANN TRUCKING LLC	\$200,560.77	0	0703241	2024 ADA Ramps, CONTRACT 97-24
07/03/2024	324994	P	10316	MCDONALD & ASSOCIATES INC	\$625.03	0	0703241	STOCK - TOP SOIL - 2/14 YDS

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/03/2024	324995	P	10462	MID COLUMBIA FORKLIFT INC	\$5,640.07	0	0703241	REPAIR ENGINE VEH#7158 WO#7326
07/03/2024	324996	P	11835	MILLER PAINT COMPANY INC	\$242.46	0	0703241	COL PLAYFIELDS - FIELD PAINT
07/03/2024	324997	P	10660	MILNE NAIL, POWER TOOL & REPAIR	\$1,397.05	0	0703241	ALEX B - TRUCK TOOLS
07/03/2024	324998	P	10751	CAR WASH PARTNERS INC	\$1,488.71	0	0703241	JUNE - DEPT CAR WASHES
07/03/2024	324999	P	10083	MONARCH MACHINE & TOOL CO INC	\$8,310.43	0	0703241	4 NEW POLICE TRUNK ORGANIZERS
07/03/2024	325000	P	10358	MOON SECURITY SERVICES INC	\$1,134.23	0	0703241	STATION 74 - FIRE MONITORING -
07/03/2024	325001	P	30135	MUSTANG SIGNS LLC	\$8,193.09	0	0703241	LIBRARY SIGNAGE - CONTRACT NO.
07/03/2024	325002	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$1,613.70	0	0703241	OIL PRESSURE GAUGE
07/03/2024	325003	P	30272	CLEAN CONCEPTS GROUP, INC	\$463.04	0	0703241	COL PLAYFIELDS - PRESSURE WASH
07/03/2024	325004	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$1,219.55	0	0703241	MARKER LAMP VEH#3344 WO#73711
07/03/2024	325005	P	12427	NORTHWEST TURF SOLUTIONS, INC.	\$7,304.64	0	0703241	BADGER WISER FIELD - RENO - SO
07/03/2024	325006	P	10357	OXARC INC	\$492.63	0	0703241	MEDICAL OXYGEN
07/03/2024	325007	P	31206	CI - PW LLC	\$15.21	0	0703241	Water for Energy Services
07/03/2024	325008	P	31798	PERFORMANCE SYSTEMS INTEGRATION LLC	\$960.05	0	0703241	2024 ANNUAL EXTINGUISHER INSP.
07/03/2024	325009	P	999002	PERMIT REFUND	\$53.44	0	0703241	560 Spengler St_Right Now Heat
07/03/2024	325010	P	32268	PLATINUM INSPECTION SERVICES LLC	\$75.00	0	0703241	REINSPECT 1319 CEDAR
07/03/2024	325011	P	10879	PREMIER LANDSCAPING & DESIGN	\$1,876.26	0	0703241	PROUT POOL - CHEMICALS
07/03/2024	325012	P	10102	PASCO RANCH AND HOME INC	\$168.47	0	0703241	FD - EMS DAY BOOTS HANSEN
07/03/2024	325013	P	10047	R.D. OFFUTT COMPANY	\$765.88	0	0703241	DIAGNOSE TEMP SENSOR VEH#6630
07/03/2024	325014	P	11012	RH2 ENGINEERING INC	\$3,663.99	0	0703241	SCADA Evaluation and Upgrade 3
07/03/2024	325015	P	11076	RIO FOLTZ PLLC	\$39,555.00	0	0703241	PROSECUTION SERVICES FOR JULY
07/03/2024	325016	P	10799	SAS AUTO ELECTRIC	\$140.01	0	0703241	REPAIR GENERATOR/NO WARRANTY V
07/03/2024	325017	P	10311	SEA WESTERN INC	\$1,716.55	0	0703241	FD - STRUCTURE PANTS FF KEATON
07/03/2024	325018	P	32170	PHOENIX ASPHALT MAINTENANCE COMPANY INC	\$40,913.59	0	0703241	CRACK SEAL MATERIAL
07/03/2024	325019	P	10433	J.R. SETINA MANUFACTURING COMPANY INC.	\$36,174.20	0	0703241	2024 PL UPFITS - VEH#1234
07/03/2024	325020	P	32511	SILKE COMMUNICATIONS SOLUTIONS INC	\$515.27	0	0703241	RADIO BASE & MIC VEH#5054 WO#7
07/03/2024	325021	P	30632	JOSHUA SMITH	\$336.37	0	0703241	REIMB SMITH 24-219 GATHERING O
07/03/2024	325022	P	10440	SOLID WASTE SYSTEMS INC	\$3,631.83	0	0703241	PACK CYLINDER VEH#3364 WO#7316
07/03/2024	325023	P	10536	SPRAGUE PEST SOLUTIONS	\$858.10	0	0703241	STATION 2 - PEST CONTROL
07/03/2024	325024	P	10118	STEEBER'S LOCK SERVICE	\$9.75	0	0703241	HORN RAPIDS - IRR KEYS
07/03/2024	325025	P	12430	SYSTEMS DESIGN WEST LLC	\$8,290.20	0	0703241	131-20 3RD-PARTY AMB BILLING &
07/03/2024	325026	P	32247	SYSTEMS FOR PUBLIC SAFETY INC	\$19,060.37	0	0703241	2024 PL UPFIT 1237 - ANTENNA &
07/03/2024	325027	P	10961	TACOMA SCREW PRODUCTS INC	\$102.70	0	0703241	TADD - TRUCK TOOLS

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/03/2024	325028	P	10246	TEREX UTILITIES, INC	\$84.81	0	0703241	SLOPE INDICATOR VEH#3395 WO#71
07/03/2024	325029	P	31735	MARQUES HARRER	\$249.34	0	0703241	FD - PANTS ALTERATION - DERIOUS
07/03/2024	325030	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$3,440.38	0	0703241	TIRE CHANGE VEH#3353 WO#73873
07/03/2024	325031	P	32487	THOR SOLUTIONS INC	\$5,845.32	0	0703241	Alvaka-IT Support/Project Mgmt
07/03/2024	325032	P	10407	TOTER LLC	\$22,935.20	0	0703241	Containers 4 Cubic Front Load
07/03/2024	325033	P	11406	SOLUTIONS INC	\$190.23	0	0703241	RPD RECORDS SEARCH MAY 2024
07/03/2024	325034	P	10293	TRI CITY SIGN & BARRICADE	\$108.48	0	0703241	ADA RESTROOM SIGNS
07/03/2024	325035	P	32471	TRUCKVAULT INC	\$9,587.50	0	0703241	DRONE CAGE SERIAL # 469275
07/03/2024	325036	P	10794	UNITED RENTALS INC	\$3,729.51	0	0703241	EQUIP RENTAL - RCC - CHILLER -
07/03/2024	325037	P	10106	US LINEN & UNIFORM	\$619.68	0	0703241	FLEET - SHOP APPAREL
07/03/2024	325038	P	10202	NORTHWEST ONE CALL SUBSURFACE WARNING SYSTEM	\$343.20	0	0703241	Locating Services June 2024
07/03/2024	325039	P	11814	VSS INTERNATIONAL, INC	\$19,090.74	0	0703241	2022 Slurry Seal - 139-22
07/03/2024	325040	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$3,543.36	0	0703241	2ND QTR GENERATOR INSPECTION V
07/03/2024	325041	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$3,967.95	0	0703241	RADIATOR VEH#3366 WO#73837
07/03/2024	325042	P	10414	WILDLANDS INC	\$2,131.80	0	0703241	City-Wide Wetland Maintenance
07/03/2024	325043	P	32248	WORLEY GROUP INC	\$3,371.25	0	0703241	USACE - Storm Flow Analysis -
07/03/2024	325044	P	10194	XEROX CORPORATION	\$91.61	0	0703241	8TB-338163
07/05/2024	325045	P	10838	GRIGG ENTERPRISES INC	\$113.11	0	0705241	SPRY PAINT AND SHVL RNDPT LONG
07/05/2024	325046	P	10157	AMERIGAS	\$1,134.37	0	0705241	PROPANE REFILL
07/05/2024	325047	P	999000	AUREF - Utility Customer Refunds	\$30.80	0	0705241	2665 KINGSGATE WAY Apt F260
07/05/2024	325048	P	999000	AUREF - Utility Customer Refunds	\$43.14	0	0705241	2665 KINGSGATE WAY Apt D135
07/05/2024	325049	P	10518	BEAVER BARK & ROCK	\$220.19	0	0705241	CONCRETE-5 BAG MIX .50YD/ADD 6
07/05/2024	325050	P	10281	BENTON COUNTY	\$104,940.02	0	0705241	CUSTODY COST MAY 2024
07/05/2024	325051	P	10847	CERIUM NETWORKS INC	\$2,972.59	0	0705241	SR-917 Cerium Microcall Maint
07/05/2024	325052	P	30116	CHRISTENSEN INC	\$1,363.93	0	0705241	LP RETAIL DISPENSER AND PUMP A
07/05/2024	325053	P	10261	CITY OF RICHLAND	\$1,083.20	0	0705241	24-181 MUAI JIU JITSU COURSE N
07/05/2024	325054	P	10429	CODE PUBLISHING INC	\$153.27	0	0705241	MUNICIPAL CODE - WEB UPDATE
07/05/2024	325055	P	11907	SYCURE CORP	\$300.00	0	0705241	Verizon Fire Lifepacks - July
07/05/2024	325056	P	10223	COLUMBIA RIGGING CORP	\$1,396.10	0	0705241	ROPE ASSEMBLY VEH#6593 WO#7347
07/05/2024	325057	P	12151	CORE & MAIN LP	\$1,556.85	0	0705241	10- 1 BALL CORP STOPS/6 - 2 CO
07/05/2024	325058	P	11526	CORWIN OF PASCO LLC	\$98.74	0	0705241	ROTOR VEH#2535 WO#73893
07/05/2024	325059	P	30193	DOUG DOSS	\$21.00	0	0705241	24-234 DOSS BAC REFRESHER COUR
07/05/2024	325060	P	30207	ERIC J EDWARDS	\$21.00	0	0705241	24-231 EDWARDS BAC REFRESHER C

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/05/2024	325061	P	30211	EIP COMMUNICATIONS I LLC	\$34,896.60	0	0705241	BADGER MTN LEASE RENEWAL 2024-
07/05/2024	325062	P	11115	ELECTRIC POWER SYSTEMS INC	\$22,850.25	0	0705241	Contract # 193-22; City View S
07/05/2024	325063	P	32316	ENGINEERING ECONOMICS, INC	\$13,832.00	0	0705241	Fire Station 76 Commissioning
07/05/2024	325064	P	31170	HIS DIME, LLC	\$5,390.73	0	0705241	SIGNAGE FOR GP POOL
07/05/2024	325065	P	10315	FERGUSON US HOLDINGS INC	\$2,611.00	0	0705241	4-90/2-TEES
07/05/2024	325066	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$113.04	0	0705241	Guest Internet Charges - 06/25
07/05/2024	325067	P	10203	W.W. GRAINGER, INC	\$3,308.64	0	0705241	GRANGER STOCK ITEMS
07/05/2024	325068	P	10628	CPM DEVELOPMENT CORPORATION	\$375.27	0	0705241	2.37 STORM 2 WM TON ASPHALT -
07/05/2024	325069	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$6,697.01	0	0705241	SR-261 Genetec Advantage 2024
07/05/2024	325070	P	10298	LN CURTIS & SONS	\$6,904.16	0	0705241	Armor Carrier - Raymond, Koe,
07/05/2024	325071	P	10465	MALLORY SAFETY & SUPPLY LLC	\$2,410.00	0	0705241	FD - FIRE FOAM
07/05/2024	325072	P	30250	JEFF MUAI	\$98.08	0	0705241	24-181 MUAI JIU JITSU COURSE N
07/05/2024	325073	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$428.76	0	0705241	FLEET SHOP SUPPLIES - METAL PA
07/05/2024	325074	P	32250	ODP BUSINESS SOLUTIONS LLC	\$238.97	0	0705241	BUSINESS CARDS - CUST SRVS & B
07/05/2024	325075	P	10357	OXARC INC	\$271.64	0	0705241	FLEET WELDING SUPPLIES
07/05/2024	325076	P	12238	REXEL USA, INC	\$65.31	0	0705241	4-CRIMPERS
07/05/2024	325077	P	11994	PROFESSIONAL SALES AND SERVICE LC	\$2,745.17	0	0705241	PRESSURE TRANSDUCER VEH#5054 W
07/05/2024	325078	P	10744	SENSKE LAWN & TREE CARE INC	\$1,205.49	0	0705241	SR-655 Pest and Weed Managemen
07/05/2024	325079	P	10433	J.R. SETINA MANUFACTURING COMPANY INC.	\$2,427.82	0	0705241	2024 FIRE UPFIT - REAR TRAY VE
07/05/2024	325080	P	10440	SOLID WASTE SYSTEMS INC	\$8,322.70	0	0705241	PIVOT ASSY, CYL VEH#3372 WO#73
07/05/2024	325081	P	10393	STONEWAY ELECTRIC SUPPLY	\$70.97	0	0705241	10-1/2 LT CONNECTIONS/10-1/2 L
07/05/2024	325082	P	32383	SUMMIT SOLUTIONS GROUP LLC	\$159,649.55	0	0705241	RED MOUNTAIN RADIO SITE, CONTR
07/05/2024	325083	P	10961	TACOMA SCREW PRODUCTS INC	\$40.87	0	0705241	EYE SLIP HOOK, PIN ANCHOR VEH#
07/05/2024	325084	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$5,301.56	0	0705241	NEW TIRES BY GOODYEAR VEH#3344
07/05/2024	325085	P	11108	THE PERSONAL TOUCH CLEANING INC	\$18,931.38	0	0705241	SHOPS 100 - JANITORIAL - JUNE
07/05/2024	325086	P	10481	WEST PUBLISHING CORPORATION	\$2,472.94	0	0705241	ONLINE/SOFTWARE SUBSCRIPTION C
07/05/2024	325087	P	10860	VERIZON COMMUNICATIONS INC	\$180.15	0	0705241	Verizon Fire Lifepacks - July
07/05/2024	325088	P	10140	WASHINGTON STATE PATROL	\$3,000.00	0	0705241	ACCESS USER FEE - 2ND QTR
07/05/2024	325089	P	11003	WEST COAST FIRE & RESCUE	\$1,978.34	0	0705241	FD - SECUNET STEERING WHEEL CO
07/05/2024	325090	P	10194	XEROX CORPORATION	\$87.87	0	0705241	8TB-337573 MAY 2024 DEV SERV
07/05/2024	325091	P	32177	YAKIMA AIR COMPRESSOR & EQUIPMENT INC	\$447.30	0	0705241	STA71 AIR COMP SVC,BELT VEH#90
07/10/2024	325092	P	10838	GRIGG ENTERPRISES INC	\$650.85	0	0710241	BUSHINGS/NIPPLES/ PVC UNIONS
07/10/2024	325093	P	32513	AIR-TIGHT WINDOWS & REMODELING LLC	\$1,876.52	0	0710241	125 COTTONWOOD DRIVE REMODEL

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/10/2024	325094	P	32117	ALASKA RUBBER GROUP INC	\$136.26	0	0710241	AC HOSES, CLIPS VEH#5054 WO#73
07/10/2024	325095	P	11481	ALLIED ENVELOPE	\$1,360.71	0	0710241	Finance Energy Loans Envelopes
07/10/2024	325096	P	11213	ALTEC INDUSTRIES INC	\$1,153.88	0	0710241	GROUND LIGHTS VEH#3389 WO#7389
07/10/2024	325097	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$224.49	0	0710241	15.13 TON ROCK - 5/8 TOP COURS
07/10/2024	325098	P	11402	ANDERSON HEIGHTS DEVELOPMENT LLC	\$9,073.49	0	0710241	Street Latecomer Reimbursement
07/10/2024	325099	P	10644	ANIXTER INC	\$1,427.54	0	0710241	Connector Stock
07/10/2024	325100	P	31205	VESTIS GROUP INC	\$527.56	0	0710241	LINEN CHARGES FOR JUNE BUILDIN
07/10/2024	325101	P	11490	ARCHITECTS WEST INC	\$8,000.00	0	0710241	HR Landfill Maintenance Facili
07/10/2024	325102	P	10670	ARROW CONSTRUCTION HOLDINGS LLC	\$8,152.50	0	0710241	PATCHER/DELIVERY - 5-17-24 TO
07/10/2024	325103	P	11335	ARROW-TECH INC	\$8,530.00	0	0710241	DOSIMETERS, MODEL W730, 0-20R
07/10/2024	325104	P	31678	AT&T CORP	\$67.27	0	0710241	FAX LINES 05/22-06/21/24
07/10/2024	325105	P	999000	AUREF - Utility Customer Refunds	\$189.16	0	0710241	3003 QUEENSGATE DR Apt 330
07/10/2024	325106	P	30318	FARRIN BAKER	\$154.72	0	0710241	PRKG/MI QUAD CITY/CONSERV BOOT
07/10/2024	325107	P	10367	BANK OF AMERICA	\$550.65	0	0710241	BANK ANALYSIS FEES
07/10/2024	325108	P	11017	BASIN EXPRESS LLC	\$160.16	0	0710241	FLEET - REPAIR JACK FREIGHT
07/10/2024	325109	P	10780	BASIN SOD INC	\$372.50	0	0710241	SOD
07/10/2024	325110	P	10518	BEAVER BARK & ROCK	\$681.99	0	0710241	1.75YD CONCRETE-5 BAG MIX .50Y
07/10/2024	325111	P	10001	BENTON CLEAN AIR AGENCY	\$16,944.07	0	0710241	THIRD QUARTER ASSESSMENT
07/10/2024	325112	P	10009	COUNTY OF BENTON	\$94,668.63	0	0710241	BENTON COUNTY OFFICE OF PUBLIC
07/10/2024	325113	P	10009	COUNTY OF BENTON	\$862.99	0	0710241	CRIME VICTIMS BCDC JUNE 24
07/10/2024	325114	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$2,423.02	0	0710241	HELPING HANDS 2ND QTR 2024
07/10/2024	325115	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$3,005.00	0	0710241	WATER SAMPLING ANALYSIS
07/10/2024	325116	P	10008	BENTON PUD	\$825.94	0	0710241	BADGER/SILLUSI UTILITIES 05/23
07/10/2024	325117	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$2,856.70	0	0710241	KENNEDY BOOSTER STATION 6-30-2
07/10/2024	325118	P	11272	BOYD'S TREE SERVICE LLC	\$3,674.22	0	0710241	Tree Pruning & Vegetation Mana
07/10/2024	325119	P	10461	CAROLINA SOFTWARE INC.	\$500.00	0	0710241	SR=945 WasteWORKS Quarterly So
07/10/2024	325120	P	10123	CASCADE TITLE COMPANY	\$1,235.31	0	0710241	JOLLEY/1502 FARRELL LANE DEED
07/10/2024	325121	P	10597	CHARTER COMMUNICATIONS	\$314.96	0	0710241	RPD INTERNET ULTRA/STATIC IP T
07/10/2024	325122	P	10597	CHARTER COMMUNICATIONS	\$148.96	0	0710241	CABLE SERVICES 06/30-07/29/24
07/10/2024	325123	P	30116	CHRISTENSEN INC	\$4,273.54	0	0710241	FLEET - BULK OIL
07/10/2024	325124	P	10135	CI SUPPORT LLC	\$112.76	0	0710241	FINANCE ONSITE WO#0304980 - 6/
07/10/2024	325125	P	11516	COLEMAN OIL COMPANY	\$27,379.03	0	0710241	FLEET GAS RESALE 7/1 - 7/7
07/10/2024	325126	P	31676	COLUMBIA BASIN STRIPING LLC	\$927.50	0	0710241	Parkway Striping w/ Columbia B

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/10/2024	325127	P	11526	CORWIN OF PASCO LLC	\$2,531.51	0	0710241	INSTALL BLIND SPOT CAMERA VEH#
07/10/2024	325128	P	11486	COYOTE RIDGE CORRECTIONS CENTER	\$606.90	0	0710241	Landfill Clean Up Crew Jun 202
07/10/2024	325129	P	31626	DE NORA HOLDINGS US INC	\$121,634.22	0	0710241	OSG Cell & Solenoid for WTP
07/10/2024	325130	P	31562	KATHY DEE	\$318.50	0	0710241	JUNE CLASS 9968
07/10/2024	325131	P	11394	DEVRIES BUSINESS RECORDS MANAGEMENT INC	\$11.51	0	0710241	SHREDDING SERVICES
07/10/2024	325132	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$5,362.38	0	0710241	MAY HOME ARP REIMBURSEMENT
07/10/2024	325133	P	32477	DOOLITTLE HOLDINGS LLC	\$687,671.78	0	0710241	2024 Slurry Seal, CONTRACT #19
07/10/2024	325134	P	10950	DREAM BUILDERS LLC	\$7,561.24	0	0710241	Street Latecomer Reimbursement
07/10/2024	325135	P	32431	DUE NORTH CONSULTING INC	\$3,500.00	0	0710241	IDF DIGITAL 3 MONTH CAMPAIGN,
07/10/2024	325136	P	11362	ELIJAH FAMILY HOMES	\$6,329.11	0	0710241	MAY HOME ARP REIMBURSEMENT
07/10/2024	325137	P	32413	ARCHA RODNEY EMERSON	\$389.20	0	0710241	JUNE CLASSES 9920, 10042, 1009
07/10/2024	325138	P	32491	EMINENT ROOFING INC	\$11,141.62	0	0710241	REROOF CDBG-OOR 1009 ELM AVENU
07/10/2024	325139	P	10268	FEDERAL EXPRESS CORP	\$73.76	0	0710241	PRETRTMNT SAMPLES FPO 6-12-24
07/10/2024	325140	P	10315	FERGUSON US HOLDINGS INC	\$372.19	0	0710241	STRUT CLAMPS, CHAIN BRKT - SOL
07/10/2024	325141	P	11264	FINANCIAL CONSULTING SOLUTIONS GROUP INC.	\$4,153.75	0	0710241	Solid Waste Rate Update - 87-2
07/10/2024	325142	P	10184	FISHER SCIENTIFIC CO	\$11,652.04	0	0710241	C Stock Gloves
07/10/2024	325143	P	30378	FORTUNATO INC	\$7,561.24	0	0710241	Street Latecomer Reimbursement
07/10/2024	325144	P	32135	BUSINESS INTERIORS OF IDAHO	\$630.67	0	0710241	SOFT CASTOR KIT FOR CHAIRS IN
07/10/2024	325145	P	32166	GAMACHE MAINTENANCE LLC	\$750.03	0	0710241	JUNE MONTHLY LAWN MAINTENANCE
07/10/2024	325146	P	30396	JAMES GEORGE	\$1.00	0	0710241	23-092 GEORGE NWGIA CONF SPOKA
07/10/2024	325147	P	10203	W.W. GRAINGER, INC	\$4,118.76	0	0710241	Sunscreen, 2oz, 50 SPF - Zurch
07/10/2024	325148	P	10203	W.W. GRAINGER, INC	\$1,256.57	0	0710241	C Stock Dawn Liquid
07/10/2024	325149	P	30113	GRANICUS, LLC	\$40,000.00	0	0710241	Website Design Consulting Serv
07/10/2024	325150	P	10046	HD FOWLER CO	\$4,645.16	0	0710241	8" PLATED HVY HEX, BOLT, NUT
07/10/2024	325151	P	32125	HD SUPPLY INC	\$798.09	0	0710241	TNT822 (COD REAGENT), TNT831 (
07/10/2024	325152	P	11913	HP INC	\$17.91	0	0710241	SR-818 FIRE GETACS Computer E
07/10/2024	325153	P	31209	WALTEK II, INCORPORATED	\$1,663.00	0	0710241	Soil Testing Kennedy Rd Water
07/10/2024	325154	P	10628	CPM DEVELOPMENT CORPORATION	\$812.25	0	0710241	5.22 TON ASPHALT - HMA 100 1/2
07/10/2024	325155	P	12484	INTERMOUNTAIN SIGN & SAFETY INC	\$2,315.31	0	0710241	ALUMINUM BLANKS/DG RR CIRCLES/
07/10/2024	325156	P	31660	KELLEY CREATE CO	\$1,081.50	0	0710241	AGREEMENT 112-3056718-000:XERO
07/10/2024	325157	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$360.59	0	0710241	SPRINKLER PARTS FOR WWTF IRRIG
07/10/2024	325158	P	10073	LAYNE OF WASHINGTON INC	\$1,310.00	0	0710241	RETAINAGE, GEORGE PROUT POOL P

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/10/2024	325159	P	10298	LN CURTIS & SONS	\$36.78	0	0710241	NAME TAPE - RYAN MILLER
07/10/2024	325160	P	32092	LOOMIS ARMORED US LLC	\$616.92	0	0710241	ARMORED CAR SERVICE JUNE 2024
07/10/2024	325161	P	11473	PATTI L MASON	\$557.90	0	0710241	JUNE CLASS 9904, 9908
07/10/2024	325162	P	32140	MAUL FOSTER & ALONGI INC	\$4,216.25	0	0710241	Columbia Point Tract D Feasibi
07/10/2024	325163	P	32372	MCARTHUR FARM SUPPLY	\$14,694.92	0	0710241	BULK SALT FOR WTF DEL 7-2-24
07/10/2024	325164	P	12475	MEL'S INTER-CITY TOWING	\$366.88	0	0710241	RPD TOW CHARGE CASE # 24-02646
07/10/2024	325165	P	11358	JO ANN MILLER	\$256.20	0	0710241	JUNE CLASS 9914, 9911
07/10/2024	325166	P	32444	MIRIAM TECHNOLOGIES INC	\$1,451.15	0	0710241	WEBCHECK SERVICE JUNE 2024
07/10/2024	325167	P	11040	FRANK MITCHELL	\$14.07	0	0710241	6/24 Mileage from Landfill
07/10/2024	325168	P	10358	MOON SECURITY SERVICES INC	\$592.93	0	0710241	WWTF BURGLARY & FIRE JUL '24/F
07/10/2024	325169	P	30088	NCR PAYMENT SOLUTIONS CORPORATION	\$350.86	0	0710241	MERCHANT SERVICE CHARGES JUNE
07/10/2024	325170	P	11029	NORTHWEST EMERGENCY PHYSICIANS INC	\$169.00	0	0710241	MEDICAL TESTING DUI FRAZIER 24
07/10/2024	325171	P	10981	OIL RE-REFINING CO	\$507.50	0	0710241	Recycled Oil Hauled 7/8/24
07/10/2024	325172	P	10357	OXARC INC	\$9.78	0	0710241	Cylinder Rental Landfill June
07/10/2024	325173	P	32230	PACIFIC NORTHWEST NAGINATA FEDERATION	\$179.20	0	0710241	JUNE CLASS 9985
07/10/2024	325174	P	31206	CI - PW LLC	\$83.60	0	0710241	Water for the Landfill 7/2/24
07/10/2024	325175	P	32268	PLATINUM INSPECTION SERVICES LLC	\$75.00	0	0710241	Platinum Inspection Services C
07/10/2024	325176	P	10828	PIPE OF WASHINGTON	\$330,682.13	0	0710241	Tapteal 1 BPS Upgrade, Contrac
07/10/2024	325177	P	11136	RICHARD SCHURFELD	\$258.00	0	0710241	PORTAL SERVICE LOCATES JUNE 20
07/10/2024	325178	P	10939	RETAIL LOCKBOX INC	\$3,110.50	0	0710241	UB PAYMENT PROCESSING JUNE 202
07/10/2024	325179	P	12318	RINGOLD EMBROIDERY	\$118.81	0	0710241	UNIFORM POLOS QTY 11, EOM PLAT
07/10/2024	325180	P	31556	TINA RITCHIE	\$148.96	0	0710241	Mileage from Landfill 3/23 Rit
07/10/2024	325181	P	11098	SCHINDLER ELEVATOR CORPORATION	\$152.59	0	0710241	JULY CHAIR LIFT INSPECTION 110
07/10/2024	325182	P	10744	SENSKE LAWN & TREE CARE INC	\$114.57	0	0710241	2715 GWW PEST CONTROL-2nd QTR
07/10/2024	325183	P	32516	RUGGED SOLUTIONS AMERICA LLC	\$114.79	0	0710241	HEADSET SUPPORT STRAPS FOR USE
07/10/2024	325184	P	10433	J.R. SETINA MANUFACTURING COMPANY INC.	\$8,097.05	0	0710241	2024 PL UPFITS - VEH#1239 SETI
07/10/2024	325185	P	10410	SHANNON & WILSON INC	\$691.04	0	0710241	HR WETLAND MITIGATION MONITORI
07/10/2024	325186	P	31869	KRISTI SMITH	\$1,361.00	0	0710241	JUNE 2024 FIREFIGHTERS SEC MON
07/10/2024	325187	P	32449	TOBASKI SNIPES	\$816.12	0	0710241	MAY HOME ARP REIMBURSEMENT
07/10/2024	325188	P	11785	SOLENIS LLC	\$8,518.80	0	0710241	POLYMER FOR WWTF BFPS AND RDT
07/10/2024	325189	P	31817	SPEAKWRITE LLC	\$121.71	0	0710241	RPD TRANSCRIPTION SERVICES JUN
07/10/2024	325190	P	32320	SPOKANE HOUSE OF HOSE INC	\$26.18	0	0710241	Import Camloc AI 3"
07/10/2024	325191	P	10536	SPRAGUE PEST SOLUTIONS	\$250.94	0	0710241	PEST CONTROL SVCS - JUNE

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/10/2024	325192	P	11959	STOP STICK, LTD	\$2,981.64	0	0710241	9' STOP STICK KITS AND SLEEVES
07/10/2024	325193	P	10894	STRYKER SALES CORPORATION	\$31,380.55	0	0710241	FD - STRYKER POWER LOAD SYSTE
07/10/2024	325194	P	10961	TACOMA SCREW PRODUCTS INC	\$787.71	0	0710241	ANCHRS, DRILL BITS, ADHSVE - S
07/10/2024	325195	P	31504	TCJ, INC.	\$6,851.74	0	0710241	LUDLUM 52 PORTAL MONITOR CASES
07/10/2024	325196	P	31735	MARQUES HARRER	\$1,879.37	0	0710241	RPD UNIFORM TACTICAL PANTS - P
07/10/2024	325197	P	10642	SIRJMR INC	\$424.23	0	0710241	RPD COFFEE DELIVERY & EQUIP RE
07/10/2024	325198	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$83.98	0	0710241	BATTERIES (2) FOR SIENA HILLS
07/10/2024	325199	P	10128	THE MCCLATCHY COMPANY	\$770.73	0	0710241	IPL0174859 ITB24-0052 LIBRARY
07/10/2024	325200	P	30040	ULINE	\$390.36	0	0710241	Pallet Covers/Shrink Wrap
07/10/2024	325201	P	11840	US DEPARTMENT OF AGRICULTURE	\$3,340.53	0	0710241	2024 Bird Management at Horn R
07/10/2024	325202	P	10106	US LINEN & UNIFORM	\$61.82	0	0710241	RPD TOWEL DELIVERY 6/25/24
07/10/2024	325203	P	10140	WASHINGTON STATE PATROL	\$600.00	0	0710241	RPD ACCESS USER FEE 2ND QTR 20
07/10/2024	325204	P	10173	WASHINGTON STATE TREASURER	\$68,745.38	0	0710241	06/24 FINES & FORFEITURES BC
07/10/2024	325205	P	999003	WASTEWORX REFUND	\$197.77	0	0710241	Refund overpayment WW account
07/10/2024	325206	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$47.88	0	0710241	DEF TANK CAP VEH#3333 WO#73935
07/10/2024	325207	P	10414	WILDLANDS INC	\$8,600.58	0	0710241	2024 Logston Wetland Maintenanc
07/10/2024	325208	P	10194	XEROX CORPORATION	\$755.35	0	0710241	FINANCE 8TB-337985 MAY 2024 CA
07/12/2024	325209	P	10838	GRIGG ENTERPRISES INC	\$1,072.57	0	0712241	SHOPS 100 - EQUIP MAINT
07/12/2024	325210	P	32513	AIR-TIGHT WINDOWS & REMODELING LLC	\$13,182.59	0	0712241	CDBG OOR ROOF 1319 CEDAR AVENU
07/12/2024	325211	P	32185	AJ'S PRINTED APPAREL	\$510.00	0	0712241	ALOHA SERIES SHIRTS
07/12/2024	325212	P	32117	ALASKA RUBBER GROUP INC	\$328.10	0	0712241	HOSE ASSYS FOR SOLIDS BLDG POL
07/12/2024	325213	P	10317	APOLLO SHEET METAL INC	\$3,282.66	0	0712241	HVAC REPAIRS
07/12/2024	325214	P	999000	AUREF - Utility Customer Refunds	\$105.51	0	0712241	4233 COWLITZ BLVD
07/12/2024	325215	P	999000	AUREF - Utility Customer Refunds	\$72.50	0	0712241	2402 ALEXANDER AVE
07/12/2024	325216	P	999000	AUREF - Utility Customer Refunds	\$3.08	0	0712241	1310 WILLIAMS BLVD
07/12/2024	325217	P	999000	AUREF - Utility Customer Refunds	\$92.23	0	0712241	1775 COLUMBIA PARK TRL 247
07/12/2024	325218	P	999000	AUREF - Utility Customer Refunds	\$178.34	0	0712241	1210 MCPHERSON AVE
07/12/2024	325219	P	999000	AUREF - Utility Customer Refunds	\$141.23	0	0712241	987 CAYUSE DR
07/12/2024	325220	P	999000	AUREF - Utility Customer Refunds	\$185.18	0	0712241	1621 GEORGE WASHINGTON WAY C24
07/12/2024	325221	P	999000	AUREF - Utility Customer Refunds	\$85.43	0	0712241	2550 DUORTAIL ST M274
07/12/2024	325222	P	999000	AUREF - Utility Customer Refunds	\$12.61	0	0712241	2665 KINGSGATE WAY Apt G373
07/12/2024	325223	P	999000	AUREF - Utility Customer Refunds	\$183.69	0	0712241	2741 BROKEN TOP AVE
07/12/2024	325224	P	999000	AUREF - Utility Customer Refunds	\$150.52	0	0712241	2555 BELLA COOLA LN Apt 210

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/12/2024	325225	P	999000	AUREF - Utility Customer Refunds	\$25.10	0	0712241	240 BATTELLE BLVD Apt 433
07/12/2024	325226	P	999000	AUREF - Utility Customer Refunds	\$67.46	0	0712241	1331 GOETHALS DR 9
07/12/2024	325227	P	999000	AUREF - Utility Customer Refunds	\$65.39	0	0712241	2894 SALK AVE Apt 164
07/12/2024	325228	P	999000	AUREF - Utility Customer Refunds	\$201.07	0	0712241	1327 GOETHALS DR 6
07/12/2024	325229	P	999000	AUREF - Utility Customer Refunds	\$97.59	0	0712241	2555 DUPORTAIL ST A205
07/12/2024	325230	P	999000	AUREF - Utility Customer Refunds	\$162.34	0	0712241	1780 PIKE AVE Apt G105
07/12/2024	325231	P	999000	AUREF - Utility Customer Refunds	\$17.65	0	0712241	716 JADWIN AVE
07/12/2024	325232	P	999000	AUREF - Utility Customer Refunds	\$97.02	0	0712241	2310 OLYMPIA ST
07/12/2024	325233	P	999000	AUREF - Utility Customer Refunds	\$346.72	0	0712241	227 UNIVERSITY DR Apt 112
07/12/2024	325234	P	999000	AUREF - Utility Customer Refunds	\$158.44	0	0712241	2101 STEPTOE ST Apt 117
07/12/2024	325235	P	999000	AUREF - Utility Customer Refunds	\$3.79	0	0712241	1516 THAYER DR
07/12/2024	325236	P	999000	AUREF - Utility Customer Refunds	\$177.05	0	0712241	330 GOETHALS DR
07/12/2024	325237	P	999000	AUREF - Utility Customer Refunds	\$98.92	0	0712241	1621 GEORGE WASHINGTON WAY A8
07/12/2024	325238	P	999000	AUREF - Utility Customer Refunds	\$128.19	0	0712241	1484 RIMROCK AVE
07/12/2024	325239	P	999000	AUREF - Utility Customer Refunds	\$120.25	0	0712241	1506 DE PALMA CT
07/12/2024	325240	P	999000	AUREF - Utility Customer Refunds	\$105.20	0	0712241	2894 SALK AVE Apt 141
07/12/2024	325241	P	999000	AUREF - Utility Customer Refunds	\$348.36	0	0712241	1512 THAYER DR
07/12/2024	325242	P	999000	AUREF - Utility Customer Refunds	\$98.93	0	0712241	411 BASSWOOD AVE
07/12/2024	325243	P	999000	AUREF - Utility Customer Refunds	\$39.64	0	0712241	1236 EL MONTE CT
07/12/2024	325244	P	999000	AUREF - Utility Customer Refunds	\$278.03	0	0712241	2308 CONCORD ST
07/12/2024	325245	P	999000	AUREF - Utility Customer Refunds	\$94.57	0	0712241	1112 COTTONWOOD DR
07/12/2024	325246	P	999000	AUREF - Utility Customer Refunds	\$156.46	0	0712241	1746 JADWIN AVE C
07/12/2024	325247	P	999000	AUREF - Utility Customer Refunds	\$104.87	0	0712241	2513 DUPORTAIL ST Apt 311
07/12/2024	325248	P	999000	AUREF - Utility Customer Refunds	\$51.14	0	0712241	1650 MOWRY SQ 129
07/12/2024	325249	P	999000	AUREF - Utility Customer Refunds	\$70.58	0	0712241	1294 CAMEO DR
07/12/2024	325250	P	999000	AUREF - Utility Customer Refunds	\$18.96	0	0712241	2100 BELLERIVE DR GG87
07/12/2024	325251	P	999000	AUREF - Utility Customer Refunds	\$143.93	0	0712241	2000 STEVENS DR 223
07/12/2024	325252	P	999000	AUREF - Utility Customer Refunds	\$142.57	0	0712241	305 GREENTREE CT 6
07/12/2024	325253	P	999000	AUREF - Utility Customer Refunds	\$90.57	0	0712241	1191 PINTO LOOP
07/12/2024	325254	P	999000	AUREF - Utility Customer Refunds	\$125.61	0	0712241	417 ADAMS ST
07/12/2024	325255	P	999000	AUREF - Utility Customer Refunds	\$60.19	0	0712241	2555 BELLA COOLA LN Apt 263
07/12/2024	325256	P	999000	AUREF - Utility Customer Refunds	\$439.30	0	0712241	1817 NEWHAVEN LOOP
07/12/2024	325257	P	999000	AUREF - Utility Customer Refunds	\$148.32	0	0712241	2100 BELLERIVE DR EE51

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/12/2024	325258	P	999000	AUREF - Utility Customer Refunds	\$121.24	0	0712241	2550 DUPORTAIL ST O286
07/12/2024	325259	P	999000	AUREF - Utility Customer Refunds	\$115.28	0	0712241	2360 HOOD AVE A
07/12/2024	325260	P	999000	AUREF - Utility Customer Refunds	\$196.47	0	0712241	451 WESTCLIFFE BLVD Apt F142
07/12/2024	325261	P	999000	AUREF - Utility Customer Refunds	\$6.25	0	0712241	302 WELLHOUSE LOOP Unit 2E
07/12/2024	325262	P	999000	AUREF - Utility Customer Refunds	\$85.12	0	0712241	4672 JODIE ST
07/12/2024	325263	P	999000	AUREF - Utility Customer Refunds	\$138.12	0	0712241	2563 PRESTWICK DR
07/12/2024	325264	P	999000	AUREF - Utility Customer Refunds	\$164.19	0	0712241	2895 PAULING AVE Apt 252
07/12/2024	325265	P	999000	AUREF - Utility Customer Refunds	\$582.04	0	0712241	1212 WOODBURY ST
07/12/2024	325266	P	999000	AUREF - Utility Customer Refunds	\$44.87	0	0712241	250 GAGE BLVD 2043
07/12/2024	325267	P	999000	AUREF - Utility Customer Refunds	\$293.04	0	0712241	615 THAYER DR
07/12/2024	325268	P	999000	AUREF - Utility Customer Refunds	\$12.41	0	0712241	2665 KINGSGATE WAY Apt B118
07/12/2024	325269	P	999000	AUREF - Utility Customer Refunds	\$197.22	0	0712241	561 SAINT ST
07/12/2024	325270	P	999000	AUREF - Utility Customer Refunds	\$179.39	0	0712241	451 WESTCLIFFE BLVD Apt G252
07/12/2024	325271	P	999000	AUREF - Utility Customer Refunds	\$143.88	0	0712241	2513 DUPORTAIL ST Apt 242
07/12/2024	325272	P	999000	AUREF - Utility Customer Refunds	\$195.08	0	0712241	1845 LESLIE RD U58
07/12/2024	325273	P	10207	BENTON COUNTY AUDITOR	\$20.00	0	0712241	Images 7/10/2024
07/12/2024	325274	P	11172	CABLE HUSTON LLP	\$5,631.70	0	0712241	Legal Fees
07/12/2024	325275	P	10841	CASELLE INC	\$185.00	0	0712241	Contract Support and Maintenanc
07/12/2024	325276	P	31177	CENGAGE LEARNING, INC.	\$826.21	0	0712241	LIBRARY MATERIALS -PHYSICAL CO
07/12/2024	325277	P	30116	CHRISTENSEN INC	\$2,613.34	0	0712241	FLEET DEF BULK AND OIL
07/12/2024	325278	P	10135	CI SUPPORT LLC	\$32.70	0	0712241	Shred Service Shops 100 - July
07/12/2024	325279	P	10261	CITY OF RICHLAND	\$2,877.82	0	0712241	24-081 CARPINO WDM III & IV TR
07/12/2024	325280	P	10429	CODE PUBLISHING INC	\$153.27	0	0712241	MUNICIPAL CODE-WEB UPDATE
07/12/2024	325281	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$12.39	0	0712241	JEFFERSON - OUTLETS
07/12/2024	325282	P	12281	PHILLIP V COX	\$5,096.52	0	0712241	LESLIE GROVES & COLUMBIA POINT
07/12/2024	325283	P	11607	CUMMINS, INC	\$2,152.20	0	0712241	ACTUATOR VEH#5051 WO#73915
07/12/2024	325284	P	31626	DE NORA HOLDINGS US INC	\$88,533.26	0	0712241	OSG Cell for NR UV Wellfield
07/12/2024	325285	P	32060	ELITE CONSTRUCTION & DEVELOPMENT	\$715.75	0	0712241	HYDRANT METER REFUND #336
07/12/2024	325286	P	32491	EMINENT ROOFING INC	\$17,744.51	0	0712241	OOR CDBG 1517 BUTTERNUT AVENUE
07/12/2024	325287	P	11044	EWING IRRIGATION PRODUCTS INC	\$541.01	0	0712241	STATION 72 - IRR
07/12/2024	325288	P	32264	FEDERICK J FAGAN	\$179.20	0	0712241	JUNE CLASS 10038
07/12/2024	325289	P	10315	FERGUSON US HOLDINGS INC	\$2,801.50	0	0712241	PVC S80 SXS 90 ELBOWS - POLYME
07/12/2024	325290	P	30027	FIRST RESPONDER OUTFITTERS INC	\$572.31	0	0712241	Jumpsuit - Martinez

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/12/2024	325291	P	31764	FIBER MARKETING INTERNATIONAL INC	\$608.71	0	0712241	STIHL BACKPACK BLOWER
07/12/2024	325292	P	31564	FNS COLLISION GROUP INC	\$153.92	0	0712241	REVIEW MIRROR VEH#5057 WO#7388
07/12/2024	325293	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$1,072.21	0	0712241	LIBRARY TELEPHONE CHARGES 7/1/
07/12/2024	325294	P	10050	GENERAL PACIFIC INC	\$9,443.86	0	0712241	Meter Items & CT
07/12/2024	325295	P	30553	HOTSY OF SPOKANE LLC	\$3,476.23	0	0712241	SHOP CAR WASH DETERGENT
07/12/2024	325296	P	10290	JIM'S PACIFIC GARAGES INC	\$89.74	0	0712241	MUD FLAPS VEH#3352 WO#73905
07/12/2024	325297	P	31660	KELLEY CREATE CO	\$148.92	0	0712241	JUNE COPIER CHARGES - PURCH/WH
07/12/2024	325298	P	11667	KENWORTH SALES COMPANY	\$215.00	0	0712241	ADDITIONAL KEYS VEH#7164 WO#73
07/12/2024	325299	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$3,886.00	0	0712241	GOETHALS PARK - PORT-A-POTTY R
07/12/2024	325300	P	32425	MOSAIC PUBLIC PARTNERS LLC	\$2,299.00	0	0712241	POLICE CHIEF EXECUTIVE SEARCH
07/12/2024	325301	P	11124	MYERS POWER PRODUCTS INC	\$980,719.23	0	0712241	CONTRACT 357-22 METALCLAD SWIT
07/12/2024	325302	P	32512	NAF AQUATICS ENTERPRISES LLC	\$2,039.00	0	0712241	PROUT POOL - FILTER COVERS
07/12/2024	325303	P	999002	PERMIT REFUND	\$475.00	0	0712241	SP2022-105 withdrew_refund Cen
07/12/2024	325304	P	31002	PAMELA PHELPS	\$3,198.51	0	0712241	2035 Newcomer Ave/Rebate/Solar
07/12/2024	325305	P	32268	PLATINUM INSPECTION SERVICES LLC	\$75.00	0	0712241	RE-INSPECTION 308 ROBERT AVENU
07/12/2024	325306	P	10345	POLYDYNE INC	\$4,025.00	0	0712241	POLYMER FOR WWTF RDT AND BFPS
07/12/2024	325307	P	11900	RIVERSIDEDAVE LLC	\$4,480.00	0	0712241	COOL DESERT NIGHTS AUDIO PRODU
07/12/2024	325308	P	11347	SANDY'S TROPHIES INC	\$58.81	0	0712241	3 2x10 Slider Name Plates
07/12/2024	325309	P	11098	SCHINDLER ELEVATOR CORPORATION	\$8,144.40	0	0712241	YEARLY BILLING - CITY HALL - 0
07/12/2024	325310	P	31566	SILVERBOW ROOFING INC	\$4,488.06	0	0712241	CDBG OOR ROOF 308 ROBERTS AVEN
07/12/2024	325311	P	32460	SPYDERCORP LLC	\$276,070.48	0	0712241	Hains Levee & Riverfront Trail
07/12/2024	325312	P	30034	SOUND SOLUTIONS NORTHWEST INC	\$360.00	0	0712241	TECHNICAL SERVICES FOR A/V UPG
07/12/2024	325313	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$5,829.39	0	0712241	FLAT REPAIR VEH#3222 WO#73786
07/12/2024	325314	P	10027	THE PAPE' GROUP	\$461.03	0	0712241	BOLT VEH#7185 WO#73913
07/12/2024	325315	P	12160	TYLER TECHNOLOGIES, INC	\$4,200.00	0	0712241	EnerGov per Contract 184-17 Am
07/12/2024	325316	P	32470	ULTIMATE TRAINING MUNITIONS INC	\$3,396.56	0	0712241	TRAINING BLANKS
07/12/2024	325317	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$101,764.24	0	0712241	VISIT TRI-CITIES CONTRACT DUES
07/12/2024	325318	P	12121	WEG TRANSFORMERS USA LLC	\$56,345.74	0	0712241	10154 XFMR, PAD, 3PH, 300 KVA,
07/12/2024	325319	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$436,361.92	0	0712241	ONE NEW 2024 PETERBILT ASL TRU
07/12/2024	325320	P	32388	WORKDAY INC	\$304,172.50	0	0712241	SR-579 Workday per Contract #2
07/16/2024	325321	P	31542	WILLIAM FORSYTHE DO PLLC	\$72.02	0	071624FP	NON COVERED MEDICAL
07/16/2024	325322	P	10170	RANDY H CARPER	\$60.00	0	071624PP	NON COVERED RX

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/16/2024	325323	P	10167	MIKE CASE	\$315.52	0	071624PP	NON COVERED RX
07/16/2024	325324	P	10038	LARRY COUCH	\$6,176.64	0	071624PP	NON COVERED MEDICAL
07/16/2024	325325	P	10251	HIGGINS, FRED C	\$140.92	0	071624PP	NON COVERED MEDICAL
07/16/2024	325326	P	10271	SCOTT K LARSON	\$29.00	0	071624PP	NON COVERED DENTAL
07/16/2024	325327	P	10156	DAVID L LEWIS	\$100.64	0	071624PP	NON COVERED VISION
07/17/2024	325328	P	10000	KBL, INC.	\$452.86	0	0717241	CONTRACT MANUALS - BOILER & FL
07/17/2024	325329	P	10838	GRIGG ENTERPRISES INC	\$291.57	0	0717241	WALL CLOCK AND DUCT TAPE - WWT
07/17/2024	325330	P	30293	JON AMUNDSON	\$672.96	0	0717241	24-247 AMUNDSON AIRFARE ICMA P
07/17/2024	325331	P	10644	ANIXTER INC	\$8,618.28	0	0717241	Crossarms, Deadends, Insulator
07/17/2024	325332	P	10317	APOLLO SHEET METAL INC	\$200.00	0	0717241	561 Cherokee - Xu - HP Rebate
07/17/2024	325333	P	10547	ARBAUGH & ASSOCIATES INC	\$3,500.00	0	0717241	Contract Fees: June 2024
07/17/2024	325334	P	10670	ARROW CONSTRUCTION HOLDINGS LLC	\$26,877.73	0	0717241	CRAFCO MASTIC ONE PM PLEXIMELT
07/17/2024	325335	P	10583	GREG WALDEN	\$2,725.94	0	0717241	NNO STAFF/VOLUNTEER POLO SHIRT
07/17/2024	325336	P	999000	AUREF - Utility Customer Refunds	\$581.58	0	0717241	1022 THAYER DR
07/17/2024	325337	P	999000	AUREF - Utility Customer Refunds	\$2.57	0	0717241	1204 SANFORD AVE
07/17/2024	325338	P	999000	AUREF - Utility Customer Refunds	\$281.71	0	0717241	600 MEADOWS DR E
07/17/2024	325339	P	999000	AUREF - Utility Customer Refunds	\$150.96	0	0717241	2101 STEPTOE ST Apt 247
07/17/2024	325340	P	999000	AUREF - Utility Customer Refunds	\$81.75	0	0717241	2561 ALLISON WAY
07/17/2024	325341	P	999000	AUREF - Utility Customer Refunds	\$429.22	0	0717241	2550 DUPORTAIL ST S211
07/17/2024	325342	P	999000	AUREF - Utility Customer Refunds	\$8.17	0	0717241	2550 DUPORTAIL ST N180
07/17/2024	325343	P	999000	AUREF - Utility Customer Refunds	\$108.68	0	0717241	2550 DUPORTAIL ST S214
07/17/2024	325344	P	999000	AUREF - Utility Customer Refunds	\$176.35	0	0717241	2894 SALK AVE Apt 147
07/17/2024	325345	P	999000	AUREF - Utility Customer Refunds	\$137.34	0	0717241	409 ASH AVE
07/17/2024	325346	P	999000	AUREF - Utility Customer Refunds	\$348.92	0	0717241	2404 PULLEN ST
07/17/2024	325347	P	999000	AUREF - Utility Customer Refunds	\$143.55	0	0717241	2665 KINGSGATE WAY Apt B315
07/17/2024	325348	P	999000	AUREF - Utility Customer Refunds	\$279.26	0	0717241	1112 SANFORD AVE
07/17/2024	325349	P	31109	BENTON CONSERVATION DISTRICT	\$693.00	0	0717241	C11-20 SALMON POWER PROGRAM IL
07/17/2024	325350	P	10009	COUNTY OF BENTON	\$13.90	0	0717241	NOXIOUS WEED ASSESSMENTS 2024
07/17/2024	325351	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$113.00	0	0717241	TESTING - TKN, NITRA/NITRI, TT
07/17/2024	325352	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$22.49	0	0717241	RED MTN UTILITIES 05/29-06/26/
07/17/2024	325353	P	30340	BIRKHMIR, RYAN	\$0.80	0	0717241	23-170 ZOLL VENTILATION SUMMI
07/17/2024	325354	P	11182	BLUELINE EQUIPMENT CO LLC	\$205.95	0	0717241	SOLENOID VEH#7139 WO#73941
07/17/2024	325355	P	11778	DSD CAPITAL LLC	\$328.78	0	0717241	Outhouse Landfill June 2024

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/17/2024	325356	P	11272	BOYD'S TREE SERVICE LLC	\$1,894.11	0	0717241	Tree Pruning & Vegetation Mana
07/17/2024	325357	P	31525	CADD MICROSYSTEMS INC	\$4,720.00	0	0717241	SR-1522 Bluebeam Revu & Studio
07/17/2024	325358	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$200.00	0	0717241	468 Adair - Lawrence - HP Reba
07/17/2024	325359	P	10847	CERIUM NETWORKS INC	\$34,456.70	0	0717241	MFA Project - Yubikeys
07/17/2024	325360	P	10250	CH2O INC	\$73.84	0	0717241	BOILER TESTING WWTF--JUN '24 B
07/17/2024	325361	P	10135	CI SUPPORT LLC	\$91.21	0	0717241	ONSITE SHREDDING WO#0304981 -
07/17/2024	325362	P	10261	CITY OF RICHLAND	\$14,371.80	0	0717241	BIO-SOLIDS LANDFILL FEES JUN '
07/17/2024	325363	P	10261	CITY OF RICHLAND	\$12,724.31	0	0717241	630 AMON PARK PERMIT
07/17/2024	325364	P	10261	CITY OF RICHLAND	\$236.00	0	0717241	24-221 HUPF - BRAUN FACTORY VI
07/17/2024	325365	P	10261	CITY OF RICHLAND	\$9,110.00	0	0717241	1005 Sunstone - Lichliter - HP
07/17/2024	325366	P	11907	SYCURE CORP	\$860.00	0	0717241	1Gbps Fiber Service - July 202
07/17/2024	325367	P	31848	CONSISTENT CARE SERVICES SPC PS	\$17,139.24	0	0717241	HOME-ARP SUPPORTIVE SERVICES B
07/17/2024	325368	P	12494	CONSOR NORTH AMERICA INC	\$22,511.50	0	0717241	WWTF AERATION BASIN #2 RETROFI
07/17/2024	325369	P	32517	COOPER EQUIPMENT COMPANY	\$125,564.92	0	0717241	ONE NEW 2023 ETNYRE ASPHALT DI
07/17/2024	325370	P	12151	CORE & MAIN LP	\$400.32	0	0717241	FORD FITTINGS
07/17/2024	325371	P	11444	CORPORATE TRANSLATION SERVICES	\$428.33	0	0717241	TRANSLATION SERVICES 06/01-06/
07/17/2024	325372	P	11526	CORWIN OF PASCO LLC	\$5,070.56	0	0717241	WASHER NOZZLE, HOSE VEH#2478 W
07/17/2024	325373	P	10453	DELTA HEATING & COOLING INC	\$16,185.35	0	0717241	1005 Sunstone - Lichliter - HP
07/17/2024	325374	P	11957	DESPAIN & ASSOCIATES INC	\$2,107.91	0	0717241	SR-1644 i2 Analyst's Notebook
07/17/2024	325375	P	11169	EFFICIENCY SOLUTIONS LLC	\$5,724.50	0	0717241	C07-21 COMMERCIAL ENERGY EFFIC
07/17/2024	325376	P	10146	ENERGY NORTHWEST	\$360.00	0	0717241	Environmental Testing - Nitrat
07/17/2024	325377	P	31656	RYANN ENGEL	\$900.00	0	0717241	GRAPHIC DESIGN CONTRACT 14-23
07/17/2024	325378	P	11762	ENTERPRISE HOLDINGS INC	\$542.98	0	0717241	24-164 LETTRICK, 24-181 MUAI
07/17/2024	325379	P	999017	EV CHARGING STATION REBATE	\$300.00	0	0717241	1917 Gala Way - Porter - EV Ch
07/17/2024	325380	P	32486	GMES LLC	\$687.41	0	0717241	SAFETY EQUIPMENT AND TOOLS - D
07/17/2024	325381	P	10268	FEDERAL EXPRESS CORP	\$348.23	0	0717241	PRETRTMNT SAMPLE SHIP JUN 18/1
07/17/2024	325382	P	10315	FERGUSON US HOLDINGS INC	\$2,506.09	0	0717241	STEM GUIDE W/HAND WHEEL FOR RA
07/17/2024	325383	P	12111	CRAIG WALKER COMMUNICATIONS INC	\$306.25	0	0717241	2024-2025 Annual Subscription
07/17/2024	325384	P	31564	FNS COLLISION GROUP INC	\$3,323.87	0	0717241	RIGHT REAR DOOR DAMAGE VEH#244
07/17/2024	325385	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$244.78	0	0717241	FAX LINES 07/01-07/31/24
07/17/2024	325386	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$3,516.52	0	0717241	TELEPHONE 7/1/2024-7/30/2024
07/17/2024	325387	P	10657	FRONTIER TITLE & ESCROW COMPANY	\$1,214.00	0	0717241	Lien Recording Fees

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/17/2024	325388	P	31421	GARY A TUCCI	\$27,852.75	0	0717241	June 2024 Solar Generation
07/17/2024	325389	P	10050	GENERAL PACIFIC INC	\$4,158.95	0	0717241	Quazite Box Lids
07/17/2024	325390	P	31715	GENERAL PACIFIC INC	\$4,209.86	0	0717241	4 HPWH Rebates - June, 2024
07/17/2024	325391	P	10051	GLASS NOOK INC	\$12,569.80	0	0717241	913 Abbot - Sholes - Window Lo
07/17/2024	325392	P	31398	H.W. LOCHNER INC	\$9,517.34	0	0717241	SOUTH GWW INTERSECTION IMPROVE
07/17/2024	325393	P	11913	HP INC	\$115.83	0	0717241	PRINTER MAINTENANCE 05/15-6/15
07/17/2024	325394	P	12201	IMAGETREND INC	\$23,123.41	0	0717241	2024 ANNUAL SUBSCRIPTION REF C
07/17/2024	325395	P	10063	JACOBS & RHODES INC	\$1,200.00	0	0717241	1215 Winslow - Rodgers - HP Re
07/17/2024	325396	P	32424	JUSTIFACTS CREDENTIAL VERIFICATION INC	\$1,311.69	0	0717241	EMPLOYMENT BACKGROUND VERIFICA
07/17/2024	325397	P	31660	KELLEY CREATE CO	\$83.23	0	0717241	XEROX/XERC8155/H2 #KC31628 5/3
07/17/2024	325398	P	31660	KELLEY CREATE CO	\$420.67	0	0717241	AGREEMENT 112-3056730-000 XERO
07/17/2024	325399	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$805.55	0	0717241	AFTER HOURS EMERGENCY CALLS
07/17/2024	325400	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$203.75	0	0717241	SPRINKLER FILTERS FOR WWTF IRR
07/17/2024	325401	P	11667	KENWORTH SALES COMPANY	\$31.58	0	0717241	NON VENTED DEF CAP VEH#3333 WO
07/17/2024	325402	P	11146	4 FETROWS LLC	\$663.07	0	0717241	PHOTOGRAPHY WORK
07/17/2024	325403	P	11110	PUD NO. 1 OF KICKITAT COUNTY	\$403.67	0	0717241	GOLGOTHA UTILITIES 06/03-07/03
07/17/2024	325404	P	10432	LANGUAGE LINE SERVICES INC	\$1,705.53	0	0717241	TRANSLATION SERVICES 06/01-06/
07/17/2024	325405	P	999005	LIBRARY REFUND	\$56.50	0	0717241	LIBRARY REFUND - PRINTING
07/17/2024	325406	P	31520	THEODORE BLAINE LIGHT III	\$1,615.00	0	0717241	146-22 CEIP SUPPORT AND COMPLI
07/17/2024	325407	P	31960	ELIZABETH MCFADDEN	\$160.65	0	0717241	NON COVERED RX
07/17/2024	325408	P	11652	MENKE JACKSON BEYER LLP	\$10,221.44	0	0717241	ACCT. #046-CODE ENFORCEMENT RE
07/17/2024	325409	P	10358	MOON SECURITY SERVICES INC	\$160.98	0	0717241	BASIC FIRE MONT, ALARMNET JULY
07/17/2024	325410	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$10,767.24	0	0717241	ALTERNATOR VEH#3303 WO#73983
07/17/2024	325411	P	32250	ODP BUSINESS SOLUTIONS LLC	\$95.60	0	0717241	Business Cards: Mabe, Friberg,
07/17/2024	325412	P	10357	OXARC INC	\$146.42	0	0717241	RPD CYLINDER RENT JUNE
07/17/2024	325413	P	11838	PACWEST MACHINERY LLC	\$2,297.26	0	0717241	FILTER VEH#7182 WO#73910
07/17/2024	325414	P	31206	CI - PW LLC	\$196.55	0	0717241	WWTF H/C DISP RENT 5 GAL H2O J
07/17/2024	325415	P	32452	PARAGON HOSPITALITY GROUP LLC	\$1,995.00	0	0717241	Rent from 7/13/2024 to 8/1/202
07/17/2024	325416	P	10232	PERFECTION GLASS INC	\$2,736.00	0	0717241	1500 Amon - Underwood - Window
07/17/2024	325417	P	31798	PERFORMANCE SYSTEMS INTEGRATION LLC	\$252.73	0	0717241	FIRE EXTINGUISHER MAINTENANCE
07/17/2024	325418	P	32268	PLATINUM INSPECTION SERVICES LLC	\$75.00	0	0717241	Platinum Inspection Services C
07/17/2024	325419	P	10345	POLYDYNE INC	\$4,025.00	0	0717241	POLYMER FOR WWTF RDT AND BFPS
07/17/2024	325420	P	32273	PROCARE FOR YOU PLLC	\$511.00	0	0717241	(2) Pre-Emp. Physicals & (1) D

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/17/2024	325421	P	32363	PROCOM LLC	\$464.00	0	0717241	DOT DRUG TESTING/PRE-EMP TESTI
07/17/2024	325422	P	10653	PROQUEST LP	\$1,495.05	0	0717241	WA ST LIB BUNDLE DATABASES
07/17/2024	325423	P	31210	LEPS-PSS, PLLC	\$2,925.00	0	0717241	PRE-EMPLOYMENT PSYCH EVALUATIO
07/17/2024	325424	P	10488	SAN DIEGO POLICE EQUIPMENT CO	\$9,014.50	0	0717241	PATROL PRACTICE AMMO
07/17/2024	325425	P	32215	DE HICKS	\$2,375.00	0	0717241	SCHOOL OF LEADERSHIP TRAINING
07/17/2024	325426	P	10311	SEA WESTERN INC	\$52.18	0	0717241	FD CLASS B UNIFORM SHIRTS - CA
07/17/2024	325427	P	10744	SENSKE LAWN & TREE CARE INC	\$214.14	0	0717241	SR-655 Pest and Weed Managemen
07/17/2024	325428	P	31794	SHANNON & WILSON INC	\$2,937.45	0	0717241	HYDRANT METER REFUND #396
07/17/2024	325429	P	11563	SMARSH, INC.	\$277.78	0	0717241	SR-205 Smarsh 2024 Annual Rene
07/17/2024	325430	P	10440	SOLID WASTE SYSTEMS INC	\$5,447.81	0	0717241	GRABBER ARM VEH#3372 WO#73860
07/17/2024	325431	P	32313	SONSRAY MACHINERY LLC	\$3,119.04	0	0717241	TIGER FLAIL BEARINGS,FLANGE VE
07/17/2024	325432	P	10536	SPRAGUE PEST SOLUTIONS	\$76.57	0	0717241	Pest Control - Solid Waste 7/1
07/17/2024	325433	P	30034	SOUND SOLUTIONS NORTHWEST INC	\$10,560.99	0	0717241	BCES A/V SYSTEM UPGRADE, CONTR
07/17/2024	325434	P	10961	TACOMA SCREW PRODUCTS INC	\$304.02	0	0717241	SHOP SUPPLIES
07/17/2024	325435	P	31735	MARQUES HARRER	\$415.32	0	0717241	BOMB SQUAD PATCHES
07/17/2024	325436	P	10027	THE PAPE' GROUP	\$41,271.36	0	0717241	ONE NEW 2024 TRAIL KING EQUIPM
07/17/2024	325437	P	32163	RONALD L BROOKS	\$1,594.79	0	0717241	BU CAM,STEREO INSTALL #3389
07/17/2024	325438	P	10907	TRI CITY REGIONAL CHAMBER OF COMMERCE	\$238.00	0	0717241	July Membership Luncheon
07/17/2024	325439	P	10335	TRI CITY DEVELOPMENT COUNCIL	\$7,500.00	0	0717241	PO for Consultant Contract for
07/17/2024	325440	P	12160	TYLER TECHNOLOGIES, INC	\$7,568.14	0	0717241	EnerGov per Contract 184-17 Am
07/17/2024	325441	P	10740	US IDENTIFICATION MANUAL	\$103.27	0	0717241	US IDENTIFICATION MANUAL RENEW
07/17/2024	325442	P	32271	VERMEER MOUNTAIN WEST INC	\$1,466.64	0	0717241	CHIPPER FILTERS VEH#7180 WO#73
07/17/2024	325443	P	30121	WASHINGTON CITY/COUNTY MANAGEMENT ASSN	\$600.00	0	0717241	24-243 WCMA 2024 Summer Confer
07/17/2024	325444	P	11190	WESTERN CASCADE CONTAINER LLC	\$910.15	0	0717241	REPLACEMENT 27' TARPS VEH#3342
07/17/2024	325445	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$2,770.68	0	0717241	FILTERS VEH#7162
07/17/2024	325446	P	10267	WSF, LLC	\$1,802.61	0	0717241	GUIDE KIT VEH#3350 WO#73930
07/19/2024	325447	P	11862	4IMPRINT, INC	\$656.46	0	0719241	CITY VIEW - NNO EVENT SUPPLY:
07/19/2024	325448	P	10838	GRIGG ENTERPRISES INC	\$624.02	0	0719241	MARKET UMBRELLA SAGE 9'
07/19/2024	325449	P	31659	COURTNEY ALLEN-GRANT	\$46.00	0	0719241	23-040 GRANT NORCAN CONFERENCE
07/19/2024	325450	P	11213	ALTEC INDUSTRIES INC	\$988.55	0	0719241	HANGING STEP VEH#3389 WO#73897
07/19/2024	325451	P	11633	AMERICOOOL HEATING AND A/C LLC	\$14,929.95	0	0719241	1120 Oxford - Watkins - HP Loa
07/19/2024	325452	P	31227	AP TRITON CONSULTING LLC	\$7,500.00	0	0719241	FY 22/23 GEMT COST RECOVERY
07/19/2024	325453	P	999000	AUREF - Utility Customer Refunds	\$6.60	0	0719241	2550 DUPORTAIL ST Q100

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/19/2024	325454	P	999000	AUREF - Utility Customer Refunds	\$220.09	0	0719241	2100 BELLERIVE DR S192
07/19/2024	325455	P	999000	AUREF - Utility Customer Refunds	\$178.28	0	0719241	1529 COLUMBIA PARK TRL Apt 338
07/19/2024	325456	P	999000	AUREF - Utility Customer Refunds	\$144.53	0	0719241	2101 STEPTOE ST Apt 141
07/19/2024	325457	P	999000	AUREF - Utility Customer Refunds	\$148.72	0	0719241	2455 GEORGE WASHINGTON WAY B20
07/19/2024	325458	P	999000	AUREF - Utility Customer Refunds	\$142.87	0	0719241	2455 GEORGE WASHINGTON WAY F23
07/19/2024	325459	P	999000	AUREF - Utility Customer Refunds	\$67.24	0	0719241	2555 DUPORTAIL ST E238
07/19/2024	325460	P	999000	AUREF - Utility Customer Refunds	\$130.95	0	0719241	69 JADWIN AVE 47
07/19/2024	325461	P	999000	AUREF - Utility Customer Refunds	\$52.80	0	0719241	2662 JASON LOOP
07/19/2024	325462	P	999000	AUREF - Utility Customer Refunds	\$355.20	0	0719241	2550 DUPORTAIL ST G137
07/19/2024	325463	P	999000	AUREF - Utility Customer Refunds	\$255.10	0	0719241	2550 DUPORTAIL ST A203
07/19/2024	325464	P	999000	AUREF - Utility Customer Refunds	\$361.13	0	0719241	609 LYNNWOOD CT
07/19/2024	325465	P	999000	AUREF - Utility Customer Refunds	\$28.48	0	0719241	2492 MAGGIO LOOP
07/19/2024	325466	P	999000	AUREF - Utility Customer Refunds	\$155.02	0	0719241	250 BATTELLE BLVD Apt 308
07/19/2024	325467	P	999000	AUREF - Utility Customer Refunds	\$14.23	0	0719241	1621 GEORGE WASHINGTON WAY D22
07/19/2024	325468	P	999000	AUREF - Utility Customer Refunds	\$35.48	0	0719241	1621 GEORGE WASHINGTON WAY A8
07/19/2024	325469	P	999000	AUREF - Utility Customer Refunds	\$1.21	0	0719241	1621 GEORGE WASHINGTON WAY C24
07/19/2024	325470	P	999000	AUREF - Utility Customer Refunds	\$34.35	0	0719241	1621 GEORGE WASHINGTON WAY A
07/19/2024	325471	P	999000	AUREF - Utility Customer Refunds	\$90.25	0	0719241	1621 GEORGE WASHINGTON WAY C
07/19/2024	325472	P	999000	AUREF - Utility Customer Refunds	\$24.29	0	0719241	1621 GEORGE WASHINGTON WAY D
07/19/2024	325473	P	999000	AUREF - Utility Customer Refunds	\$2.69	0	0719241	1650 MOWRY SQ 101
07/19/2024	325474	P	999000	AUREF - Utility Customer Refunds	\$119.07	0	0719241	1529 COLUMBIA PARK TRL Apt 213
07/19/2024	325475	P	999000	AUREF - Utility Customer Refunds	\$57.35	0	0719241	3003 QUEENSGATE DR Apt 142
07/19/2024	325476	P	999000	AUREF - Utility Customer Refunds	\$148.31	0	0719241	2513 DUPORTAIL ST Apt 143
07/19/2024	325477	P	999000	AUREF - Utility Customer Refunds	\$218.86	0	0719241	2550 DUPORTAIL ST L172
07/19/2024	325478	P	999000	AUREF - Utility Customer Refunds	\$186.04	0	0719241	2555 DUPORTAIL ST D130
07/19/2024	325479	P	999000	AUREF - Utility Customer Refunds	\$221.94	0	0719241	1586 MERIWETHER AVE
07/19/2024	325480	P	999000	AUREF - Utility Customer Refunds	\$177.27	0	0719241	2555 DUPORTAIL ST F346
07/19/2024	325481	P	999000	AUREF - Utility Customer Refunds	\$64.62	0	0719241	777 MCMURRAY ST 5
07/19/2024	325482	P	999000	AUREF - Utility Customer Refunds	\$166.84	0	0719241	2555 DUPORTAIL ST C322
07/19/2024	325483	P	999000	AUREF - Utility Customer Refunds	\$136.79	0	0719241	650 GEORGE WASHINGTON WAY Apt
07/19/2024	325484	P	999000	AUREF - Utility Customer Refunds	\$128.69	0	0719241	1529 COLUMBIA PARK TRL Apt 145
07/19/2024	325485	P	999000	AUREF - Utility Customer Refunds	\$386.93	0	0719241	2513 DUPORTAIL ST Apt 222
07/19/2024	325486	P	999000	AUREF - Utility Customer Refunds	\$257.09	0	0719241	2550 DUPORTAIL ST I153

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/19/2024	325487	P	999000	AUREF - Utility Customer Refunds	\$179.39	0	0719241	2513 DUPORTAIL ST Apt 221
07/19/2024	325488	P	999000	AUREF - Utility Customer Refunds	\$137.26	0	0719241	1228 COVINA CT
07/19/2024	325489	P	999000	AUREF - Utility Customer Refunds	\$109.15	0	0719241	1780 PIKE AVE Apt B102
07/19/2024	325490	P	999000	AUREF - Utility Customer Refunds	\$213.51	0	0719241	1775 COLUMBIA PARK TRL 225
07/19/2024	325491	P	999000	AUREF - Utility Customer Refunds	\$182.46	0	0719241	2665 KINGSGATE WAY Apt E149
07/19/2024	325492	P	999000	AUREF - Utility Customer Refunds	\$189.37	0	0719241	3003 QUEENSGATE DR Apt 264
07/19/2024	325493	P	999000	AUREF - Utility Customer Refunds	\$161.53	0	0719241	1607 MAHAN AVE
07/19/2024	325494	P	999000	AUREF - Utility Customer Refunds	\$214.04	0	0719241	2455 GEORGE WASHINGTON WAY J15
07/19/2024	325495	P	999000	AUREF - Utility Customer Refunds	\$52.77	0	0719241	2550 DUPORTAIL ST B210
07/19/2024	325496	P	999000	AUREF - Utility Customer Refunds	\$174.19	0	0719241	2100 BELLERIVE DR N163
07/19/2024	325497	P	999000	AUREF - Utility Customer Refunds	\$149.49	0	0719241	240 BATTELLE BLVD Apt 321
07/19/2024	325498	P	999000	AUREF - Utility Customer Refunds	\$74.01	0	0719241	2500 GEORGE WASHINGTON WAY 123
07/19/2024	325499	P	999000	AUREF - Utility Customer Refunds	\$195.93	0	0719241	1900 STEVENS DR 204
07/19/2024	325500	P	999000	AUREF - Utility Customer Refunds	\$124.14	0	0719241	240 BATTELLE BLVD Apt 230
07/19/2024	325501	P	999000	AUREF - Utility Customer Refunds	\$177.61	0	0719241	2665 KINGSGATE WAY Apt C331
07/19/2024	325502	P	999000	AUREF - Utility Customer Refunds	\$842.30	0	0719241	1650 MOWRY SQ 229
07/19/2024	325503	P	999000	AUREF - Utility Customer Refunds	\$156.68	0	0719241	2665 KINGSGATE WAY Apt C230
07/19/2024	325504	P	999000	AUREF - Utility Customer Refunds	\$194.25	0	0719241	2000 STEVENS DR 210
07/19/2024	325505	P	999000	AUREF - Utility Customer Refunds	\$122.54	0	0719241	1206 BENHAM ST
07/19/2024	325506	P	999000	AUREF - Utility Customer Refunds	\$250.72	0	0719241	2000 STEVENS DR 125
07/19/2024	325507	P	999000	AUREF - Utility Customer Refunds	\$74.64	0	0719241	2433 GEORGE WASHINGTON WAY 320
07/19/2024	325508	P	999000	AUREF - Utility Customer Refunds	\$185.14	0	0719241	2555 DUPORTAIL ST H161
07/19/2024	325509	P	999000	AUREF - Utility Customer Refunds	\$63.00	0	0719241	3245 EMORY AVE
07/19/2024	325510	P	999000	AUREF - Utility Customer Refunds	\$391.88	0	0719241	2550 DUPORTAIL ST R203
07/19/2024	325511	P	999000	AUREF - Utility Customer Refunds	\$129.49	0	0719241	1626 SARATOGA CT
07/19/2024	325512	P	999000	AUREF - Utility Customer Refunds	\$176.19	0	0719241	3003 QUEENSGATE DR Apt 236
07/19/2024	325513	P	999000	AUREF - Utility Customer Refunds	\$100.41	0	0719241	2100 BELLERIVE DR Y245
07/19/2024	325514	P	999000	AUREF - Utility Customer Refunds	\$142.33	0	0719241	3003 QUEENSGATE DR Apt 117
07/19/2024	325515	P	999000	AUREF - Utility Customer Refunds	\$165.06	0	0719241	2513 DUPORTAIL ST Apt 249
07/19/2024	325516	P	999000	AUREF - Utility Customer Refunds	\$317.05	0	0719241	2555 BELLA COOLA LN Apt 128
07/19/2024	325517	P	999000	AUREF - Utility Customer Refunds	\$134.72	0	0719241	1621 GEORGE WASHINGTON WAY D22
07/19/2024	325518	P	999000	AUREF - Utility Customer Refunds	\$84.97	0	0719241	2550 DUPORTAIL ST M273
07/19/2024	325519	P	999000	AUREF - Utility Customer Refunds	\$172.29	0	0719241	3003 QUEENSGATE DR Apt 301

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/19/2024	325520	P	999000	AUREF - Utility Customer Refunds	\$95.69	0	0719241	1316 SANFORD AVE
07/19/2024	325521	P	999000	AUREF - Utility Customer Refunds	\$172.78	0	0719241	850 AARON DR 126
07/19/2024	325522	P	999000	AUREF - Utility Customer Refunds	\$263.70	0	0719241	2513 DUPORTAIL ST Apt 113
07/19/2024	325523	P	999000	AUREF - Utility Customer Refunds	\$200.79	0	0719241	1650 MOWRY SQ 207
07/19/2024	325524	P	999000	AUREF - Utility Customer Refunds	\$119.86	0	0719241	2100 BELLERIVE DR P172
07/19/2024	325525	P	999000	AUREF - Utility Customer Refunds	\$206.10	0	0719241	2404 PULLEN ST
07/19/2024	325526	P	999000	AUREF - Utility Customer Refunds	\$177.11	0	0719241	850 AARON DR 73
07/19/2024	325527	P	999000	AUREF - Utility Customer Refunds	\$273.93	0	0719241	2105 PULLEN ST 6
07/19/2024	325528	P	999000	AUREF - Utility Customer Refunds	\$84.62	0	0719241	2555 BELLA COOLA LN Apt 334
07/19/2024	325529	P	999000	AUREF - Utility Customer Refunds	\$43.65	0	0719241	2100 BELLERIVE DR U213
07/19/2024	325530	P	999000	AUREF - Utility Customer Refunds	\$16.94	0	0719241	2360 HOOD AVE C
07/19/2024	325531	P	999000	AUREF - Utility Customer Refunds	\$254.02	0	0719241	2550 DUPORTAIL ST K164
07/19/2024	325532	P	999000	AUREF - Utility Customer Refunds	\$241.68	0	0719241	1851 JADWIN AVE 304
07/19/2024	325533	P	999000	AUREF - Utility Customer Refunds	\$485.73	0	0719241	2895 PAULING AVE Apt 152
07/19/2024	325534	P	999000	AUREF - Utility Customer Refunds	\$173.78	0	0719241	250 GAGE BLVD 4022
07/19/2024	325535	P	10518	BEAVER BARK & ROCK	\$1,287.17	0	0719241	CONCRETE - 5 BAG MIX 1.5YD/ADD
07/19/2024	325536	P	10207	BENTON COUNTY AUDITOR	\$10,978.90	0	0719241	4184 DOL LICENSE & SALES TAX P
07/19/2024	325537	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$430.00	0	0719241	PROUT, AMON, BADGER POOLS OPER
07/19/2024	325538	P	10008	BENTON PUD	\$3,324.46	0	0719241	2024 Utility Safety Training 1
07/19/2024	325539	P	10546	BOUND TREE MEDICAL LLC	\$625.75	0	0719241	PT TRANSPORTER, ISRAELI BANDAG
07/19/2024	325540	P	10135	CI SUPPORT LLC	\$46.56	0	0719241	FIRE - SHREDDING SERVICES JUNE
07/19/2024	325541	P	10261	CITY OF RICHLAND	\$1,861.92	0	0719241	24-229 HARPER ADVANCED TRAVEL
07/19/2024	325542	P	10261	CITY OF RICHLAND	\$9,596.00	0	0719241	1120 Oxford - Watkins - HP Reb
07/19/2024	325543	P	11516	COLEMAN OIL COMPANY	\$30,292.74	0	0719241	FLEET GAS RESALE 07/8 - 7/12
07/19/2024	325544	P	10542	FIANDER & ASSOCIATES LLC	\$6,944.84	0	0719241	FD -FITNESS EQUIPMENT
07/19/2024	325545	P	999014	CONSERVATION REBATES	\$6,200.00	0	0719241	2710 Crimson Way - WSU - Light
07/19/2024	325546	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$65.22	0	0719241	30-DEEP STRUT 10'
07/19/2024	325547	P	12151	CORE & MAIN LP	\$3,144.46	0	0719241	Romac Water Parts
07/19/2024	325548	P	11526	CORWIN OF PASCO LLC	\$2,490.94	0	0719241	SENSOR VEH#2468 WO#74000
07/19/2024	325549	P	11663	D&D TELECOMMUNICATION PROPERTIES LLC	\$752.24	0	0719241	FIRE - JULY 2024 - INSPIRATION
07/19/2024	325550	P	31555	JULIE DAVIS	\$155.79	0	0719241	PERSONAL MILEAGE JULIE DAVIS J
07/19/2024	325551	P	10146	ENERGY NORTHWEST	\$1,266.00	0	0719241	WATER SAMPLING ANALYSIS
07/19/2024	325552	P	999017	EV CHARGING STATION REBATE	\$300.00	0	0719241	480 Mont Blanc - Boag - EV Cha

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/19/2024	325553	P	11044	EWING IRRIGATION PRODUCTS INC	\$1,251.59	0	0719241	STATION 72 - IRR
07/19/2024	325554	P	10315	FERGUSON US HOLDINGS INC	\$75.24	0	0719241	3- BUSH/3-UNIONS/7- 90 ELL/5-T
07/19/2024	325555	P	30874	BRENT THOMAS	\$108.70	0	0719241	2000 SNYDER - HORN SPORTS COMP
07/19/2024	325556	P	31444	CODY M WAREHAM	\$135.88	0	0719241	TOW TO CITY SHOP VEH#2488 WO#7
07/19/2024	325557	P	31764	FIBER MARKETING INTERNATIONAL INC	\$192.53	0	0719241	SMALL EQUIP REPAIR
07/19/2024	325558	P	10050	GENERAL PACIFIC INC	\$12,893.99	0	0719241	Youngstown Gloves
07/19/2024	325559	P	10051	GLASS NOOK INC	\$4,331.42	0	0719241	227 Cottonwood - Beard - Windo
07/19/2024	325560	P	32106	H&L AUTO GLASS LLC	\$973.34	0	0719241	PURCHASE WINDSHIELD VEH#3396 W
07/19/2024	325561	P	32496	MARK HARPER	\$38.59	0	0719241	24-229 HARPER TRAVEL REIMBURSE
07/19/2024	325562	P	10731	HAVIS SHEILDS EQUIPMENT CO	\$81.45	0	0719241	POLICE LAPTOP DOCK REPAIR VEH#
07/19/2024	325563	P	12200	HUGHES FIRE EQUIPMENT, INC	\$893.53	0	0719241	PUMP PANEL PLACARD VEH#5055 WO
07/19/2024	325564	P	30058	INFOSEND, INC.	\$13,907.48	0	0719241	2024-InfoSend - Utility Statem
07/19/2024	325565	P	31219	INSIGHT PUBLIC SECTOR INC.	\$5,345.05	0	0719241	SR-1497 InTune Subscription 20
07/19/2024	325566	P	32521	K&L GATES LLP	\$17,600.00	0	0719241	Federal Policy Representation
07/19/2024	325567	P	31660	KELLEY CREATE CO	\$32.15	0	0719241	71 CAPTAINS OFC OVERAGE - 06/1
07/19/2024	325568	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$104.73	0	0719241	3-DIAPH ASSEMBLY
07/19/2024	325569	P	11667	KENWORTH SALES COMPANY	\$198.27	0	0719241	TRUCK WASH BRUSH VEH#3366 WO#7
07/19/2024	325570	P	11146	4 FETROWS LLC	\$114.14	0	0719241	PHOTOGRAPHY SERVICES OVERAGE
07/19/2024	325571	P	10945	TRI CITY UNITED INC	\$155.00	0	0719241	JULY STORAGE RENTAL VEH#9500 W
07/19/2024	325572	P	12246	MCALLISTER HOLDINGS	\$258.00	0	0719241	FIRE CAR WASHES VEH#9000 WO#74
07/19/2024	325573	P	11199	LIBERTY LAWN & SAW SHOP	\$283.65	0	0719241	EQUIP REPAIR - SAW
07/19/2024	325574	P	10262	LIFE ASSIST INC	\$1,705.70	0	0719241	CHEST SEAL, GAUZE, PELVIC SLIN
07/19/2024	325575	P	11214	MIDWEST LABORATORIES INC	\$466.00	0	0719241	COMPOST ROWS 9-17 STA W/O FECA
07/19/2024	325576	P	11835	MILLER PAINT COMPANY INC	\$2,152.27	0	0719241	PARKING LOT - PAINT STRIPING
07/19/2024	325577	P	10660	MILNE NAIL, POWER TOOL & REPAIR	\$364.77	0	0719241	HAND TOOLS
07/19/2024	325578	P	10083	MONARCH MACHINE & TOOL CO INC	\$84.06	0	0719241	FENDER EXTENDER VEH#3396 WO#73
07/19/2024	325579	P	10480	MOUNTS LOCK & KEY INC	\$487.57	0	0719241	REKEY AT RED MOUNTAIN SITE
07/19/2024	325580	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$1,719.60	0	0719241	FIRE EXTINGUISHER VEH#6669 WO#
07/19/2024	325581	P	31505	SPORTSENGINE INC	\$333.00	0	0719241	BACKGROUND CHECKS: LIBRARY
07/19/2024	325582	P	30272	CLEAN CONCEPTS GROUP, INC	\$347.80	0	0719241	VANDALISM - TAGINATOR
07/19/2024	325583	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$555.19	0	0719241	FUEL FILTER VEH#3341 WO#74004
07/19/2024	325584	P	32209	NORTHWEST TOWER ENGINEERING PLLC	\$4,000.00	0	0719241	POST INSTALL REPORT RED MTN TO
07/19/2024	325585	P	10357	OXARC INC	\$105.40	0	0719241	FIRE - MEDICAL OXYGEN

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/19/2024	325586	P	12375	PAHLISCH HOMES AT WESTCLIFFE HEIGHTS, LLC	\$16,937.17	0	0719241	Street Latecomer Reimbursement
07/19/2024	325587	P	31206	CI - PW LLC	\$44.52	0	0719241	Water for Landfill 7/16/2024
07/19/2024	325588	P	10232	PERFECTION GLASS INC	\$1,200.00	0	0719241	1010 View - Gross - Window Reb
07/19/2024	325589	P	31798	PERFORMANCE SYSTEMS INTEGRATION LLC	\$484.82	0	0719241	RCC - SEMI ANNUAL KITCHEN SUPP
07/19/2024	325590	P	11994	PROFESSIONAL SALES AND SERVICE LC	\$997.55	0	0719241	COOL CONTROL CABLE ASSY VEH#50
07/19/2024	325591	P	32327	EDGAR GUIZAR	\$2,390.31	0	0719241	CERAMIC COATING VEH#3366 WO#73
07/19/2024	325592	P	10047	R.D. OFFUTT COMPANY	\$2,426.62	0	0719241	LAMP, WHEEL, ROOF VEH#6616 WO#
07/19/2024	325593	P	31754	THERESA RICHARDSON	\$20.00	0	0719241	RICHARDSON CHAMBER LUNCHEON 7-
07/19/2024	325594	P	30484	RICHLAND 132, LLC	\$22,154.43	0	0719241	Street Latecomer Reimbursement
07/19/2024	325595	P	31429	RYN BUILT HOMES LLC	\$14,884.53	0	0719241	Street Latecomer Reimbursement
07/19/2024	325596	P	10311	SEA WESTERN INC	\$382.69	0	0719241	FD CLASS B UNIFORM SHIRTS - CA
07/19/2024	325597	P	10115	SHARPE & PRESZLER CONSTRUCTION	\$133,220.00	0	0719241	Sunset St & Montana Ave WMR
07/19/2024	325598	P	32277	SIENA HILLS DEVELOPMENT LLC	\$11,069.65	0	0719241	Street Latecomer Reimbursement
07/19/2024	325599	P	31869	KRISTI SMITH	\$1,361.00	0	0719241	JULY 2024 FIREFIGHTERS SEC MON
07/19/2024	325600	P	10440	SOLID WASTE SYSTEMS INC	\$10,764.05	0	0719241	NUTS WASHERS SCREWS VEH#3372 W
07/19/2024	325601	P	10536	SPRAGUE PEST SOLUTIONS	\$1,488.09	0	0719241	SHOPS - EXT PEST CONTROL
07/19/2024	325602	P	10961	TACOMA SCREW PRODUCTS INC	\$246.42	0	0719241	FLEET SHOP SUPPLIES PENETRATIN
07/19/2024	325603	P	30808	TANKMAX INC.	\$448.04	0	0719241	DRIVELINE REPAIR VEH#3353 WO#7
07/19/2024	325604	P	31735	MARQUES HARRER	\$1,067.92	0	0719241	RPD UNIFORM PANTS - DETECTIVES
07/19/2024	325605	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$6,879.06	0	0719241	FLAT REPAIR VEH#6595 WO#73649
07/19/2024	325606	P	10027	THE PAPE' GROUP	\$2,128.17	0	0719241	FILTERS VEH#7165 WO#74015
07/19/2024	325607	P	32487	THOR SOLUTIONS INC	\$403.12	0	0719241	Alvaka-IT Support/Project Mgmt
07/19/2024	325608	P	32163	RONALD L BROOKS	\$1,426.63	0	0719241	INSTALL STEREO VEH#2459 WO#739
07/19/2024	325609	P	32524	TRI-TOWN GET DOWN LLC	\$15,000.00	0	0719241	2024 Hotel/Motel Grant Funding
07/19/2024	325610	P	31958	TRUCKPRO HOLDING CORPORATION	\$563.82	0	0719241	RETURN BRAKE ASSY VEH#4099 WO#
07/19/2024	325611	P	10302	UNIVAR SOLUTIONS USA INC	\$1,142.13	0	0719241	3 DR SOD HYPO 12.5% LIQUICHLOR
07/19/2024	325612	P	11131	SANDRA R NINEMIRE	\$1,479.44	0	0719241	FD - UNIFORM LAUNDRY SERVICE
07/19/2024	325613	P	10512	US BANK N A	\$207.00	0	0719241	JUNE 2024 POOLED INVESTMENT CU
07/19/2024	325614	P	10878	WA STATE DEPT OF NATURAL RESOURCES	\$3,751.30	0	0719241	FIRE SHELTERS FOR 5062 AND 506
07/19/2024	325615	P	10140	WASHINGTON STATE PATROL	\$11.00	0	0719241	BACKGROUND CHECK: NATALIE DADO
07/19/2024	325616	P	31462	WELLABLE LLC	\$450.00	0	0719241	WELLNESS CHALLENGES PLATFORM #
07/19/2024	325617	P	10844	WESMAR COMPANY INC	\$4,394.32	0	0719241	SHOPS 100 - COOLING TOWER TREA
07/19/2024	325618	P	11700	WEST COAST OFF ROAD	\$3,627.95	0	0719241	TOOL BOXES VEH#3392 WO#73901

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/19/2024	325619	P	11311	MARK BAUDER	\$35,840.27	0	0719241	Street Latecomer Reimbursement
07/19/2024	325620	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$997.28	0	0719241	FILTERS VEH#7166 WO#74013
07/19/2024	325621	P	10194	XEROX CORPORATION	\$40.43	0	0719241	XEROX CUSTOMER SERVICE 4-30-24
07/24/2024	325623	P	31283	3AC ENGINEERING, PC	\$40,844.00	0	0724241	Transformer Monitor Installati
07/24/2024	325624	P	10000	KBL, INC.	\$148.92	0	0724241	Warehouse Issue Slips (pads)
07/24/2024	325625	P	31231	ABM INDUSTRIES INC	\$1,385.00	0	0724241	SATELLITE PD STATIONS - JANITO
07/24/2024	325626	P	10838	GRIGG ENTERPRISES INC	\$1,009.68	0	0724241	Sprinkler circle base
07/24/2024	325627	P	11197	LUCAS M MILLER	\$1,060.00	0	0724241	2024 Annual RR Crossing Inspec
07/24/2024	325628	P	11492	ALS GROUP USA CORP	\$995.00	0	0724241	TESTING - COR DECANT - 06/20/2
07/24/2024	325629	P	10644	ANIXTER INC	\$37,216.71	0	0724241	Preformed Ties
07/24/2024	325630	P	11230	NAT'L INSTITUTE FOR AUTOMOTIVE SERVICE EXCELLENCE	\$378.27	0	0724241	ASE TESTING - R.ARELLANO
07/24/2024	325631	P	999000	AUREF - Utility Customer Refunds	\$62.56	0	0724241	1410 SWIFT BLVD
07/24/2024	325632	P	999000	AUREF - Utility Customer Refunds	\$120.64	0	0724241	2749 KETCH RD
07/24/2024	325633	P	999000	AUREF - Utility Customer Refunds	\$6.80	0	0724241	3240 QUAIL RIDGE LOOP
07/24/2024	325634	P	11079	AUTOZONE STORES LLC	\$39.27	0	0724241	DEF DIESEL EXHAUST FLUID VEH#5
07/24/2024	325635	P	10518	BEAVER BARK & ROCK	\$2,776.45	0	0724241	HOWARD AMON - BARK
07/24/2024	325636	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$55,496.71	0	0724241	HOME TBRA MAY REIMBURSEMENT
07/24/2024	325637	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$7,624.51	0	0724241	1320 Cottonwood - Woodall - HP
07/24/2024	325638	P	11685	CARDINAL HEALTH 130, LLC	\$3,217.87	0	0724241	THIRD PARTY RETURN
07/24/2024	325639	P	10026	CASCADE NATURAL GAS CORP	\$3,148.40	0	0724241	STATION 75 - GAS BILL - JULY 2
07/24/2024	325640	P	10123	CASCADE TITLE COMPANY	\$736.87	0	0724241	308 ROBERT AVE. DEED OF TRUST
07/24/2024	325641	P	10841	CASELLE INC	\$178.00	0	0724241	Contract Support and Maintenanc
07/24/2024	325642	P	10261	CITY OF RICHLAND	\$3,997.47	0	0724241	UTILITIES 05/10-07/01/24
07/24/2024	325643	P	10261	CITY OF RICHLAND	\$1,342.00	0	0724241	24-124 ACCIS CONFERENCE 4/15-4
07/24/2024	325644	P	10261	CITY OF RICHLAND	\$1,400.00	0	0724241	334 Greenbrook - Culverhouse -
07/24/2024	325645	P	10192	CITY OF WEST RICHLAND	\$3,299.00	0	0724241	TIP Fees - Keene/Kennedy Inter
07/24/2024	325646	P	31990	CLEARWATER CONSTRUCTION & MANAGEMENT LLC	\$657,118.56	0	0724241	WWTP Aeration Basin Retrofit P
07/24/2024	325647	P	11516	COLEMAN OIL COMPANY	\$28,747.99	0	0724241	FLEET GAS RESALE - 7/15 - 7/2
07/24/2024	325648	P	10542	FIANDER & ASSOCIATES LLC	\$380.45	0	0724241	76 BUILD - CUSTOM STORAGE RACK
07/24/2024	325649	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$73.54	0	0724241	RPD - LIGHTS
07/24/2024	325650	P	11526	CORWIN OF PASCO LLC	\$19,842.56	0	0724241	WIRE, SPARK PLUG, COIL VEH#332

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/24/2024	325651	P	11607	CUMMINS, INC	\$4,387.69	0	0724241	REPAIR DEF DOSING PUMP MODULE
07/24/2024	325652	P	10756	DELL MARKETING LP	\$3,508.45	0	0724241	SR-1470 Dell Latitude 5450 (2)
07/24/2024	325653	P	10453	DELTA HEATING & COOLING INC	\$25,327.10	0	0724241	758 Canyon - Crosier - HP Loan
07/24/2024	325654	P	31923	EL RANCHO REATA HOMEOWNERS ASSOCIATION	\$50.00	0	0724241	CENT PKWY ROW DISPLACEE
07/24/2024	325655	P	32219	ENERGY PRO INSULATION INC	\$3,982.00	0	0724241	235 Wright - Bondaruk - Ins Re
07/24/2024	325656	P	10821	ENVIRO-CLEAN EQUIPMENT INC	\$1,330.49	0	0724241	REPAIR TCASE TRANSFER VEH#3338
07/24/2024	325657	P	11044	EWING IRRIGATION PRODUCTS INC	\$1,713.18	0	0724241	COL PT MARINA - IRR REPAIRS
07/24/2024	325658	P	31170	HIS DIME, LLC	\$2,076.25	0	0724241	DECALS VEH#2442 WO#73934
07/24/2024	325659	P	10268	FEDERAL EXPRESS CORP	\$230.82	0	0724241	PRETRTMNT SAMPLE SHIP 6/25/24,
07/24/2024	325660	P	10276	FEDERAL SIGNAL CORPORATION	\$2,648.80	0	0724241	2024 FIRE UPFIT VEH#2562
07/24/2024	325661	P	10315	FERGUSON US HOLDINGS INC	\$29.93	0	0724241	CITY HALL - MAIN LINE WATER RE
07/24/2024	325662	P	10447	FINAL TOUCH UPHOLSTERY	\$2,096.83	0	0724241	REPAIR SEAT VEH#2465 WO#73838
07/24/2024	325663	P	31764	FIBER MARKETING INTERNATIONAL INC	\$17.35	0	0724241	ARBORIST - CHAIN SAW SCRENCH C
07/24/2024	325664	P	32135	BUSINESS INTERIORS OF IDAHO	\$27,297.43	0	0724241	STA 76 FURNITURE DELIVERY AND
07/24/2024	325665	P	32175	GOBLIN INC	\$84.00	0	0724241	RCC - DEODORIZING SERVICE
07/24/2024	325666	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$2,179.12	0	0724241	PHONE LINES 07/10-08/09/24
07/24/2024	325667	P	11069	GOLDSTREET DESIGN AGENCY INC	\$175.00	0	0724241	ARTWORK FOR SWEDISH DISHCLOTHS
07/24/2024	325668	P	10203	W.W. GRAINGER, INC	\$693.27	0	0724241	Flyswatter
07/24/2024	325669	P	10063	JACOBS & RHODES INC	\$14,731.14	0	0724241	334 Greenbrook - Culverhouse -
07/24/2024	325670	P	10291	JOB'S NURSERY LLC	\$39.96	0	0724241	TREE COUPON-2901 Tuscanna Dr
07/24/2024	325671	P	31660	KELLEY CREATE CO	\$241.32	0	0724241	Xerox Contract Charges Shops 1
07/24/2024	325672	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$21.39	0	0724241	REPAIR COUPLER, SLIP-FIX - WWT
07/24/2024	325673	P	10432	LANGUAGE LINE SERVICES INC	\$560.14	0	0724241	TRANSLATION SERVICES 06/01-06/
07/24/2024	325674	P	10298	LN CURTIS & SONS	\$1,814.64	0	0724241	Armor Carrier - Raby
07/24/2024	325675	P	31741	DAWN MACDONALD	\$504.00	0	0724241	MAY CLASS 9916
07/24/2024	325676	P	32497	MID-COLUMBIA MEDIA INC	\$850.00	0	0724241	MONTHLY ADVERTISEMENT JULY
07/24/2024	325677	P	10660	MILNE NAIL, POWER TOOL & REPAIR	\$174.23	0	0724241	JIM - MULTI TOOL
07/24/2024	325678	P	11810	NATIONAL ASSOCIATION OF GOVERNMENT DEFINED	\$700.00	0	0724241	TRIP #TBD ROBERT MARLOW CONF R
07/24/2024	325679	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$770.10	0	0724241	BATTERY VEH#1223 WO#73579
07/24/2024	325680	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$1,077.05	0	0724241	STORAGE TRAY VEH#3397 WO#73963
07/24/2024	325681	P	10981	OIL RE-REFINING CO	\$400.00	0	0724241	Recycled Oil Hauled 7/19/2024
07/24/2024	325682	P	10862	PARAMETRIX INC	\$14,442.89	0	0724241	2024 Landfill Environmental Mo

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/24/2024	325683	P	10971	PARAMOUNT COMMUNICATIONS INC	\$6,903.80	0	0724241	Fire Station No. 76 Fiber Buil
07/24/2024	325684	P	30429	JORY PARISH	\$1.00	0	0724241	22-275 PARISH HONOR GUARD TRAI
07/24/2024	325685	P	10232	PERFECTION GLASS INC	\$1,194.00	0	0724241	608 Jefferson - Westside Prot
07/24/2024	325686	P	12238	REXEL USA, INC	\$481.21	0	0724241	PULS UPS CTRLR FOR SIENA HILLS
07/24/2024	325687	P	11026	POCKETINET COMMUNICATIONS INC	\$1,130.00	0	0724241	INTERNET SERVICES 08/01-08/31/
07/24/2024	325688	P	11994	PROFESSIONAL SALES AND SERVICE LC	\$881.70	0	0724241	COOL TECH CONTROL CABLE ASSY V
07/24/2024	325689	P	999001	REC REFUND	\$163.25	0	0724241	deposit refund
07/24/2024	325690	P	32514	REP FITNESS	\$7,110.84	0	0724241	RPD FITNESS ROOM EQUIPMENT
07/24/2024	325691	P	11012	RH2 ENGINEERING INC	\$91.48	0	0724241	CENTER PARKWAY SOUTH-ENVIRONME
07/24/2024	325692	P	12318	RINGOLD EMBROIDERY	\$452.84	0	0724241	SHIRTS
07/24/2024	325693	P	10595	DR ROBERTS CONSTRUCTION INC	\$847.38	0	0724241	1805 Birch - McCune - Window R
07/24/2024	325694	P	32449	TOBASKI SNIPES	\$1,047.12	0	0724241	HOME-ARP SUPPORTIVE SERVICES J
07/24/2024	325695	P	10440	SOLID WASTE SYSTEMS INC	\$1,343.39	0	0724241	CHAIN, CONNECTOR LINK, BEARING
07/24/2024	325696	P	32320	SPOKANE HOUSE OF HOSE INC	\$132.58	0	0724241	Fire Adapter
07/24/2024	325697	P	11725	T-MOBILE USA INC	\$684.25	0	0724241	HOTSPOT CHARGES - 5/21/24-6/20
07/24/2024	325698	P	10961	TACOMA SCREW PRODUCTS INC	\$550.62	0	0724241	FLEET SHOP SUPPLIES - PAPER TO
07/24/2024	325699	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$575.14	0	0724241	TIRE CHANGE VEH#3341 WO#74039
07/24/2024	325700	P	10027	THE PAPE' GROUP	\$3,456.41	0	0724241	REPAIR FRONT WHEEL VEH#7165 WO
07/24/2024	325701	P	12054	TRANSPO GROUP USA, INC	\$20,477.50	0	0724241	Downtown Connectivity Design -
07/24/2024	325702	P	12160	TYLER TECHNOLOGIES, INC	\$700.00	0	0724241	EnerGov per Contract 184-17 Am
07/24/2024	325703	P	32468	VICTOR M FLORES LOPEZ	\$387.44	0	0724241	Jefferson Park Gazebo CONTRACT
07/24/2024	325704	P	10860	VERIZON COMMUNICATIONS INC	\$1,235.79	0	0724241	CELL PHONES 06/07-07/06/24
07/24/2024	325705	P	10138	WA STATE AUDITOR'S OFFICE	\$29,772.96	0	0724241	AUDIT SERVICES - JUNE 2024
07/24/2024	325706	P	10815	WATER SOLUTIONS INC	\$67.39	0	0724241	WATER FILTRATION 07/07-08/06/2
07/24/2024	325707	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$2,724.31	0	0724241	REPLACE BATTERY VEH#6592 WO#74
07/24/2024	325708	P	10194	XEROX CORPORATION	\$459.43	0	0724241	RPD 8TB339058 METER 4/21-5/22/
07/26/2024	325710	P	10439	PYC LLC	\$182.04	0	0726241	RPD UNIFORM LAUNDRY JUNE
07/26/2024	325711	P	31231	ABM INDUSTRIES INC	\$21,825.98	0	0726241	MULTIPLE FACILITIES - JANITORI
07/26/2024	325712	P	10838	GRIGG ENTERPRISES INC	\$622.43	0	0726241	FASTENERS FOR REPAIR TO VEH 41
07/26/2024	325713	P	30925	ADVANCE MARKETING SERVICE, INC.	\$1,356.58	0	0726241	CLAYBELL - DIAMOND DUST TOP DR
07/26/2024	325714	P	10459	ALLSTAR CONSTRUCTION GROUP INC	\$119,342.98	0	0726241	Complete Streets Pedestrian Cr
07/26/2024	325715	P	31317	AMERICAN WEST INDUSTRIES	\$701.12	0	0726241	REPAIR ARM CYLINDER VEH#3372 W
07/26/2024	325716	P	999000	AUREF - Utility Customer Refunds	\$145.22	0	0726241	2677 DORNOCH PL

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/26/2024	325717	P	999000	AUREF - Utility Customer Refunds	\$236.81	0	0726241	250 GAGE BLVD 2076
07/26/2024	325718	P	999000	AUREF - Utility Customer Refunds	\$1,435.75	0	0726241	301 HYDRANT METER
07/26/2024	325719	P	999000	AUREF - Utility Customer Refunds	\$110.57	0	0726241	165 CHAD CT
07/26/2024	325720	P	999000	AUREF - Utility Customer Refunds	\$143.22	0	0726241	1156 COLUMBIA PARK TRL Apt 102
07/26/2024	325721	P	999000	AUREF - Utility Customer Refunds	\$1.49	0	0726241	2662 JASON LOOP
07/26/2024	325722	P	999000	AUREF - Utility Customer Refunds	\$312.72	0	0726241	1306 ALAMEDA CT
07/26/2024	325723	P	999000	AUREF - Utility Customer Refunds	\$118.08	0	0726241	133 ROSEMARY ST
07/26/2024	325724	P	999000	AUREF - Utility Customer Refunds	\$279.37	0	0726241	257 MEADOW HILLS DR
07/26/2024	325725	P	999000	AUREF - Utility Customer Refunds	\$1,470.00	0	0726241	358 HYDRANT METER
07/26/2024	325726	P	999000	AUREF - Utility Customer Refunds	\$32.51	0	0726241	510 DOUGLASS AVE
07/26/2024	325727	P	999000	AUREF - Utility Customer Refunds	\$11.88	0	0726241	1900 STEVENS DR 711
07/26/2024	325728	P	999000	AUREF - Utility Customer Refunds	\$14.05	0	0726241	2665 KINGSGATE WAY Apt B216
07/26/2024	325729	P	999000	AUREF - Utility Customer Refunds	\$125.13	0	0726241	2665 KINGSGATE WAY Apt H284
07/26/2024	325730	P	999000	AUREF - Utility Customer Refunds	\$48.61	0	0726241	279 GAGE BLVD
07/26/2024	325731	P	999000	AUREF - Utility Customer Refunds	\$138.20	0	0726241	306 GREENBRIAR EAST
07/26/2024	325732	P	999000	AUREF - Utility Customer Refunds	\$176.75	0	0726241	1621 GEORGE WASHINGTON WAY C12
07/26/2024	325733	P	999000	AUREF - Utility Customer Refunds	\$1,381.60	0	0726241	311 HYDRANT METER
07/26/2024	325734	P	999000	AUREF - Utility Customer Refunds	\$1,316.15	0	0726241	317 HYDRANT METER
07/26/2024	325735	P	999000	AUREF - Utility Customer Refunds	\$138.66	0	0726241	1900 STEVENS DR 707
07/26/2024	325736	P	999000	AUREF - Utility Customer Refunds	\$111.77	0	0726241	810 SMITH AVE
07/26/2024	325737	P	999000	AUREF - Utility Customer Refunds	\$9.43	0	0726241	618 SNOW AVE
07/26/2024	325738	P	999000	AUREF - Utility Customer Refunds	\$1,271.30	0	0726241	319 HYDRANT METER
07/26/2024	325739	P	999000	AUREF - Utility Customer Refunds	\$119.58	0	0726241	2665 KINGSGATE WAY Apt H387
07/26/2024	325740	P	999000	AUREF - Utility Customer Refunds	\$148.83	0	0726241	1851 JADWIN AVE 422
07/26/2024	325741	P	999000	AUREF - Utility Customer Refunds	\$62.04	0	0726241	1950 BELLERIVE DR 348
07/26/2024	325742	P	999000	AUREF - Utility Customer Refunds	\$54.29	0	0726241	303 GAGE BLVD 304
07/26/2024	325743	P	999000	AUREF - Utility Customer Refunds	\$146.53	0	0726241	2105 PULLEN ST 15
07/26/2024	325744	P	999000	AUREF - Utility Customer Refunds	\$26.84	0	0726241	4592 AVA WAY
07/26/2024	325745	P	999000	AUREF - Utility Customer Refunds	\$140.00	0	0726241	650 GEORGE WASHINGTON WAY Apt
07/26/2024	325746	P	999000	AUREF - Utility Customer Refunds	\$11.30	0	0726241	1780 PIKE AVE Apt F106
07/26/2024	325747	P	999000	AUREF - Utility Customer Refunds	\$282.78	0	0726241	2500 GEORGE WASHINGTON WAY 141
07/26/2024	325748	P	999000	AUREF - Utility Customer Refunds	\$96.83	0	0726241	2555 DUPORETAIL ST F244
07/26/2024	325749	P	999000	AUREF - Utility Customer Refunds	\$116.91	0	0726241	2901 VISTARA WAY

Accounts Payable Checks

7/1/2024 - 7/31/2024

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07/26/2024	325750	P	999000	AUREF - Utility Customer Refunds	\$202.68	0	0726241	2904 HALFWAY AVE
07/26/2024	325751	P	999000	AUREF - Utility Customer Refunds	\$97.59	0	0726241	1421 CHARDONNAY DR
07/26/2024	325752	P	999000	AUREF - Utility Customer Refunds	\$72.16	0	0726241	2550 DUPORTAIL ST D120
07/26/2024	325753	P	999000	AUREF - Utility Customer Refunds	\$57.87	0	0726241	2550 DUPORTAIL ST S209
07/26/2024	325754	P	999000	AUREF - Utility Customer Refunds	\$203.93	0	0726241	3003 QUEENSGATE DR Apt 127
07/26/2024	325755	P	999000	AUREF - Utility Customer Refunds	\$114.40	0	0726241	2433 GEORGE WASHINGTON WAY 210
07/26/2024	325756	P	999000	AUREF - Utility Customer Refunds	\$1,400.90	0	0726241	351 HYDRANT METER
07/26/2024	325757	P	999000	AUREF - Utility Customer Refunds	\$99.10	0	0726241	351 HYDRANT METER
07/26/2024	325758	P	999000	AUREF - Utility Customer Refunds	\$32.86	0	0726241	850 AARON DR 91
07/26/2024	325759	P	999000	AUREF - Utility Customer Refunds	\$174.48	0	0726241	2550 DUPORTAIL ST Q299
07/26/2024	325760	P	999000	AUREF - Utility Customer Refunds	\$120.80	0	0726241	2555 DUPORTAIL ST D227
07/26/2024	325761	P	999000	AUREF - Utility Customer Refunds	\$197.81	0	0726241	2327 COPPERCREEK ST
07/26/2024	325762	P	999000	AUREF - Utility Customer Refunds	\$131.00	0	0726241	2455 GEORGE WASHINGTON WAY B21
07/26/2024	325763	P	999000	AUREF - Utility Customer Refunds	\$63.35	0	0726241	4497 STARLIT LN Unit 103
07/26/2024	325764	P	999000	AUREF - Utility Customer Refunds	\$135.62	0	0726241	2894 SALK AVE Apt 269
07/26/2024	325765	P	12002	AXON ENTERPRISE, INC	\$49,174.88	0	0726241	CREDIT Axon 60 month body came
07/26/2024	325766	P	11432	BDP INDUSTRIES INC	\$11,821.66	0	0726241	MIXING PUMP AND ACCESSORIES FO
07/26/2024	325767	P	10482	BENTON COUNTY PROSECUTOR'S OFFICE	\$3,244.32	0	0726241	KIDS HAVEN EXPENSES 2ND QTR 20
07/26/2024	325768	P	11408	BENTON FRANKLIN LEGAL AID	\$6,856.96	0	0726241	HOME ARP SUPPORTIVE SERVICES
07/26/2024	325769	P	10026	CASCADE NATURAL GAS CORP	\$760.58	0	0726241	NATURAL GAS FOR GENERATOR SUND
07/26/2024	325770	P	10123	CASCADE TITLE COMPANY	\$900.00	0	0726241	FR DT#2003-006836, FR DT#2004-
07/26/2024	325771	P	30041	CATERPILLAR FINANCIAL SERVICES CORP	\$45,495.70	0	0726241	ANNUAL CAT FINANCIAL PAYMENT F
07/26/2024	325772	P	10597	CHARTER COMMUNICATIONS	\$126.45	0	0726241	RPD BUSINESS INTERNET PLUS JUL
07/26/2024	325773	P	10135	CI SUPPORT LLC	\$112.13	0	0726241	ONSITE (2) 64 GALLON RECURRING
07/26/2024	325774	P	10261	CITY OF RICHLAND	\$2,054.92	0	0726241	LANDFILL USAGE CASE #20230928
07/26/2024	325775	P	10261	CITY OF RICHLAND	\$2,838.44	0	0726241	REIMBURSE TRAVEL FUND 24-206 V
07/26/2024	325776	P	10875	CORAL SALES COMPANY	\$2,519.39	0	0726241	Street Light Poles & Arms
07/26/2024	325777	P	11526	CORWIN OF PASCO LLC	\$936.44	0	0726241	SEAT COVERS VEH#2442 WO#73976
07/26/2024	325778	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$11,158.82	0	0726241	Janitorial Paper Products
07/26/2024	325779	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$660.00	0	0726241	DV ADVOCACY SERVICES 2ND QTR 2
07/26/2024	325780	P	32490	EAGLE ROOFING & SIDING LLC	\$11,257.67	0	0726241	CDBG OOR 1116 COTTONWOOD ROOF
07/26/2024	325781	P	31527	ESF DEVELOPMENT LLC	\$205,457.19	0	0726241	Sewer Lift Station Site Upgrad
07/26/2024	325782	P	11044	EWING IRRIGATION PRODUCTS INC	\$584.04	0	0726241	TADD - IRR TRUCK STOCK

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/26/2024	325783	P	32397	FENIX LLC	\$11,334.15	0	0726241	Richland Police Department Gut
07/26/2024	325784	P	10315	FERGUSON US HOLDINGS INC	\$1,667.69	0	0726241	COUPLERS, CONNCTRS, TEES FOR S
07/26/2024	325785	P	30374	ANDREW C FLORENCE	\$2,742.69	0	0726241	24-108 ESRI USER COFERENCE
07/26/2024	325786	P	32243	FOUNDATION FOR WATER & ENERGY EDUCATION	\$932.39	0	0726241	Tri-Cities STEM Career Academy
07/26/2024	325787	P	10387	PLAYCORE WISCONSIN INC	\$2,221.93	0	0726241	CRESTED HILLS - VOLCANO CLIMBI
07/26/2024	325788	P	10050	GENERAL PACIFIC INC	\$255,835.24	0	0726241	TRANSFORMERS 3 PHASE - OUT TO
07/26/2024	325789	P	10203	W.W. GRAINGER, INC	\$90.40	0	0726241	Janitorial Chemicals - Grainge
07/26/2024	325790	P	11813	HERC RENTALS INC	\$363.06	0	0726241	EQUIP RENTAL - CITY HALL - WAT
07/26/2024	325791	P	32115	HOOKED UP PASCO INC	\$129.30	0	0726241	RV CLEANOUT CASE # 20240612
07/26/2024	325792	P	12200	HUGHES FIRE EQUIPMENT, INC	\$580.64	0	0726241	MODULE ASSY VEH#5047 WO#73995
07/26/2024	325793	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	\$4,756.46	0	0726241	WYE PARK - COMFORT STATION DOO
07/26/2024	325794	P	31209	WALTEK II, INCORPORATED	\$7,137.25	0	0726241	Soil Testing Aeration Basin
07/26/2024	325795	P	11104	INTERMOUNTAIN SLURRY SEAL INC	\$62,088.96	0	0726241	2023 Microsurfacing (165-23)
07/26/2024	325796	P	31660	KELLEY CREATE CO	\$163.04	0	0726241	Xerox Staples for Serial Numbe
07/26/2024	325797	P	31660	KELLEY CREATE CO	\$629.38	0	0726241	AGREEMENT 112-1835175-000: XRO
07/26/2024	325798	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$593.17	0	0726241	HUNTER ROTORS AND CAP PVC FOR
07/26/2024	325799	P	12246	MCALLISTER HOLDINGS	\$432.00	0	0726241	RPD VEHICLE WASH 2ND QTR 2024
07/26/2024	325800	P	11199	LIBERTY LAWN & SAW SHOP	\$765.23	0	0726241	ARBORIST - POLE SAW
07/26/2024	325801	P	11073	LIVEVIEW GPS INC	\$1,388.40	0	0726241	PT10 LIVE GPS TRACKER ANNUAL S
07/26/2024	325802	P	10298	LN CURTIS & SONS	\$1,937.00	0	0726241	Armor Carrier - McCauley
07/26/2024	325803	P	12475	MEL'S INTER-CITY TOWING	\$244.59	0	0726241	RPD TOW CHARGE CASE #24-030302
07/26/2024	325804	P	31518	MICHAEL MENDEZ	\$278.87	0	0726241	24-033 MENDEZ ESRI USERS CONFE
07/26/2024	325805	P	11103	FREMAREK INC	\$979.07	0	0726241	JANITORIAL - GRAFFITI WIPES &
07/26/2024	325806	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$1,826.00	0	0726241	SKATE PARK - PORT-A-POTTY RENT
07/26/2024	325807	P	11835	MILLER PAINT COMPANY INC	\$1,161.84	0	0726241	PARKING LOT - PAINT STRIPING
07/26/2024	325808	P	10083	MONARCH MACHINE & TOOL CO INC	\$1,134.06	0	0726241	REPAIR TAILGATE/LATCHES VEH#41
07/26/2024	325809	P	10358	MOON SECURITY SERVICES INC	\$1,372.12	0	0726241	STATION 74 - FIRE MONITORING -
07/26/2024	325810	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$439.53	0	0726241	FILTERS VEH#2505 WO#74094
07/26/2024	325811	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$1,221.27	0	0726241	LATCH VEH#3361 WO#74087
07/26/2024	325812	P	31206	CI - PW LLC	\$15.21	0	0726241	Water for Energy Services
07/26/2024	325813	P	32452	PARAGON HOSPITALITY GROUP LLC	\$3,255.00	0	0726241	Rent from 08/01/2024 to 09/01/
07/26/2024	325814	P	32268	PLATINUM INSPECTION SERVICES LLC	\$75.00	0	0726241	Platinum Inspection Services C

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/26/2024	325815	P	12238	REXEL USA, INC	\$470.11	0	0726241	Handy Box, Bushing, Misc.4/19/
07/26/2024	325816	P	32523	PROSTOCK ATHLETIC SUPPLY INC	\$315.18	0	0726241	COL PLAYFIELD - BASKETBALL RIM
07/26/2024	325817	P	10047	R.D. OFFUTT COMPANY	\$3,491.46	0	0726241	TIRE VEH#6631 WO#73868
07/26/2024	325818	P	999001	REC REFUND	\$195.00	0	0726241	over payment charge
07/26/2024	325819	P	999001	REC REFUND	\$518.00	0	0726241	damage deposit
07/26/2024	325820	P	999001	REC REFUND	\$243.75	0	0726241	damage deposit
07/26/2024	325821	P	11012	RH2 ENGINEERING INC	\$103,360.83	0	0726241	Tapteal 2 Truman Ave Pump Stat
07/26/2024	325822	P	30489	BENJAMIN ROBIE	\$31.84	0	0726241	REIM for Meal when P-Card was
07/26/2024	325823	P	11347	SANDY'S TROPHIES INC	\$16.06	0	0726241	OFFICE NAME PLATE - CROUCH
07/26/2024	325824	P	10744	SENSKE LAWN & TREE CARE INC	\$168.65	0	0726241	RPD RANGE LAWN SERVICE 7/1/202
07/26/2024	325825	P	999007	SIDEWALK REIMBURSEMENTS	\$122.99	0	0726241	Sidewalk Reimbursement - 712 S
07/26/2024	325826	P	10440	SOLID WASTE SYSTEMS INC	\$4,197.52	0	0726241	GRIP ARM, BELTS. VEH#3333 WO#7
07/26/2024	325827	P	10536	SPRAGUE PEST SOLUTIONS	\$404.90	0	0726241	Pest Control Landfill 7/23/202
07/26/2024	325828	P	10393	STONEWAY ELECTRIC SUPPLY	\$55.05	0	0726241	RPD - TUBES
07/26/2024	325829	P	10961	TACOMA SCREW PRODUCTS INC	\$74.89	0	0726241	RCC - EXT LIGHT REPAIRS
07/26/2024	325830	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$602.44	0	0726241	TIRE CHANGE/INSTALL TPMS SENOR
07/26/2024	325831	P	10122	TRAFFIC SAFETY SUPPLY CO INC	\$1,666.16	0	0726241	BAND IT ULTRA LOK BANDS/STUDS
07/26/2024	325832	P	10603	TRI CITY LUMBER CO	\$630.03	0	0726241	HOWARD AMON - PICNIC TABLES
07/26/2024	325833	P	31958	TRUCKPRO HOLDING CORPORATION	\$340.04	0	0726241	STROBE AMBER LIGHT VEH#3340 WO
07/26/2024	325834	P	12160	TYLER TECHNOLOGIES, INC	\$15,275.00	0	0726241	EnerGov per Contract 184-17 Am
07/26/2024	325835	P	11175	TYNDALE ENTERPRISES INC	\$1,208.15	0	0726241	2024 FR CLOTHING PER SEATTLE C
07/26/2024	325836	P	11192	UNITED STATES COMPOSTING COUNCIL	\$825.00	0	0726241	STA REGULAR FACILITY RENEWAL 7
07/26/2024	325837	P	10106	US LINEN & UNIFORM	\$61.82	0	0726241	RPD TOWEL DELIVERY 7/9/24
07/26/2024	325838	P	10136	WASHINGTON ASN OF SHERIFFS & POLICE CHIEFS	\$400.00	0	0726241	CONFERENCE REGISTRATION - MEID
07/26/2024	325839	P	10430	WASHINGTON CITIES INSURANCE AUTHORITY	\$50.00	0	0726241	AUSTIN 6-11-24 TRAINING NO SHO
07/26/2024	325840	P	10140	WASHINGTON STATE PATROL	\$344.50	0	0726241	RPD BACKGROUND CHECKS JUNE 202
07/26/2024	325841	P	10770	WATSON FURNITURE GROUP	\$311.97	0	0726241	KNEE GUARDS
07/31/2024	325842	P	10838	GRIGG ENTERPRISES INC	\$269.02	0	0731241	SHEARS, LOPERS, COUPLRS, PAINT
07/31/2024	325843	P	10631	ADVANCED TRAFFIC PRODUCTS INC	\$1,831.60	0	0731241	Traffic Lighting
07/31/2024	325844	P	11492	ALS GROUP USA CORP	\$1,710.00	0	0731241	PRETRTMNT SAMPLING 06-19-24 -
07/31/2024	325845	P	11213	ALTEC INDUSTRIES INC	\$863.72	0	0731241	SEALS VEH#3313 WO#74020
07/31/2024	325846	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$221.08	0	0731241	14.90 TON ROCK - 5/8 TOP COURS
07/31/2024	325847	P	10644	ANIXTER INC	\$1,034.82	0	0731241	TEMPORARY CUTOUT TOOL

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/31/2024	325848	P	999000	AUREF - Utility Customer Refunds	\$12.24	0	0731241	900 AARON DR 214
07/31/2024	325849	P	999000	AUREF - Utility Customer Refunds	\$38.48	0	0731241	900 AARON DR 217
07/31/2024	325850	P	999000	AUREF - Utility Customer Refunds	\$11.16	0	0731241	900 AARON DR Apt 227
07/31/2024	325851	P	999000	AUREF - Utility Customer Refunds	\$4.91	0	0731241	900 AARON DR 108
07/31/2024	325852	P	999000	AUREF - Utility Customer Refunds	\$42.03	0	0731241	650 GEORGE WASHINGTON WAY Apt
07/31/2024	325853	P	999000	AUREF - Utility Customer Refunds	\$122.16	0	0731241	1706 MCCLELLAN ST
07/31/2024	325854	P	999000	AUREF - Utility Customer Refunds	\$136.97	0	0731241	2665 KINGSGATE WAY Apt B113
07/31/2024	325855	P	999000	AUREF - Utility Customer Refunds	\$99.34	0	0731241	3003 QUEENSGATE DR Apt 306
07/31/2024	325856	P	999000	AUREF - Utility Customer Refunds	\$163.63	0	0731241	2550 DUPORTAIL ST S113
07/31/2024	325857	P	12407	AVANTECH INC	\$3,412.50	0	0731241	SPECIAL PROJECTS ADVISOR CONSU
07/31/2024	325858	P	31336	BAYCOM INC	\$1,089.00	0	0731241	PRINTER/CABLE VEH#2471 WO#7415
07/31/2024	325859	P	10518	BEAVER BARK & ROCK	\$2,751.32	0	0731241	CONCRETE - 5 BAG MIX .50YD/ADD
07/31/2024	325860	P	31386	STACY CECCHET, PH.D.	\$17,400.00	0	0731241	RPD RESILIENCY PROGRAM CONTRAC
07/31/2024	325861	P	31386	STACY CECCHET, PH.D.	\$17,400.00	0	0731241	RPD RESILIENCY PROGRAM CONTRAC
07/31/2024	325862	P	10281	BENTON COUNTY	\$29,493.87	0	0731241	WORK CREW MAY 2024
07/31/2024	325863	P	11272	BOYD'S TREE SERVICE LLC	\$3,674.22	0	0731241	Tree Pruning & Vegetation Mana
07/31/2024	325864	P	31747	BRUCKNER TRUCK SALES INC	\$291,206.43	0	0731241	ONE NEW 2023 VOLVO ROLLOFF TRU
07/31/2024	325865	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$400.00	0	0731241	125 Spring - Pfeifer - HP Reba
07/31/2024	325866	P	30682	CARPENTER, JACKIE	\$144.39	0	0731241	Mileage reimbursement 01/2024-
07/31/2024	325867	P	10123	CASCADE TITLE COMPANY	\$760.90	0	0731241	LIMITED LIABILITY REPORT-634 J
07/31/2024	325868	P	10123	CASCADE TITLE COMPANY	\$1,232.31	0	0731241	DEED OF TRUST RECORDING 1009 E
07/31/2024	325869	P	11446	CENTRAL WASHINGTON ASPHALT INC	\$114,923.45	0	0731241	Trail Head Parking Lot - Keene
07/31/2024	325870	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$143.48	0	0731241	LONG DISTANCE 07/06-08/05/24
07/31/2024	325871	P	30045	CHARTER COMMUNICATIONS HOLDINGS, LLC	\$233.26	0	0731241	SPECTRUM STA 76 07/01-07/31/20
07/31/2024	325872	P	30116	CHRISTENSEN INC	\$871.36	0	0731241	FLEET DEF FLUID, LUBE
07/31/2024	325873	P	11516	COLEMAN OIL COMPANY	\$17,936.96	0	0731241	FLEET GAS RESALE 7/22 - 7/29
07/31/2024	325874	P	11526	CORWIN OF PASCO LLC	\$292,969.35	0	0731241	2023 F-550 4X4 REGULAR CAB DUA
07/31/2024	325875	P	11226	DGR GRANT CONSTRUCTION INC	\$508,848.96	0	0731241	West Village Park Ph1 Rebid, C
07/31/2024	325876	P	32490	EAGLE ROOFING & SIDING LLC	\$13,909.95	0	0731241	CDBG OOR REROOF 607 COTTONWOOD
07/31/2024	325877	P	10625	EATON CORPORATION	\$10,496.58	0	0731241	SR-1449 UPS Maintenance Renewa
07/31/2024	325878	P	11101	EDNETICS INC	\$83,697.60	0	0731241	SR-1385 Critical Insight MDR,
07/31/2024	325879	P	11362	ELIJAH FAMILY HOMES	\$2,072.19	0	0731241	CDBG Q1 AND Q2 CASE MANAGEMENT
07/31/2024	325880	P	31656	RYANN ENGEL	\$450.00	0	0731241	GRAPHIC DESIGN CONTRACT 14-23

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/31/2024	325881	P	11044	EWING IRRIGATION PRODUCTS INC	\$455.14	0	0731241	PVC Irrigation
07/31/2024	325882	P	31170	HIS DIME, LLC	\$273.06	0	0731241	DECALS VEH#2569 WO#74092
07/31/2024	325883	P	10315	FERGUSON US HOLDINGS INC	\$6,498.06	0	0731241	Concrete Meter Boxes and Nicor
07/31/2024	325884	P	10315	FERGUSON US HOLDINGS INC	\$55.29	0	0731241	PVC S80 SXS COUPLRS & SXM ADPT
07/31/2024	325885	P	10184	FISHER SCIENTIFIC CO	\$173.71	0	0731241	TFE FUNNEL 300ML 47MM 1CS - LA
07/31/2024	325886	P	32488	GREAT WEST ENGINEERING INC	\$11,724.00	0	0731241	Landfill Ph2 Engineering Consu
07/31/2024	325887	P	10046	HD FOWLER CO	\$4,520.40	0	0731241	Valve Boxes
07/31/2024	325888	P	32125	HD SUPPLY INC	\$265.86	0	0731241	FILTER MEMBRANES, TRANSFER PIP
07/31/2024	325889	P	11286	HILL INTERNATIONAL INC	\$4,036.62	0	0731241	Consultant Agreement - FS 76,
07/31/2024	325890	P	11913	HP INC	\$15,853.15	0	0731241	SR-818 FIRE GETACS Computer E
07/31/2024	325891	P	12200	HUGHES FIRE EQUIPMENT, INC	\$1,050.00	0	0731241	HEADER, DEF TANK VEH#5047 WO#7
07/31/2024	325892	P	31209	WALTEK II, INCORPORATED	\$4,647.50	0	0731241	Soil Testing Tapteal Booster P
07/31/2024	325893	P	10063	JACOBS & RHODES INC	\$1,000.00	0	0731241	221 Enterprise - Wilson - HP R
07/31/2024	325894	P	10290	JIM'S PACIFIC GARAGES INC	\$148.09	0	0731241	SENSOR ASSY VEH#3341 WO#74138
07/31/2024	325895	P	31543	JORDAN MECHANICAL GROUP LLC	\$1,494.50	0	0731241	RETAINAGE WWTF CREW RM HVAC, C
07/31/2024	325896	P	31623	KELLER ASSOCIATES INC	\$4,046.25	0	0731241	TAPTEAL BOOSTER PUMP STATION &
07/31/2024	325897	P	31660	KELLEY CREATE CO	\$736.92	0	0731241	AGREEMENT 111-3056730-000 XERO
07/31/2024	325898	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$132.27	0	0731241	TEES, UNIONS, ADAPTERS FOR WWT
07/31/2024	325899	P	32198	KNOWBE4 INC	\$3,190.35	0	0731241	SR-1620 KnowBe4 Cybersecurity
07/31/2024	325900	P	11369	LEGACY TELECOMMUNICATIONS LLC	\$7,663.78	0	0731241	QRTLY GENERATOR MAINT - GOLGOT
07/31/2024	325901	P	32302	LEVEL UP RETAIL SERVICES	\$3,450.00	0	0731241	Howard Amon Fitness Court Inst
07/31/2024	325902	P	10156	DAVID L LEWIS	\$129.10	0	0731241	MEDICARE PREMIUM/LEWIS
07/31/2024	325903	P	11199	LIBERTY LAWN & SAW SHOP	\$19.56	0	0731241	ENGINE STOP SWITCH VEH#0030 WO
07/31/2024	325904	P	10262	LIFE ASSIST INC	\$5,228.46	0	0731241	FD - MEDICAL SUPPLIES
07/31/2024	325905	P	10298	LN CURTIS & SONS	\$1,667.52	0	0731241	FD STRUCTURE BOOTS
07/31/2024	325906	P	10465	MALLORY SAFETY & SUPPLY LLC	\$209.67	0	0731241	Tax on Invoice 5908836
07/31/2024	325907	P	32372	MCARTHUR FARM SUPPLY	\$7,322.07	0	0731241	BULK SOLAR SALT, CONTRACT #473
07/31/2024	325908	P	10665	MEIER ENTERPRISES INC	\$2,590.00	0	0731241	DESIGN SVCS Shops 300 Bldg Ren
07/31/2024	325909	P	30235	LUKE MOHNEY	\$78.00	0	0731241	23-022 MOHNEY HORTON REVIEW GR
07/31/2024	325910	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$456.64	0	0731241	LIGHTBULB VEH#7171 WO#74095
07/31/2024	325911	P	31258	NEWSDATA LLC	\$6,043.72	0	0731241	Dispatch News Service from 9/1
07/31/2024	325912	P	10263	NORCO INC	\$2,068.12	0	0731241	FACESHIELD HEADGEAR
07/31/2024	325913	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$2,905.65	0	0731241	MANIFOLD VEH#3212 WO#74032

Accounts Payable Checks

7/1/2024 - 7/31/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/31/2024	325914	P	31255	PACIFIC GOLF & TURF LLC	\$139.24	0	0731241	SOLENOID WITH CONNECTOR VEH#65
07/31/2024	325915	P	11838	PACWEST MACHINERY LLC	\$202.18	0	0731241	TANK COVER VEH#7181 WO#74170
07/31/2024	325916	P	31206	CI - PW LLC	\$28.23	0	0731241	Water for Energy Services
07/31/2024	325917	P	12238	REXEL USA, INC	\$597.38	0	0731241	CONTACTOR AND AUX CONTACT BLK
07/31/2024	325918	P	32327	EDGAR GUIZAR	\$2,009.86	0	0731241	CERAMIC COATING VEH#7187 WO#72
07/31/2024	325919	P	10047	R.D. OFFUTT COMPANY	\$285.24	0	0731241	FILTERS VEH#6616 WO#74077
07/31/2024	325920	P	11012	RH2 ENGINEERING INC	\$3,160.75	0	0731241	WWTP Anaerobic Digester Functi
07/31/2024	325921	P	10957	RICHLAND DOWNTOWN BUSINESS IMPROVEMENT DISTRICT	\$2,036.70	0	0731241	Q2 DBID ASSESSEMENTS
07/31/2024	325922	P	12003	SHI INTERNATIONAL CORP	\$6,691.57	0	0731241	SR-1511 Adobe Learning Manager
07/31/2024	325923	P	10440	SOLID WASTE SYSTEMS INC	\$1,449.81	0	0731241	WEARING PLATE, GUIDE VEH#3372
07/31/2024	325924	P	10205	STAR RENTALS & SALES	\$280.96	0	0731241	Locating Paint - Blue,Green
07/31/2024	325925	P	32528	STEPHEN CRAIG SCHWARTZ	\$7,843.64	0	0731241	RICHLAND PD INVESTIGATION #FC2
07/31/2024	325926	P	10530	SUMMIT LAW GROUP PLLC	\$1,083.50	0	0731241	CITY OF RICHLAND LABOR & EMPLO
07/31/2024	325927	P	31735	MARQUES HARRER	\$1,440.97	0	0731241	RPD BALLISTIC VEST - MEIDL
07/31/2024	325928	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$1,866.12	0	0731241	FLAT REPAIR VEH#33320 WO#74131
07/31/2024	325929	P	30047	HOME DEPOT USA	\$1,585.19	0	0731241	Janitorial Chemicals
07/31/2024	325930	P	10027	THE PAPE' GROUP	\$3,472.50	0	0731241	TURBO BLADES AND CALIBRATED VE
07/31/2024	325931	P	31958	TRUCKPRO HOLDING CORPORATION	\$6,753.74	0	0731241	WINCH BUMPER VEH#3389 WO#73897
07/31/2024	325932	P	10793	UPTOWN BUSINESS IMPROVEMENT DISTRICT BOARD	\$6,247.20	0	0731241	Q2 2024 ASSESSMENTS
07/31/2024	325933	P	11003	WEST COAST FIRE & RESCUE	\$70.44	0	0731241	FD - HYDRAULIC FLUID FOR HOLMA
07/31/2024	325934	P	10314	WHITNEY EQUIPMENT COMPANY INC	\$12,135.09	0	0731241	RCC Lift Station Pumps
07/31/2024	325935	P	12483	ZOLL MEDICAL SUPPLY	\$313.06	0	0731241	X3 CABLE ADAPTER, UNIVERSAL ZO
					\$10,388,038.23	\$137.34		

Accounts Payable Wires 7/1/2024 - 7/31/2024

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
07/01/2024	10145	137,663.84	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 06/24 - 06/30	W
07/01/2024	10146	487.50	UNIFYHR LLC	June 2024 Admin Fees	W
07/02/2024	10147	78,747.59	CORVEL CORPORATION	June 2024 Claims	W
07/02/2024	10148	7,250.37	PAYMENT PROCESSING INC	Landfill Merchant Service Fees	W
07/02/2024	10149	13,656.25	PAYMENT PROCESSING INC	MUNIS Merchant Services Fees	W
07/02/2024	10150	132.50	BANK OF AMERICA	Library Merchant Service Fees	W
07/02/2024	10151	5,100,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
07/03/2024	10152	1,261.42	UNIFYHR LLC	FSA deduction on 07/03/24	W
07/08/2024	10153	94,666.32	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 07/01 - 07/07	W
07/05/2024	10154	900,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	Purchase LGIP #1920	W
07/08/2024	10155	36,192.00	UNITED EMPLOYEES BENEFIT TRUST	July 2024 Premium	W
07/08/2024	10156	2,544.00	4MYBENEFITS, INC	July 2024 Admin Fees	W
07/09/2024	10157	500,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	Purchase LGIP #1910	W
07/09/2024	10158	2,500.02	UNIFYHR LLC	FSA deduction on 07/08/24	W
07/10/2024	10159	255,896.15	RICHLAND GOLF MANAGEMENT CORPORATION	CPGC Operating Reimbursement -	W
07/10/2024	10160	900,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	Purchase LGIP #1920	W
07/10/2024	10161	1,200.00	NW INTERGOVERNMENTAL ENERGY SUPPLY	REC Management Services 2nd Qt	W
07/10/2024	10162	665.53	UNIFYHR LLC	FSA deduction on 07/09/24	W
07/16/2024	10163	141,107.24	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 07.08 - 07.14	W
07/17/2024	10164	1,123.68	PRUDENTRX LLC	RX Claims 06/01 - 06/30	W
07/16/2024	10165	1,955.81	UNIFYHR LLC	FSA deduction on 07/09/24	W
07/18/2024	10166	183.58	CORVEL CORPORATION	May/June 2024 Admin Fees	W
07/17/2024	10167	1,850.63	WASHINGTON STATE HEALTH CARE AUTHORITY	GEMT REPAYMENT SFY 2021	W
07/17/2024	10168	1,548.13	UNIFYHR LLC	FSA deduction on 07/14/24	W
07/23/2024	10169	167,322.35	BANK OF AMERICA	JUNE 2024 PCARD	W
07/22/2024	10170	313,842.54	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 07/15 - 07/21	W
07/19/2024	10171	500,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	INVESTING CITY-WIDE IDLE CASH	W
07/19/2024	10172	2,051.00	WASHINGTON STATE TREASURER	STATE SHARE OF CPL	W
07/25/2024	10173	376,566.89	WA STATE DEPARTMENT OF REVENUE	COMBINED EXCISE TAX - JUNE 202	W

Accounts Payable Wires 7/1/2024 - 7/31/2024

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
07/24/2024	10174	66,115.25	QBE INSURANCE CORPORATION	July 2024 Sto Loss Premium	W
07/24/2024	10175	19,510.50	CIGNA HEALTH AND LIFE INSURANCE COMPANY	July 2024 Admin Fees	W
07/24/2024	10176	18,631.52	SUN LIFE ASSURANCE COMPANY OF CANADA	July 2024 Premium	W
07/24/2024	10177	80,102.88	RXBENEFITS INC	RX Claims 6/16/24-7/15/24	W
07/25/2024	10178	153,225.88	LAW ENFORCEMENT OFFICERS AND FIREFIGHTERS	August 2024 Premium	W
07/25/2024	10179	477.75	UNIFYHR LLC	July 2024 Admin Fee	W
07/23/2024	10180	416.67	UNIFYHR LLC	FSA deduction on 07/23/24	W
07/24/2024	10181	2,797.50	UNIFYHR LLC	FSA deduction on 07/24/2024	W
07/24/2024	10182	43,331.03	PAYMENTUS CORPORATION	Merchant Services Fees	W
07/25/2024	10183	2,787,128.00	BONNEVILLE POWER ADMINISTRATION	JUN24-PAT01-10089	W
07/25/2024	10184	52,372.93	WA STATE DEPARTMENT OF REVENUE	LEASEHOLD TAX - 2nd QTR 2024	W
07/25/2024	10185	8,594.01	VISION SERVICE PLAN (WA)	JUL-24	W
07/29/2024	10186	142,940.17	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 07/22/24 - 07/2	W
07/30/2024	10187	80,376.30	CORVEL CORPORATION	July Claim Fees	W
07/29/2024	10188	1,900,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	Purchase LGIP #1920	W
07/30/2024	10189	822.68	UNIFYHR LLC	FSA deduction on 07/28/24	W
07/31/2024	10190	1,072.70	UNIFYHR LLC	FSA deduction on 07/28/24	W
07/31/2024	10191	1,000,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
TOTAL WIRE		\$15,898,331.11			

Payroll Wires and ACH 7/1/2024 thru 7/31/2024

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
07/03/2024	14114	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$213.44	
07/03/2024	14115	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$325,403.20	
07/03/2024	14116	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$220,320.39	
07/03/2024	14117	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$23,910.04	
07/03/2024	14118	10573	A.W. REHN & ASSOCIATES INC	\$29,625.00	
07/03/2024	14119	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$10,380.82	
07/03/2024	14120	10696	UNITED STATES TREASURY	\$459,645.29	
07/03/2024	14121	10698	RICHLAND POLICE GUILD	\$8,250.00	
07/03/2024	14122	10699	IUOE LOCAL #280	\$6,165.25	
07/03/2024	14123	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	\$4,814.76	
07/03/2024	14124	10702	DIVISION OF CHILD SUPPORT	\$2,541.97	
07/03/2024	14125	10736	CITY OF RICHLAND	\$8,016.64	
07/03/2024	14126	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$876.63	
07/03/2024	14127	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$512,287.80	
07/03/2024	14128	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,699.03	
07/03/2024	14129	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$91,332.63	
07/03/2024	14130	10786	CITY OF RICHLAND CIGNA DISABILITY	\$3,925.05	
07/03/2024	14131	10787	CITY OF RICHLAND CIGNA LIFE	\$6,657.00	
07/03/2024	14132	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$1,747.76	
07/03/2024	14133	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$1,425.22	
07/03/2024	14134	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$159.60	
07/03/2024	14135	10791	CITY OF RICHLAND ER POST RETIREMENT	\$40,608.00	
07/03/2024	14136	10792	CITY OF RICHLAND ER MEDICAL INS PR	\$15,792.00	
07/03/2024	14137	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$43,233.13	
07/03/2024	14138	53342	PROVIDENT LIFE	\$3,861.74	
07/03/2024	14139	32408	TEAMSTERS UNION DUES	\$2,253.00	
			EFFECTIVE DATE TOTAL	\$1,826,145.39	
07/18/2024	14140	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$165.77	
07/18/2024	14141	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$337,250.99	
07/18/2024	14142	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$206,069.61	
07/18/2024	14143	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$25,019.33	
07/18/2024	14144	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$10,380.82	
07/18/2024	14145	10696	UNITED STATES TREASURY	\$466,643.57	
07/18/2024	14146	10699	IUOE LOCAL #280	\$56.25	
07/18/2024	14147	10702	DIVISION OF CHILD SUPPORT	\$2,396.97	

Payroll Wires and ACH 7/1/2024 thru 7/31/2024

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
07/18/2024	14148	16364	IAFF WSCFF EE MEDICAL TRUST	\$12,225.00	
07/18/2024	14149	10736	CITY OF RICHLAND	\$8,362.47	
07/18/2024	14150	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$1,393.30	
07/18/2024	14151	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$449,642.86	
07/18/2024	14152	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,798.76	
07/18/2024	14153	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$102,637.74	
07/18/2024	14154	10786	CITY OF RICHLAND CIGNA DISABILITY	\$3,962.04	
07/18/2024	14155	10787	CITY OF RICHLAND CIGNA LIFE	\$17.01	
07/18/2024	14156	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$3.64	
07/18/2024	14157	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$0.40	
07/18/2024	14158	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$44,344.18	
07/18/2024	14159	51267	HRA VERA	\$3,750.00	
07/18/2024	14160	31408	CONTINENTAL AMERICAN INSURANCE COMPANY	\$4,721.81	
07/18/2024	14161	31409	NATIONWIDE	\$1,447.59	
07/18/2024	14162	31410	ARAG	\$741.40	
07/18/2024	14163	31411	ALLSTATE	\$760.00	
07/18/2024	14164	53342	PROVIDENT LIFE	\$3,861.74	
07/18/2024	14165	53343	SUN LIFE OPTIONAL LIFE INS	\$7,836.00	
07/18/2024	14166	32408	TEAMSTERS UNION DUES	\$396.00	
			EFFECTIVE DATE TOTAL	\$1,696,885.25	
07/31/2024	14167	10696	UNITED STATES TREASURY	\$808.88	
			EFFECTIVE DATE TOTAL	\$808.88	
Total			WIRE TOTAL FOR SELECTED TIME PERIOD	\$3,523,839.52	

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225691		0		\$2482.12	0
PAYROLL - 2024-07-03	7/3/2024	225692		0		\$2083.31	0
PAYROLL - 2024-07-03	7/3/2024	225693		0		\$379.44	0
PAYROLL - 2024-07-03	7/3/2024	225694		0		\$1677.99	0
PAYROLL - 2024-07-03	7/3/2024	225695		0		\$2251.61	0
PAYROLL - 2024-07-03	7/3/2024	225696		0		\$4289.50	0
PAYROLL - 2024-07-03	7/3/2024	225697		0		\$1664.56	0
PAYROLL - 2024-07-03	7/3/2024	225698		0		\$2132.22	0
PAYROLL - 2024-07-03	7/3/2024	225699		0		\$426.67	0
PAYROLL - 2024-07-03	7/3/2024	225700		0		\$1741.05	0
PAYROLL - 2024-07-03	7/3/2024	225701		0		\$2281.38	0
PAYROLL - 2024-07-03	7/3/2024	225702		0		\$2832.15	0
PAYROLL - 2024-07-03	7/3/2024	225703		0		\$2780.32	0
PAYROLL - 2024-07-03	7/3/2024	225704		0		\$4999.08	0
PAYROLL - 2024-07-03	7/3/2024	225705		0		\$6481.85	0
PAYROLL - 2024-07-03	7/3/2024	225706		0		\$4789.88	0
PAYROLL - 2024-07-03	7/3/2024	225707		0		\$1942.89	0
PAYROLL - 2024-07-03	7/3/2024	225708		0		\$2344.55	0
PAYROLL - 2024-07-03	7/3/2024	225709		0		\$1279.15	0
PAYROLL - 2024-07-03	7/3/2024	225710		0		\$1998.85	0
PAYROLL - 2024-07-03	7/3/2024	225711		0		\$2196.05	0
PAYROLL - 2024-07-03	7/3/2024	225712		0		\$1885.59	0
PAYROLL - 2024-07-03	7/3/2024	225713		0		\$1376.36	0
PAYROLL - 2024-07-03	7/3/2024	225714		0		\$1540.04	0
PAYROLL - 2024-07-03	7/3/2024	225715		0		\$1992.41	0
PAYROLL - 2024-07-03	7/3/2024	225716		0		\$1290.80	0
PAYROLL - 2024-07-03	7/3/2024	225717		0		\$2198.54	0
PAYROLL - 2024-07-03	7/3/2024	225718		0		\$1195.96	0
PAYROLL - 2024-07-03	7/3/2024	225719		0		\$837.49	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225720		0		\$2396.78	0
PAYROLL - 2024-07-03	7/3/2024	225721		0		\$1694.99	0
PAYROLL - 2024-07-03	7/3/2024	225722		0		\$1165.55	0
PAYROLL - 2024-07-03	7/3/2024	225723		0		\$837.49	0
PAYROLL - 2024-07-03	7/3/2024	225724		0		\$1763.49	0
PAYROLL - 2024-07-03	7/3/2024	225725		0		\$2897.03	0
PAYROLL - 2024-07-03	7/3/2024	225726		0		\$1705.35	0
PAYROLL - 2024-07-03	7/3/2024	225727		0		\$1164.86	0
PAYROLL - 2024-07-03	7/3/2024	225728		0		\$1427.30	0
PAYROLL - 2024-07-03	7/3/2024	225729		0		\$407.68	0
PAYROLL - 2024-07-03	7/3/2024	225730		0		\$1405.14	0
PAYROLL - 2024-07-03	7/3/2024	225731		0		\$1238.89	0
PAYROLL - 2024-07-03	7/3/2024	225732		0		\$1056.00	0
PAYROLL - 2024-07-03	7/3/2024	225733		0		\$1859.34	0
PAYROLL - 2024-07-03	7/3/2024	225734		0		\$1962.63	0
PAYROLL - 2024-07-03	7/3/2024	225735		0		\$420.81	0
PAYROLL - 2024-07-03	7/3/2024	225736		0		\$1516.48	0
PAYROLL - 2024-07-03	7/3/2024	225737		0		\$1194.10	0
PAYROLL - 2024-07-03	7/3/2024	225738		0		\$1246.67	0
PAYROLL - 2024-07-03	7/3/2024	225739		0		\$1228.52	0
PAYROLL - 2024-07-03	7/3/2024	225740		0		\$614.25	0
PAYROLL - 2024-07-03	7/3/2024	225741		0		\$1182.75	0
PAYROLL - 2024-07-03	7/3/2024	225742		0		\$1534.45	0
PAYROLL - 2024-07-03	7/3/2024	225743		0		\$1310.89	0
PAYROLL - 2024-07-03	7/3/2024	225744		0		\$3705.71	0
PAYROLL - 2024-07-03	7/3/2024	225745		0		\$1242.12	0
PAYROLL - 2024-07-03	7/3/2024	225746		0		\$1697.87	0
PAYROLL - 2024-07-03	7/3/2024	225747		0		\$1558.92	0
PAYROLL - 2024-07-03	7/3/2024	225748		0		\$933.62	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225749		0		\$1279.61	0
PAYROLL - 2024-07-03	7/3/2024	225750		0		\$1164.86	0
PAYROLL - 2024-07-03	7/3/2024	225751		0		\$1205.40	0
PAYROLL - 2024-07-03	7/3/2024	225752		0		\$1713.66	0
PAYROLL - 2024-07-03	7/3/2024	225753		0		\$1579.99	0
PAYROLL - 2024-07-03	7/3/2024	225754		0		\$1821.26	0
PAYROLL - 2024-07-03	7/3/2024	225755		0		\$1905.65	0
PAYROLL - 2024-07-03	7/3/2024	225756		0		\$1205.31	0
PAYROLL - 2024-07-03	7/3/2024	225757		0		\$2089.18	0
PAYROLL - 2024-07-03	7/3/2024	225758		0		\$1164.86	0
PAYROLL - 2024-07-03	7/3/2024	225759		0		\$7130.79	0
PAYROLL - 2024-07-03	7/3/2024	225760		0		\$1742.86	0
PAYROLL - 2024-07-03	7/3/2024	225761		0		\$2378.73	0
PAYROLL - 2024-07-03	7/3/2024	225762		0		\$4568.22	0
PAYROLL - 2024-07-03	7/3/2024	225763		0		\$3008.60	0
PAYROLL - 2024-07-03	7/3/2024	225764		0		\$2650.08	0
PAYROLL - 2024-07-03	7/3/2024	225765		0		\$4867.40	0
PAYROLL - 2024-07-03	7/3/2024	225766		0		\$1742.23	0
PAYROLL - 2024-07-03	7/3/2024	225767		0		\$1859.52	0
PAYROLL - 2024-07-03	7/3/2024	225768		0		\$1719.94	0
PAYROLL - 2024-07-03	7/3/2024	225769		0		\$1650.12	0
PAYROLL - 2024-07-03	7/3/2024	225770		0		\$1391.79	0
PAYROLL - 2024-07-03	7/3/2024	225771		0		\$2166.91	0
PAYROLL - 2024-07-03	7/3/2024	225772		0		\$1113.78	0
PAYROLL - 2024-07-03	7/3/2024	225773		0		\$1692.92	0
PAYROLL - 2024-07-03	7/3/2024	225774		0		\$2786.29	0
PAYROLL - 2024-07-03	7/3/2024	225775		0		\$1547.82	0
PAYROLL - 2024-07-03	7/3/2024	225776		0		\$2966.91	0
PAYROLL - 2024-07-03	7/3/2024	225777		0		\$2378.92	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225778		0		\$1659.68	0
PAYROLL - 2024-07-03	7/3/2024	225779		0		\$1650.54	0
PAYROLL - 2024-07-03	7/3/2024	225780		0		\$1672.83	0
PAYROLL - 2024-07-03	7/3/2024	225781		0		\$1833.92	0
PAYROLL - 2024-07-03	7/3/2024	225782		0		\$2368.83	0
PAYROLL - 2024-07-03	7/3/2024	225783		0		\$1734.74	0
PAYROLL - 2024-07-03	7/3/2024	225784		0		\$1607.12	0
PAYROLL - 2024-07-03	7/3/2024	225785		0		\$1834.45	0
PAYROLL - 2024-07-03	7/3/2024	225786		0		\$2383.96	0
PAYROLL - 2024-07-03	7/3/2024	225787		0		\$1870.92	0
PAYROLL - 2024-07-03	7/3/2024	225788		0		\$2949.34	0
PAYROLL - 2024-07-03	7/3/2024	225789		0		\$1830.81	0
PAYROLL - 2024-07-03	7/3/2024	225790		0		\$2119.32	0
PAYROLL - 2024-07-03	7/3/2024	225791		0		\$1475.11	0
PAYROLL - 2024-07-03	7/3/2024	225792		0		\$1013.12	0
PAYROLL - 2024-07-03	7/3/2024	225793		0		\$2383.80	0
PAYROLL - 2024-07-03	7/3/2024	225794		0		\$1813.56	0
PAYROLL - 2024-07-03	7/3/2024	225795		0		\$1940.17	0
PAYROLL - 2024-07-03	7/3/2024	225796		0		\$1989.02	0
PAYROLL - 2024-07-03	7/3/2024	225797		0		\$1831.27	0
PAYROLL - 2024-07-03	7/3/2024	225798		0		\$1617.76	0
PAYROLL - 2024-07-03	7/3/2024	225799		0		\$1856.40	0
PAYROLL - 2024-07-03	7/3/2024	225800		0		\$2250.62	0
PAYROLL - 2024-07-03	7/3/2024	225801		0		\$1831.65	0
PAYROLL - 2024-07-03	7/3/2024	225802		0		\$2424.84	0
PAYROLL - 2024-07-03	7/3/2024	225803		0		\$2643.60	0
PAYROLL - 2024-07-03	7/3/2024	225804		0		\$3725.45	0
PAYROLL - 2024-07-03	7/3/2024	225805		0		\$1744.30	0
PAYROLL - 2024-07-03	7/3/2024	225806		0		\$1986.58	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225807		0		\$261.97	0
PAYROLL - 2024-07-03	7/3/2024	225808		0		\$954.10	0
PAYROLL - 2024-07-03	7/3/2024	225809		0		\$493.93	0
PAYROLL - 2024-07-03	7/3/2024	225810		0		\$494.01	0
PAYROLL - 2024-07-03	7/3/2024	225811		0		\$132.97	0
PAYROLL - 2024-07-03	7/3/2024	225812		0		\$184.59	0
PAYROLL - 2024-07-03	7/3/2024	225813		0		\$633.79	0
PAYROLL - 2024-07-03	7/3/2024	225814		0		\$59.08	0
PAYROLL - 2024-07-03	7/3/2024	225815		0		\$262.64	0
PAYROLL - 2024-07-03	7/3/2024	225816		0		\$603.81	0
PAYROLL - 2024-07-03	7/3/2024	225817		0		\$59.08	0
PAYROLL - 2024-07-03	7/3/2024	225818		0		\$51.69	0
PAYROLL - 2024-07-03	7/3/2024	225819		0		\$295.66	0
PAYROLL - 2024-07-03	7/3/2024	225820		0		\$2029.56	0
PAYROLL - 2024-07-03	7/3/2024	225821		0		\$925.01	0
PAYROLL - 2024-07-03	7/3/2024	225822		0		\$755.47	0
PAYROLL - 2024-07-03	7/3/2024	225823		0		\$1637.97	0
PAYROLL - 2024-07-03	7/3/2024	225824		0		\$44.30	0
PAYROLL - 2024-07-03	7/3/2024	225825		0		\$486.52	0
PAYROLL - 2024-07-03	7/3/2024	225826		0		\$445.37	0
PAYROLL - 2024-07-03	7/3/2024	225827		0		\$1931.20	0
PAYROLL - 2024-07-03	7/3/2024	225828		0		\$221.52	0
PAYROLL - 2024-07-03	7/3/2024	225829		0		\$224.54	0
PAYROLL - 2024-07-03	7/3/2024	225830		0		\$687.83	0
PAYROLL - 2024-07-03	7/3/2024	225831		0		\$178.38	0
PAYROLL - 2024-07-03	7/3/2024	225832		0		\$162.44	0
PAYROLL - 2024-07-03	7/3/2024	225833		0		\$59.08	0
PAYROLL - 2024-07-03	7/3/2024	225834		0		\$601.48	0
PAYROLL - 2024-07-03	7/3/2024	225835		0		\$409.81	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225836		0		\$430.41	0
PAYROLL - 2024-07-03	7/3/2024	225837		0		\$545.62	0
PAYROLL - 2024-07-03	7/3/2024	225838		0		\$648.89	0
PAYROLL - 2024-07-03	7/3/2024	225839		0		\$2098.61	0
PAYROLL - 2024-07-03	7/3/2024	225840		0		\$2630.92	0
PAYROLL - 2024-07-03	7/3/2024	225841		0		\$60.80	0
PAYROLL - 2024-07-03	7/3/2024	225842		0		\$81.23	0
PAYROLL - 2024-07-03	7/3/2024	225843		0		\$686.88	0
PAYROLL - 2024-07-03	7/3/2024	225844		0		\$258.35	0
PAYROLL - 2024-07-03	7/3/2024	225845		0		\$832.92	0
PAYROLL - 2024-07-03	7/3/2024	225846		0		\$1966.19	0
PAYROLL - 2024-07-03	7/3/2024	225847		0		\$44.30	0
PAYROLL - 2024-07-03	7/3/2024	225848		0		\$1777.37	0
PAYROLL - 2024-07-03	7/3/2024	225849		0		\$467.82	0
PAYROLL - 2024-07-03	7/3/2024	225850		0		\$2455.03	0
PAYROLL - 2024-07-03	7/3/2024	225851		0		\$674.74	0
PAYROLL - 2024-07-03	7/3/2024	225852		0		\$324.90	0
PAYROLL - 2024-07-03	7/3/2024	225853		0		\$482.79	0
PAYROLL - 2024-07-03	7/3/2024	225854		0		\$837.49	0
PAYROLL - 2024-07-03	7/3/2024	225855		0		\$1735.07	0
PAYROLL - 2024-07-03	7/3/2024	225856		0		\$866.52	0
PAYROLL - 2024-07-03	7/3/2024	225857		0		\$210.44	0
PAYROLL - 2024-07-03	7/3/2024	225858		0		\$497.73	0
PAYROLL - 2024-07-03	7/3/2024	225859		0		\$696.73	0
PAYROLL - 2024-07-03	7/3/2024	225860		0		\$206.76	0
PAYROLL - 2024-07-03	7/3/2024	225861		0		\$448.32	0
PAYROLL - 2024-07-03	7/3/2024	225862		0		\$834.70	0
PAYROLL - 2024-07-03	7/3/2024	225863		0		\$597.06	0
PAYROLL - 2024-07-03	7/3/2024	225864		0		\$588.95	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225865		0		\$92.29	0
PAYROLL - 2024-07-03	7/3/2024	225866		0		\$851.45	0
PAYROLL - 2024-07-03	7/3/2024	225867		0		\$331.64	0
PAYROLL - 2024-07-03	7/3/2024	225868		0		\$36.91	0
PAYROLL - 2024-07-03	7/3/2024	225869		0		\$3955.80	0
PAYROLL - 2024-07-03	7/3/2024	225870		0		\$98.78	0
PAYROLL - 2024-07-03	7/3/2024	225871		0		\$2752.61	0
PAYROLL - 2024-07-03	7/3/2024	225872		0		\$3028.36	0
PAYROLL - 2024-07-03	7/3/2024	225873		0		\$1814.64	0
PAYROLL - 2024-07-03	7/3/2024	225874		0		\$1864.69	0
PAYROLL - 2024-07-03	7/3/2024	225875		0		\$1733.97	0
PAYROLL - 2024-07-03	7/3/2024	225876		0		\$1988.63	0
PAYROLL - 2024-07-03	7/3/2024	225877		0		\$1997.99	0
PAYROLL - 2024-07-03	7/3/2024	225878		0		\$1752.35	0
PAYROLL - 2024-07-03	7/3/2024	225879		0		\$2261.99	0
PAYROLL - 2024-07-03	7/3/2024	225880		0		\$2224.03	0
PAYROLL - 2024-07-03	7/3/2024	225881		0		\$3302.21	0
PAYROLL - 2024-07-03	7/3/2024	225882		0		\$1675.52	0
PAYROLL - 2024-07-03	7/3/2024	225883		0		\$1254.44	0
PAYROLL - 2024-07-03	7/3/2024	225884		0		\$1741.79	0
PAYROLL - 2024-07-03	7/3/2024	225885		0		\$1858.45	0
PAYROLL - 2024-07-03	7/3/2024	225886		0		\$2023.96	0
PAYROLL - 2024-07-03	7/3/2024	225887		0		\$1164.86	0
PAYROLL - 2024-07-03	7/3/2024	225888		0		\$1164.86	0
PAYROLL - 2024-07-03	7/3/2024	225889		0		\$2331.39	0
PAYROLL - 2024-07-03	7/3/2024	225890		0		\$2541.50	0
PAYROLL - 2024-07-03	7/3/2024	225891		0		\$1700.66	0
PAYROLL - 2024-07-03	7/3/2024	225892		0		\$2112.89	0
PAYROLL - 2024-07-03	7/3/2024	225893		0		\$2103.63	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225894		0		\$1775.92	0
PAYROLL - 2024-07-03	7/3/2024	225895		0		\$2367.09	0
PAYROLL - 2024-07-03	7/3/2024	225896		0		\$2786.52	0
PAYROLL - 2024-07-03	7/3/2024	225897		0		\$1584.54	0
PAYROLL - 2024-07-03	7/3/2024	225898		0		\$1857.39	0
PAYROLL - 2024-07-03	7/3/2024	225899		0		\$2010.54	0
PAYROLL - 2024-07-03	7/3/2024	225900		0		\$1619.53	0
PAYROLL - 2024-07-03	7/3/2024	225901		0		\$2209.15	0
PAYROLL - 2024-07-03	7/3/2024	225902		0		\$1504.01	0
PAYROLL - 2024-07-03	7/3/2024	225903		0		\$1624.04	0
PAYROLL - 2024-07-03	7/3/2024	225904		0		\$2011.13	0
PAYROLL - 2024-07-03	7/3/2024	225905		0		\$14635.64	0
PAYROLL - 2024-07-03	7/3/2024	225906		0		\$1737.91	0
PAYROLL - 2024-07-03	7/3/2024	225907		0		\$1996.58	0
PAYROLL - 2024-07-03	7/3/2024	225908		0		\$3204.47	0
PAYROLL - 2024-07-03	7/3/2024	225909		0		\$2602.72	0
PAYROLL - 2024-07-03	7/3/2024	225910		0		\$2175.80	0
PAYROLL - 2024-07-03	7/3/2024	225911		0		\$4254.83	0
PAYROLL - 2024-07-03	7/3/2024	225912		0		\$3288.99	0
PAYROLL - 2024-07-03	7/3/2024	225913		0		\$2465.08	0
PAYROLL - 2024-07-03	7/3/2024	225914		0		\$3306.24	0
PAYROLL - 2024-07-03	7/3/2024	225915		0		\$3772.72	0
PAYROLL - 2024-07-03	7/3/2024	225916		0		\$2034.43	0
PAYROLL - 2024-07-03	7/3/2024	225917		0		\$4038.22	0
PAYROLL - 2024-07-03	7/3/2024	225918		0		\$3206.75	0
PAYROLL - 2024-07-03	7/3/2024	225919		0		\$4444.49	0
PAYROLL - 2024-07-03	7/3/2024	225920		0		\$3405.63	0
PAYROLL - 2024-07-03	7/3/2024	225921		0		\$3128.31	0
PAYROLL - 2024-07-03	7/3/2024	225922		0		\$2554.50	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225923		0		\$3411.90	0
PAYROLL - 2024-07-03	7/3/2024	225924		0		\$3460.10	0
PAYROLL - 2024-07-03	7/3/2024	225925		0		\$4677.51	0
PAYROLL - 2024-07-03	7/3/2024	225926		0		\$2400.81	0
PAYROLL - 2024-07-03	7/3/2024	225927		0		\$2890.36	0
PAYROLL - 2024-07-03	7/3/2024	225928		0		\$2750.80	0
PAYROLL - 2024-07-03	7/3/2024	225929		0		\$2757.15	0
PAYROLL - 2024-07-03	7/3/2024	225930		0		\$1932.58	0
PAYROLL - 2024-07-03	7/3/2024	225931		0		\$3142.61	0
PAYROLL - 2024-07-03	7/3/2024	225932		0		\$4363.30	0
PAYROLL - 2024-07-03	7/3/2024	225933		0		\$4683.71	0
PAYROLL - 2024-07-03	7/3/2024	225934		0		\$3043.60	0
PAYROLL - 2024-07-03	7/3/2024	225935		0		\$3140.05	0
PAYROLL - 2024-07-03	7/3/2024	225936		0		\$3236.64	0
PAYROLL - 2024-07-03	7/3/2024	225937		0		\$2775.08	0
PAYROLL - 2024-07-03	7/3/2024	225938		0		\$2732.63	0
PAYROLL - 2024-07-03	7/3/2024	225939		0		\$2265.65	0
PAYROLL - 2024-07-03	7/3/2024	225940		0		\$5103.80	0
PAYROLL - 2024-07-03	7/3/2024	225941		0		\$1947.44	0
PAYROLL - 2024-07-03	7/3/2024	225942		0		\$3322.62	0
PAYROLL - 2024-07-03	7/3/2024	225943		0		\$2377.65	0
PAYROLL - 2024-07-03	7/3/2024	225944		0		\$2452.99	0
PAYROLL - 2024-07-03	7/3/2024	225945		0		\$4709.38	0
PAYROLL - 2024-07-03	7/3/2024	225946		0		\$5521.77	0
PAYROLL - 2024-07-03	7/3/2024	225947		0		\$1510.63	0
PAYROLL - 2024-07-03	7/3/2024	225948		0		\$3761.58	0
PAYROLL - 2024-07-03	7/3/2024	225949		0		\$4798.15	0
PAYROLL - 2024-07-03	7/3/2024	225950		0		\$3246.58	0
PAYROLL - 2024-07-03	7/3/2024	225951		0		\$2862.44	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225952		0		\$2246.78	0
PAYROLL - 2024-07-03	7/3/2024	225953		0		\$1463.55	0
PAYROLL - 2024-07-03	7/3/2024	225954		0		\$4535.53	0
PAYROLL - 2024-07-03	7/3/2024	225955		0		\$2962.62	0
PAYROLL - 2024-07-03	7/3/2024	225956		0		\$2524.77	0
PAYROLL - 2024-07-03	7/3/2024	225957		0		\$2414.47	0
PAYROLL - 2024-07-03	7/3/2024	225958		0		\$3491.28	0
PAYROLL - 2024-07-03	7/3/2024	225959		0		\$2438.88	0
PAYROLL - 2024-07-03	7/3/2024	225960		0		\$2664.95	0
PAYROLL - 2024-07-03	7/3/2024	225961		0		\$2874.60	0
PAYROLL - 2024-07-03	7/3/2024	225962		0		\$3326.23	0
PAYROLL - 2024-07-03	7/3/2024	225963		0		\$3059.64	0
PAYROLL - 2024-07-03	7/3/2024	225964		0		\$2892.29	0
PAYROLL - 2024-07-03	7/3/2024	225965		0		\$2809.10	0
PAYROLL - 2024-07-03	7/3/2024	225966		0		\$2617.23	0
PAYROLL - 2024-07-03	7/3/2024	225967		0		\$4153.40	0
PAYROLL - 2024-07-03	7/3/2024	225968		0		\$4441.24	0
PAYROLL - 2024-07-03	7/3/2024	225969		0		\$2850.21	0
PAYROLL - 2024-07-03	7/3/2024	225970		0		\$5092.96	0
PAYROLL - 2024-07-03	7/3/2024	225971		0		\$3499.38	0
PAYROLL - 2024-07-03	7/3/2024	225972		0		\$2552.25	0
PAYROLL - 2024-07-03	7/3/2024	225973		0		\$5246.48	0
PAYROLL - 2024-07-03	7/3/2024	225974		0		\$4224.44	0
PAYROLL - 2024-07-03	7/3/2024	225975		0		\$3347.66	0
PAYROLL - 2024-07-03	7/3/2024	225976		0		\$2667.96	0
PAYROLL - 2024-07-03	7/3/2024	225977		0		\$4140.89	0
PAYROLL - 2024-07-03	7/3/2024	225978		0		\$3168.90	0
PAYROLL - 2024-07-03	7/3/2024	225979		0		\$2934.30	0
PAYROLL - 2024-07-03	7/3/2024	225980		0		\$2346.05	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	225981		0		\$5078.14	0
PAYROLL - 2024-07-03	7/3/2024	225982		0		\$3307.57	0
PAYROLL - 2024-07-03	7/3/2024	225983		0		\$3391.22	0
PAYROLL - 2024-07-03	7/3/2024	225984		0		\$2160.78	0
PAYROLL - 2024-07-03	7/3/2024	225985		0		\$1376.23	0
PAYROLL - 2024-07-03	7/3/2024	225986		0		\$2318.44	0
PAYROLL - 2024-07-03	7/3/2024	225987		0		\$4274.11	0
PAYROLL - 2024-07-03	7/3/2024	225988		0		\$4249.07	0
PAYROLL - 2024-07-03	7/3/2024	225989		0		\$3322.66	0
PAYROLL - 2024-07-03	7/3/2024	225990		0		\$3134.76	0
PAYROLL - 2024-07-03	7/3/2024	225991		0		\$2657.72	0
PAYROLL - 2024-07-03	7/3/2024	225992		0		\$2094.40	0
PAYROLL - 2024-07-03	7/3/2024	225993		0		\$2904.22	0
PAYROLL - 2024-07-03	7/3/2024	225994		0		\$2433.91	0
PAYROLL - 2024-07-03	7/3/2024	225995		0		\$689.51	0
PAYROLL - 2024-07-03	7/3/2024	225996		0		\$1454.22	0
PAYROLL - 2024-07-03	7/3/2024	225997		0		\$1677.25	0
PAYROLL - 2024-07-03	7/3/2024	225998		0		\$2980.60	0
PAYROLL - 2024-07-03	7/3/2024	225999		0		\$2100.55	0
PAYROLL - 2024-07-03	7/3/2024	226000		0		\$1070.22	0
PAYROLL - 2024-07-03	7/3/2024	226001		0		\$1317.34	0
PAYROLL - 2024-07-03	7/3/2024	226002		0		\$2513.24	0
PAYROLL - 2024-07-03	7/3/2024	226003		0		\$2609.12	0
PAYROLL - 2024-07-03	7/3/2024	226004		0		\$4255.78	0
PAYROLL - 2024-07-03	7/3/2024	226005		0		\$3187.62	0
PAYROLL - 2024-07-03	7/3/2024	226006		0		\$2941.38	0
PAYROLL - 2024-07-03	7/3/2024	226007		0		\$1985.02	0
PAYROLL - 2024-07-03	7/3/2024	226008		0		\$4478.89	0
PAYROLL - 2024-07-03	7/3/2024	226009		0		\$5455.68	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226010		0		\$2745.61	0
PAYROLL - 2024-07-03	7/3/2024	226011		0		\$3536.93	0
PAYROLL - 2024-07-03	7/3/2024	226012		0		\$3365.72	0
PAYROLL - 2024-07-03	7/3/2024	226013		0		\$2547.72	0
PAYROLL - 2024-07-03	7/3/2024	226014		0		\$5616.93	0
PAYROLL - 2024-07-03	7/3/2024	226015		0		\$1737.39	0
PAYROLL - 2024-07-03	7/3/2024	226016		0		\$3414.32	0
PAYROLL - 2024-07-03	7/3/2024	226017		0		\$2662.73	0
PAYROLL - 2024-07-03	7/3/2024	226018		0		\$1754.11	0
PAYROLL - 2024-07-03	7/3/2024	226019		0		\$3397.27	0
PAYROLL - 2024-07-03	7/3/2024	226020		0		\$2113.08	0
PAYROLL - 2024-07-03	7/3/2024	226021		0		\$2738.47	0
PAYROLL - 2024-07-03	7/3/2024	226022		0		\$6488.65	0
PAYROLL - 2024-07-03	7/3/2024	226023		0		\$3828.63	0
PAYROLL - 2024-07-03	7/3/2024	226024		0		\$4243.08	0
PAYROLL - 2024-07-03	7/3/2024	226025		0		\$2480.02	0
PAYROLL - 2024-07-03	7/3/2024	226026		0		\$4251.90	0
PAYROLL - 2024-07-03	7/3/2024	226027		0		\$2661.36	0
PAYROLL - 2024-07-03	7/3/2024	226028		0		\$2912.06	0
PAYROLL - 2024-07-03	7/3/2024	226029		0		\$1541.47	0
PAYROLL - 2024-07-03	7/3/2024	226030		0		\$1763.22	0
PAYROLL - 2024-07-03	7/3/2024	226031		0		\$4702.06	0
PAYROLL - 2024-07-03	7/3/2024	226032		0		\$2916.68	0
PAYROLL - 2024-07-03	7/3/2024	226033		0		\$4362.75	0
PAYROLL - 2024-07-03	7/3/2024	226034		0		\$4059.34	0
PAYROLL - 2024-07-03	7/3/2024	226035		0		\$2831.72	0
PAYROLL - 2024-07-03	7/3/2024	226036		0		\$6346.03	0
PAYROLL - 2024-07-03	7/3/2024	226037		0		\$1923.43	0
PAYROLL - 2024-07-03	7/3/2024	226038		0		\$4625.13	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226039		0		\$3479.63	0
PAYROLL - 2024-07-03	7/3/2024	226040		0		\$3655.88	0
PAYROLL - 2024-07-03	7/3/2024	226041		0		\$2529.84	0
PAYROLL - 2024-07-03	7/3/2024	226042		0		\$2544.14	0
PAYROLL - 2024-07-03	7/3/2024	226043		0		\$4579.68	0
PAYROLL - 2024-07-03	7/3/2024	226044		0		\$2505.09	0
PAYROLL - 2024-07-03	7/3/2024	226045		0		\$2843.81	0
PAYROLL - 2024-07-03	7/3/2024	226046		0		\$1621.02	0
PAYROLL - 2024-07-03	7/3/2024	226047		0		\$3194.41	0
PAYROLL - 2024-07-03	7/3/2024	226048		0		\$4274.80	0
PAYROLL - 2024-07-03	7/3/2024	226049		0		\$2673.54	0
PAYROLL - 2024-07-03	7/3/2024	226050		0		\$2813.87	0
PAYROLL - 2024-07-03	7/3/2024	226051		0		\$4603.63	0
PAYROLL - 2024-07-03	7/3/2024	226052		0		\$2868.65	0
PAYROLL - 2024-07-03	7/3/2024	226053		0		\$1435.41	0
PAYROLL - 2024-07-03	7/3/2024	226054		0		\$2518.19	0
PAYROLL - 2024-07-03	7/3/2024	226055		0		\$1672.08	0
PAYROLL - 2024-07-03	7/3/2024	226056		0		\$3170.48	0
PAYROLL - 2024-07-03	7/3/2024	226057		0		\$2630.09	0
PAYROLL - 2024-07-03	7/3/2024	226058		0		\$3191.42	0
PAYROLL - 2024-07-03	7/3/2024	226059		0		\$4104.10	0
PAYROLL - 2024-07-03	7/3/2024	226060		0		\$2422.05	0
PAYROLL - 2024-07-03	7/3/2024	226061		0		\$865.59	0
PAYROLL - 2024-07-03	7/3/2024	226062		0		\$4131.77	0
PAYROLL - 2024-07-03	7/3/2024	226063		0		\$3060.98	0
PAYROLL - 2024-07-03	7/3/2024	226064		0		\$3149.43	0
PAYROLL - 2024-07-03	7/3/2024	226065		0		\$4015.49	0
PAYROLL - 2024-07-03	7/3/2024	226066		0		\$3891.65	0
PAYROLL - 2024-07-03	7/3/2024	226067		0		\$3189.56	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226068		0		\$2919.19	0
PAYROLL - 2024-07-03	7/3/2024	226069		0		\$2211.27	0
PAYROLL - 2024-07-03	7/3/2024	226070		0		\$3195.61	0
PAYROLL - 2024-07-03	7/3/2024	226071		0		\$1553.92	0
PAYROLL - 2024-07-03	7/3/2024	226072		0		\$1700.07	0
PAYROLL - 2024-07-03	7/3/2024	226073		0		\$1470.49	0
PAYROLL - 2024-07-03	7/3/2024	226074		0		\$3938.78	0
PAYROLL - 2024-07-03	7/3/2024	226075		0		\$4026.64	0
PAYROLL - 2024-07-03	7/3/2024	226076		0		\$1611.54	0
PAYROLL - 2024-07-03	7/3/2024	226077		0		\$2136.04	0
PAYROLL - 2024-07-03	7/3/2024	226078		0		\$2256.50	0
PAYROLL - 2024-07-03	7/3/2024	226079		0		\$3973.83	0
PAYROLL - 2024-07-03	7/3/2024	226080		0		\$2761.36	0
PAYROLL - 2024-07-03	7/3/2024	226081		0		\$3255.79	0
PAYROLL - 2024-07-03	7/3/2024	226082		0		\$2130.82	0
PAYROLL - 2024-07-03	7/3/2024	226083		0		\$1948.73	0
PAYROLL - 2024-07-03	7/3/2024	226084		0		\$3752.04	0
PAYROLL - 2024-07-03	7/3/2024	226085		0		\$3510.75	0
PAYROLL - 2024-07-03	7/3/2024	226086		0		\$831.92	0
PAYROLL - 2024-07-03	7/3/2024	226087		0		\$3937.00	0
PAYROLL - 2024-07-03	7/3/2024	226088		0		\$3596.56	0
PAYROLL - 2024-07-03	7/3/2024	226089		0		\$2784.86	0
PAYROLL - 2024-07-03	7/3/2024	226090		0		\$2947.12	0
PAYROLL - 2024-07-03	7/3/2024	226091		0		\$1978.95	0
PAYROLL - 2024-07-03	7/3/2024	226092		0		\$3169.20	0
PAYROLL - 2024-07-03	7/3/2024	226093		0		\$4833.05	0
PAYROLL - 2024-07-03	7/3/2024	226094		0		\$3036.03	0
PAYROLL - 2024-07-03	7/3/2024	226095		0		\$4627.82	0
PAYROLL - 2024-07-03	7/3/2024	226096		0		\$3441.26	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226097		0		\$3802.98	0
PAYROLL - 2024-07-03	7/3/2024	226098		0		\$2710.95	0
PAYROLL - 2024-07-03	7/3/2024	226099		0		\$5138.20	0
PAYROLL - 2024-07-03	7/3/2024	226100		0		\$3240.16	0
PAYROLL - 2024-07-03	7/3/2024	226101		0		\$738.13	0
PAYROLL - 2024-07-03	7/3/2024	226102		0		\$4631.07	0
PAYROLL - 2024-07-03	7/3/2024	226103		0		\$2882.89	0
PAYROLL - 2024-07-03	7/3/2024	226104		0		\$1439.41	0
PAYROLL - 2024-07-03	7/3/2024	226105		0		\$3158.16	0
PAYROLL - 2024-07-03	7/3/2024	226106		0		\$2995.60	0
PAYROLL - 2024-07-03	7/3/2024	226107		0		\$3931.39	0
PAYROLL - 2024-07-03	7/3/2024	226108		0		\$4272.03	0
PAYROLL - 2024-07-03	7/3/2024	226109		0		\$3385.92	0
PAYROLL - 2024-07-03	7/3/2024	226110		0		\$2733.29	0
PAYROLL - 2024-07-03	7/3/2024	226111		0		\$4546.17	0
PAYROLL - 2024-07-03	7/3/2024	226112		0		\$1646.22	0
PAYROLL - 2024-07-03	7/3/2024	226113		0		\$3185.74	0
PAYROLL - 2024-07-03	7/3/2024	226114		0		\$4476.58	0
PAYROLL - 2024-07-03	7/3/2024	226115		0		\$3873.85	0
PAYROLL - 2024-07-03	7/3/2024	226116		0		\$2498.02	0
PAYROLL - 2024-07-03	7/3/2024	226117		0		\$3187.25	0
PAYROLL - 2024-07-03	7/3/2024	226118		0		\$4722.95	0
PAYROLL - 2024-07-03	7/3/2024	226119		0		\$1835.67	0
PAYROLL - 2024-07-03	7/3/2024	226120		0		\$4223.65	0
PAYROLL - 2024-07-03	7/3/2024	226121		0		\$3854.08	0
PAYROLL - 2024-07-03	7/3/2024	226122		0		\$4021.18	0
PAYROLL - 2024-07-03	7/3/2024	226123		0		\$1210.50	0
PAYROLL - 2024-07-03	7/3/2024	226124		0		\$2907.35	0
PAYROLL - 2024-07-03	7/3/2024	226125		0		\$3541.04	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226126		0		\$3099.33	0
PAYROLL - 2024-07-03	7/3/2024	226127		0		\$1530.00	0
PAYROLL - 2024-07-03	7/3/2024	226128		0		\$2288.69	0
PAYROLL - 2024-07-03	7/3/2024	226129		0		\$2395.02	0
PAYROLL - 2024-07-03	7/3/2024	226130		0		\$2621.03	0
PAYROLL - 2024-07-03	7/3/2024	226131		0		\$1747.94	0
PAYROLL - 2024-07-03	7/3/2024	226132		0		\$879.08	0
PAYROLL - 2024-07-03	7/3/2024	226133		0		\$2422.08	0
PAYROLL - 2024-07-03	7/3/2024	226134		0		\$2532.47	0
PAYROLL - 2024-07-03	7/3/2024	226135		0		\$2442.03	0
PAYROLL - 2024-07-03	7/3/2024	226136		0		\$1870.63	0
PAYROLL - 2024-07-03	7/3/2024	226137		0		\$2434.98	0
PAYROLL - 2024-07-03	7/3/2024	226138		0		\$2430.50	0
PAYROLL - 2024-07-03	7/3/2024	226139		0		\$2617.76	0
PAYROLL - 2024-07-03	7/3/2024	226140		0		\$1885.24	0
PAYROLL - 2024-07-03	7/3/2024	226141		0		\$1748.32	0
PAYROLL - 2024-07-03	7/3/2024	226142		0		\$1972.10	0
PAYROLL - 2024-07-03	7/3/2024	226143		0		\$2285.65	0
PAYROLL - 2024-07-03	7/3/2024	226144		0		\$2298.90	0
PAYROLL - 2024-07-03	7/3/2024	226145		0		\$3340.44	0
PAYROLL - 2024-07-03	7/3/2024	226146		0		\$1943.03	0
PAYROLL - 2024-07-03	7/3/2024	226147		0		\$1953.98	0
PAYROLL - 2024-07-03	7/3/2024	226148		0		\$1800.74	0
PAYROLL - 2024-07-03	7/3/2024	226149		0		\$2714.52	0
PAYROLL - 2024-07-03	7/3/2024	226150		0		\$2126.47	0
PAYROLL - 2024-07-03	7/3/2024	226151		0		\$1924.64	0
PAYROLL - 2024-07-03	7/3/2024	226152		0		\$3020.33	0
PAYROLL - 2024-07-03	7/3/2024	226153		0		\$2325.46	0
PAYROLL - 2024-07-03	7/3/2024	226154		0		\$1876.83	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226155		0		\$2251.91	0
PAYROLL - 2024-07-03	7/3/2024	226156		0		\$2783.24	0
PAYROLL - 2024-07-03	7/3/2024	226157		0		\$1826.25	0
PAYROLL - 2024-07-03	7/3/2024	226158		0		\$2450.29	0
PAYROLL - 2024-07-03	7/3/2024	226159		0		\$2020.81	0
PAYROLL - 2024-07-03	7/3/2024	226160		0		\$1433.40	0
PAYROLL - 2024-07-03	7/3/2024	226161		0		\$1869.70	0
PAYROLL - 2024-07-03	7/3/2024	226162		0		\$1822.49	0
PAYROLL - 2024-07-03	7/3/2024	226163		0		\$1549.27	0
PAYROLL - 2024-07-03	7/3/2024	226164		0		\$2508.85	0
PAYROLL - 2024-07-03	7/3/2024	226165		0		\$1852.10	0
PAYROLL - 2024-07-03	7/3/2024	226166		0		\$2247.26	0
PAYROLL - 2024-07-03	7/3/2024	226167		0		\$3508.42	0
PAYROLL - 2024-07-03	7/3/2024	226168		0		\$1729.67	0
PAYROLL - 2024-07-03	7/3/2024	226169		0		\$1816.13	0
PAYROLL - 2024-07-03	7/3/2024	226170		0		\$2050.84	0
PAYROLL - 2024-07-03	7/3/2024	226171		0		\$1808.48	0
PAYROLL - 2024-07-03	7/3/2024	226172		0		\$1884.29	0
PAYROLL - 2024-07-03	7/3/2024	226173		0		\$2673.10	0
PAYROLL - 2024-07-03	7/3/2024	226174		0		\$2004.71	0
PAYROLL - 2024-07-03	7/3/2024	226175		0		\$2276.92	0
PAYROLL - 2024-07-03	7/3/2024	226176		0		\$2379.73	0
PAYROLL - 2024-07-03	7/3/2024	226177		0		\$1595.28	0
PAYROLL - 2024-07-03	7/3/2024	226178		0		\$1340.38	0
PAYROLL - 2024-07-03	7/3/2024	226179		0		\$1858.35	0
PAYROLL - 2024-07-03	7/3/2024	226180		0		\$1930.79	0
PAYROLL - 2024-07-03	7/3/2024	226181		0		\$1787.08	0
PAYROLL - 2024-07-03	7/3/2024	226182		0		\$1841.28	0
PAYROLL - 2024-07-03	7/3/2024	226183		0		\$1783.72	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226184		0		\$2323.47	0
PAYROLL - 2024-07-03	7/3/2024	226185		0		\$1585.65	0
PAYROLL - 2024-07-03	7/3/2024	226186		0		\$1828.59	0
PAYROLL - 2024-07-03	7/3/2024	226187		0		\$1335.80	0
PAYROLL - 2024-07-03	7/3/2024	226188		0		\$2007.75	0
PAYROLL - 2024-07-03	7/3/2024	226189		0		\$773.83	0
PAYROLL - 2024-07-03	7/3/2024	226190		0		\$2326.69	0
PAYROLL - 2024-07-03	7/3/2024	226191		0		\$1815.29	0
PAYROLL - 2024-07-03	7/3/2024	226192		0		\$1600.29	0
PAYROLL - 2024-07-03	7/3/2024	226193		0		\$2186.81	0
PAYROLL - 2024-07-03	7/3/2024	226194		0		\$1390.74	0
PAYROLL - 2024-07-03	7/3/2024	226195		0		\$2020.25	0
PAYROLL - 2024-07-03	7/3/2024	226196		0		\$1890.16	0
PAYROLL - 2024-07-03	7/3/2024	226197		0		\$2023.31	0
PAYROLL - 2024-07-03	7/3/2024	226198		0		\$1286.41	0
PAYROLL - 2024-07-03	7/3/2024	226199		0		\$2095.60	0
PAYROLL - 2024-07-03	7/3/2024	226200		0		\$1234.13	0
PAYROLL - 2024-07-03	7/3/2024	226201		0		\$1941.28	0
PAYROLL - 2024-07-03	7/3/2024	226202		0		\$1719.21	0
PAYROLL - 2024-07-03	7/3/2024	226203		0		\$1902.79	0
PAYROLL - 2024-07-03	7/3/2024	226204		0		\$1611.02	0
PAYROLL - 2024-07-03	7/3/2024	226205		0		\$2009.05	0
PAYROLL - 2024-07-03	7/3/2024	226206		0		\$1828.32	0
PAYROLL - 2024-07-03	7/3/2024	226207		0		\$1645.65	0
PAYROLL - 2024-07-03	7/3/2024	226208		0		\$1851.30	0
PAYROLL - 2024-07-03	7/3/2024	226209		0		\$2016.67	0
PAYROLL - 2024-07-03	7/3/2024	226210		0		\$1398.94	0
PAYROLL - 2024-07-03	7/3/2024	226211		0		\$1942.67	0
PAYROLL - 2024-07-03	7/3/2024	226212		0		\$2132.25	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226213		0		\$2366.00	0
PAYROLL - 2024-07-03	7/3/2024	226214		0		\$2243.10	0
PAYROLL - 2024-07-03	7/3/2024	226215		0		\$1817.64	0
PAYROLL - 2024-07-03	7/3/2024	226216		0		\$3009.52	0
PAYROLL - 2024-07-03	7/3/2024	226217		0		\$2250.59	0
PAYROLL - 2024-07-03	7/3/2024	226218		0		\$3044.24	0
PAYROLL - 2024-07-03	7/3/2024	226219		0		\$1482.89	0
PAYROLL - 2024-07-03	7/3/2024	226220		0		\$2465.38	0
PAYROLL - 2024-07-03	7/3/2024	226221		0		\$1314.68	0
PAYROLL - 2024-07-03	7/3/2024	226222		0		\$979.80	0
PAYROLL - 2024-07-03	7/3/2024	226223		0		\$2526.05	0
PAYROLL - 2024-07-03	7/3/2024	226224		0		\$2196.43	0
PAYROLL - 2024-07-03	7/3/2024	226225		0		\$3102.16	0
PAYROLL - 2024-07-03	7/3/2024	226226		0		\$1633.83	0
PAYROLL - 2024-07-03	7/3/2024	226227		0		\$1629.86	0
PAYROLL - 2024-07-03	7/3/2024	226228		0		\$2077.77	0
PAYROLL - 2024-07-03	7/3/2024	226229		0		\$3156.78	0
PAYROLL - 2024-07-03	7/3/2024	226230		0		\$3636.98	0
PAYROLL - 2024-07-03	7/3/2024	226231		0		\$4982.03	0
PAYROLL - 2024-07-03	7/3/2024	226232		0		\$3044.55	0
PAYROLL - 2024-07-03	7/3/2024	226233		0		\$1961.48	0
PAYROLL - 2024-07-03	7/3/2024	226234		0		\$1660.50	0
PAYROLL - 2024-07-03	7/3/2024	226235		0		\$6830.19	0
PAYROLL - 2024-07-03	7/3/2024	226236		0		\$2267.39	0
PAYROLL - 2024-07-03	7/3/2024	226237		0		\$1841.75	0
PAYROLL - 2024-07-03	7/3/2024	226238		0		\$2006.16	0
PAYROLL - 2024-07-03	7/3/2024	226239		0		\$2167.65	0
PAYROLL - 2024-07-03	7/3/2024	226240		0		\$2213.97	0
PAYROLL - 2024-07-03	7/3/2024	226241		0		\$1838.80	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226242		0		\$4546.14	0
PAYROLL - 2024-07-03	7/3/2024	226243		0		\$2095.42	0
PAYROLL - 2024-07-03	7/3/2024	226244		0		\$2038.72	0
PAYROLL - 2024-07-03	7/3/2024	226245		0		\$3126.79	0
PAYROLL - 2024-07-03	7/3/2024	226246		0		\$1592.58	0
PAYROLL - 2024-07-03	7/3/2024	226247		0		\$1239.41	0
PAYROLL - 2024-07-03	7/3/2024	226248		0		\$3872.28	0
PAYROLL - 2024-07-03	7/3/2024	226249		0		\$2134.89	0
PAYROLL - 2024-07-03	7/3/2024	226250		0		\$624.52	0
PAYROLL - 2024-07-03	7/3/2024	226251		0		\$2538.22	0
PAYROLL - 2024-07-03	7/3/2024	226252		0		\$3312.76	0
PAYROLL - 2024-07-03	7/3/2024	226253		0		\$1927.60	0
PAYROLL - 2024-07-03	7/3/2024	226254		0		\$3722.75	0
PAYROLL - 2024-07-03	7/3/2024	226255		0		\$2535.95	0
PAYROLL - 2024-07-03	7/3/2024	226256		0		\$1576.63	0
PAYROLL - 2024-07-03	7/3/2024	226257		0		\$2588.93	0
PAYROLL - 2024-07-03	7/3/2024	226258		0		\$1633.04	0
PAYROLL - 2024-07-03	7/3/2024	226259		0		\$3419.82	0
PAYROLL - 2024-07-03	7/3/2024	226260		0		\$1734.16	0
PAYROLL - 2024-07-03	7/3/2024	226261		0		\$3170.08	0
PAYROLL - 2024-07-03	7/3/2024	226262		0		\$3616.41	0
PAYROLL - 2024-07-03	7/3/2024	226263		0		\$4830.84	0
PAYROLL - 2024-07-03	7/3/2024	226264		0		\$2639.39	0
PAYROLL - 2024-07-03	7/3/2024	226265		0		\$3083.26	0
PAYROLL - 2024-07-03	7/3/2024	226266		0		\$2781.36	0
PAYROLL - 2024-07-03	7/3/2024	226267		0		\$1200.74	0
PAYROLL - 2024-07-03	7/3/2024	226268		0		\$5939.83	0
PAYROLL - 2024-07-03	7/3/2024	226269		0		\$1991.61	0
PAYROLL - 2024-07-03	7/3/2024	226270		0		\$3942.23	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226271		0		\$1824.61	0
PAYROLL - 2024-07-03	7/3/2024	226272		0		\$1850.43	0
PAYROLL - 2024-07-03	7/3/2024	226273		0		\$1794.68	0
PAYROLL - 2024-07-03	7/3/2024	226274		0		\$3108.17	0
PAYROLL - 2024-07-03	7/3/2024	226275		0		\$2927.57	0
PAYROLL - 2024-07-03	7/3/2024	226276		0		\$1968.68	0
PAYROLL - 2024-07-03	7/3/2024	226277		0		\$2578.90	0
PAYROLL - 2024-07-03	7/3/2024	226278		0		\$4378.09	0
PAYROLL - 2024-07-03	7/3/2024	226279		0		\$3130.69	0
PAYROLL - 2024-07-03	7/3/2024	226280		0		\$4729.00	0
PAYROLL - 2024-07-03	7/3/2024	226281		0		\$1429.52	0
PAYROLL - 2024-07-03	7/3/2024	226282		0		\$2780.80	0
PAYROLL - 2024-07-03	7/3/2024	226283		0		\$2650.11	0
PAYROLL - 2024-07-03	7/3/2024	226284		0		\$1679.78	0
PAYROLL - 2024-07-03	7/3/2024	226285		0		\$3469.44	0
PAYROLL - 2024-07-03	7/3/2024	226286		0		\$927.43	0
PAYROLL - 2024-07-03	7/3/2024	226287		0		\$3247.09	0
PAYROLL - 2024-07-03	7/3/2024	226288		0		\$1936.79	0
PAYROLL - 2024-07-03	7/3/2024	226289		0		\$1211.34	0
PAYROLL - 2024-07-03	7/3/2024	226290		0		\$2140.01	0
PAYROLL - 2024-07-03	7/3/2024	226291		0		\$2036.62	0
PAYROLL - 2024-07-03	7/3/2024	226292		0		\$1257.20	0
PAYROLL - 2024-07-03	7/3/2024	226293		0		\$1762.33	0
PAYROLL - 2024-07-03	7/3/2024	226294		0		\$704.24	0
PAYROLL - 2024-07-03	7/3/2024	226295		0		\$882.72	0
PAYROLL - 2024-07-03	7/3/2024	226296		0		\$2118.03	0
PAYROLL - 2024-07-03	7/3/2024	226297		0		\$980.59	0
PAYROLL - 2024-07-03	7/3/2024	226298		0		\$1037.38	0
PAYROLL - 2024-07-03	7/3/2024	226299		0		\$1849.60	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-03	7/3/2024	226300		0		\$618.00	0
PAYROLL - 2024-07-03	7/3/2024	226301		0		\$97.07	0
PAYROLL - 2024-07-03	7/3/2024	226302		0		\$2949.45	0
PAYROLL - 2024-07-03	7/3/2024	226303		0		\$1444.21	0
PAYROLL - 2024-07-03	7/3/2024	226304		0		\$863.38	0
PAYROLL - 2024-07-03	7/3/2024	226305		0		\$1925.20	0
PAYROLL - 2024-07-03	7/3/2024	226306		0		\$1594.92	0
PAYROLL - 2024-07-03	7/3/2024	226307		0		\$284.84	0
PAYROLL - 2024-07-03	7/3/2024	226308		0		\$2074.98	0
PAYROLL - 2024-07-03	7/3/2024	226309		0		\$1608.98	0
PAYROLL - 2024-07-03	7/3/2024	226310		0		\$947.61	0
PAYROLL - 2024-07-03	7/3/2024	226311		0		\$628.90	0
PAYROLL - 2024-07-03	7/3/2024	226312		0		\$1683.78	0
PAYROLL - 2024-07-03	7/3/2024	226313		0		\$771.47	0
PAYROLL - 2024-07-03	7/3/2024	226314		0		\$1426.13	0
PAYROLL - 2024-07-03	7/3/2024	226315		0		\$1828.21	0
PAYROLL - 2024-07-03	7/3/2024	226316		0		\$648.31	0
PAYROLL - 2024-07-03	7/3/2024	226317		0		\$2013.10	0
PAYROLL - 2024-07-03	7/3/2024	226318		0		\$846.73	0
PAYROLL - 2024-07-03	7/3/2024	226319		0		\$478.97	0
PAYROLL - 2024-07-03	7/3/2024	226322		0		\$527.81	0
PAYROLL - 2024-07-03	7/3/2024	226323		0		\$424.50	0
PAYROLL - 2024-07-03	7/3/2024	226324		0		\$75.00	0
PAYROLL - 2024-07-03	7/3/2024	226325		0		\$699.42	0
PAYROLL - 2024-07-03	7/3/2024	226326		0		\$637.63	0
PAYROLL - 2024-07-03	7/3/2024	226327		0		\$8245.82	0
PAYROLL - 2024-07-03	TOTALS:					\$1,466,216.11	0
PAYROLL - 2024-07-18	7/18/2024	226328		0		\$2504.94	0
PAYROLL - 2024-07-18	7/18/2024	226329		0		\$1888.26	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226330		0		\$966.03	0
PAYROLL - 2024-07-18	7/18/2024	226331		0		\$1697.32	0
PAYROLL - 2024-07-18	7/18/2024	226332		0		\$2247.41	0
PAYROLL - 2024-07-18	7/18/2024	226333		0		\$4027.97	0
PAYROLL - 2024-07-18	7/18/2024	226334		0		\$1643.85	0
PAYROLL - 2024-07-18	7/18/2024	226335		0		\$2121.59	0
PAYROLL - 2024-07-18	7/18/2024	226336		0		\$412.36	0
PAYROLL - 2024-07-18	7/18/2024	226337		0		\$1683.44	0
PAYROLL - 2024-07-18	7/18/2024	226338		0		\$2294.61	0
PAYROLL - 2024-07-18	7/18/2024	226339		0		\$2756.61	0
PAYROLL - 2024-07-18	7/18/2024	226340		0		\$2751.29	0
PAYROLL - 2024-07-18	7/18/2024	226341		0		\$4733.86	0
PAYROLL - 2024-07-18	7/18/2024	226342		0		\$6144.58	0
PAYROLL - 2024-07-18	7/18/2024	226343		0		\$1220.51	0
PAYROLL - 2024-07-18	7/18/2024	226344		0		\$1184.67	0
PAYROLL - 2024-07-18	7/18/2024	226345		0		\$813.65	0
PAYROLL - 2024-07-18	7/18/2024	226346		0		\$1207.34	0
PAYROLL - 2024-07-18	7/18/2024	226347		0		\$1366.43	0
PAYROLL - 2024-07-18	7/18/2024	226348		0		\$4377.43	0
PAYROLL - 2024-07-18	7/18/2024	226349		0		\$1904.45	0
PAYROLL - 2024-07-18	7/18/2024	226350		0		\$927.34	0
PAYROLL - 2024-07-18	7/18/2024	226351		0		\$1223.29	0
PAYROLL - 2024-07-18	7/18/2024	226352		0		\$2545.08	0
PAYROLL - 2024-07-18	7/18/2024	226353		0		\$1360.06	0
PAYROLL - 2024-07-18	7/18/2024	226354		0		\$2382.48	0
PAYROLL - 2024-07-18	7/18/2024	226355		0		\$1603.00	0
PAYROLL - 2024-07-18	7/18/2024	226356		0		\$2471.07	0
PAYROLL - 2024-07-18	7/18/2024	226357		0		\$1433.60	0
PAYROLL - 2024-07-18	7/18/2024	226358		0		\$1555.81	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226359		0		\$3321.02	0
PAYROLL - 2024-07-18	7/18/2024	226360		0		\$1150.90	0
PAYROLL - 2024-07-18	7/18/2024	226361		0		\$2558.39	0
PAYROLL - 2024-07-18	7/18/2024	226362		0		\$1309.56	0
PAYROLL - 2024-07-18	7/18/2024	226363		0		\$1165.55	0
PAYROLL - 2024-07-18	7/18/2024	226364		0		\$2389.56	0
PAYROLL - 2024-07-18	7/18/2024	226365		0		\$1773.28	0
PAYROLL - 2024-07-18	7/18/2024	226366		0		\$1165.55	0
PAYROLL - 2024-07-18	7/18/2024	226367		0		\$920.63	0
PAYROLL - 2024-07-18	7/18/2024	226368		0		\$2308.44	0
PAYROLL - 2024-07-18	7/18/2024	226369		0		\$2896.57	0
PAYROLL - 2024-07-18	7/18/2024	226370		0		\$1797.48	0
PAYROLL - 2024-07-18	7/18/2024	226371		0		\$1240.37	0
PAYROLL - 2024-07-18	7/18/2024	226372		0		\$1629.28	0
PAYROLL - 2024-07-18	7/18/2024	226373		0		\$266.58	0
PAYROLL - 2024-07-18	7/18/2024	226374		0		\$1328.18	0
PAYROLL - 2024-07-18	7/18/2024	226375		0		\$1350.36	0
PAYROLL - 2024-07-18	7/18/2024	226376		0		\$627.91	0
PAYROLL - 2024-07-18	7/18/2024	226377		0		\$1925.17	0
PAYROLL - 2024-07-18	7/18/2024	226378		0		\$2067.52	0
PAYROLL - 2024-07-18	7/18/2024	226379		0		\$1293.02	0
PAYROLL - 2024-07-18	7/18/2024	226380		0		\$1097.89	0
PAYROLL - 2024-07-18	7/18/2024	226381		0		\$1182.79	0
PAYROLL - 2024-07-18	7/18/2024	226382		0		\$1274.40	0
PAYROLL - 2024-07-18	7/18/2024	226383		0		\$1367.88	0
PAYROLL - 2024-07-18	7/18/2024	226384		0		\$1165.55	0
PAYROLL - 2024-07-18	7/18/2024	226385		0		\$1294.19	0
PAYROLL - 2024-07-18	7/18/2024	226386		0		\$1554.73	0
PAYROLL - 2024-07-18	7/18/2024	226387		0		\$1435.04	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226388		0		\$2258.88	0
PAYROLL - 2024-07-18	7/18/2024	226389		0		\$1356.40	0
PAYROLL - 2024-07-18	7/18/2024	226390		0		\$2254.08	0
PAYROLL - 2024-07-18	7/18/2024	226391		0		\$1274.40	0
PAYROLL - 2024-07-18	7/18/2024	226392		0		\$2543.90	0
PAYROLL - 2024-07-18	7/18/2024	226393		0		\$1128.21	0
PAYROLL - 2024-07-18	7/18/2024	226394		0		\$1353.89	0
PAYROLL - 2024-07-18	7/18/2024	226395		0		\$1056.69	0
PAYROLL - 2024-07-18	7/18/2024	226396		0		\$1132.57	0
PAYROLL - 2024-07-18	7/18/2024	226397		0		\$1775.12	0
PAYROLL - 2024-07-18	7/18/2024	226398		0		\$1184.78	0
PAYROLL - 2024-07-18	7/18/2024	226399		0		\$1839.76	0
PAYROLL - 2024-07-18	7/18/2024	226400		0		\$2017.51	0
PAYROLL - 2024-07-18	7/18/2024	226401		0		\$1291.20	0
PAYROLL - 2024-07-18	7/18/2024	226402		0		\$3111.25	0
PAYROLL - 2024-07-18	7/18/2024	226403		0		\$1165.55	0
PAYROLL - 2024-07-18	7/18/2024	226404		0		\$1658.37	0
PAYROLL - 2024-07-18	7/18/2024	226405		0		\$2429.32	0
PAYROLL - 2024-07-18	7/18/2024	226406		0		\$4198.45	0
PAYROLL - 2024-07-18	7/18/2024	226407		0		\$2923.82	0
PAYROLL - 2024-07-18	7/18/2024	226408		0		\$2639.17	0
PAYROLL - 2024-07-18	7/18/2024	226409		0		\$4548.03	0
PAYROLL - 2024-07-18	7/18/2024	226410		0		\$1673.95	0
PAYROLL - 2024-07-18	7/18/2024	226411		0		\$1860.55	0
PAYROLL - 2024-07-18	7/18/2024	226412		0		\$1720.33	0
PAYROLL - 2024-07-18	7/18/2024	226413		0		\$1561.77	0
PAYROLL - 2024-07-18	7/18/2024	226414		0		\$1394.30	0
PAYROLL - 2024-07-18	7/18/2024	226415		0		\$2194.07	0
PAYROLL - 2024-07-18	7/18/2024	226416		0		\$1546.61	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226417		0		\$1694.23	0
PAYROLL - 2024-07-18	7/18/2024	226418		0		\$2791.98	0
PAYROLL - 2024-07-18	7/18/2024	226419		0		\$1549.58	0
PAYROLL - 2024-07-18	7/18/2024	226420		0		\$2962.29	0
PAYROLL - 2024-07-18	7/18/2024	226421		0		\$2358.42	0
PAYROLL - 2024-07-18	7/18/2024	226422		0		\$1646.30	0
PAYROLL - 2024-07-18	7/18/2024	226423		0		\$1630.58	0
PAYROLL - 2024-07-18	7/18/2024	226424		0		\$1600.62	0
PAYROLL - 2024-07-18	7/18/2024	226425		0		\$1819.69	0
PAYROLL - 2024-07-18	7/18/2024	226426		0		\$2372.05	0
PAYROLL - 2024-07-18	7/18/2024	226427		0		\$1707.90	0
PAYROLL - 2024-07-18	7/18/2024	226428		0		\$429.65	0
PAYROLL - 2024-07-18	7/18/2024	226429		0		\$1811.73	0
PAYROLL - 2024-07-18	7/18/2024	226430		0		\$2373.91	0
PAYROLL - 2024-07-18	7/18/2024	226431		0		\$1862.62	0
PAYROLL - 2024-07-18	7/18/2024	226432		0		\$2875.21	0
PAYROLL - 2024-07-18	7/18/2024	226433		0		\$1835.73	0
PAYROLL - 2024-07-18	7/18/2024	226434		0		\$2062.88	0
PAYROLL - 2024-07-18	7/18/2024	226435		0		\$1543.61	0
PAYROLL - 2024-07-18	7/18/2024	226436		0		\$1429.84	0
PAYROLL - 2024-07-18	7/18/2024	226437		0		\$2402.99	0
PAYROLL - 2024-07-18	7/18/2024	226438		0		\$1803.78	0
PAYROLL - 2024-07-18	7/18/2024	226439		0		\$2098.45	0
PAYROLL - 2024-07-18	7/18/2024	226440		0		\$1935.83	0
PAYROLL - 2024-07-18	7/18/2024	226441		0		\$1833.86	0
PAYROLL - 2024-07-18	7/18/2024	226442		0		\$1621.00	0
PAYROLL - 2024-07-18	7/18/2024	226443		0		\$1906.60	0
PAYROLL - 2024-07-18	7/18/2024	226444		0		\$2239.76	0
PAYROLL - 2024-07-18	7/18/2024	226445		0		\$1777.23	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226446		0		\$2405.19	0
PAYROLL - 2024-07-18	7/18/2024	226447		0		\$2581.97	0
PAYROLL - 2024-07-18	7/18/2024	226448		0		\$3407.09	0
PAYROLL - 2024-07-18	7/18/2024	226449		0		\$1725.21	0
PAYROLL - 2024-07-18	7/18/2024	226450		0		\$1963.90	0
PAYROLL - 2024-07-18	7/18/2024	226451		0		\$602.25	0
PAYROLL - 2024-07-18	7/18/2024	226452		0		\$909.24	0
PAYROLL - 2024-07-18	7/18/2024	226453		0		\$705.22	0
PAYROLL - 2024-07-18	7/18/2024	226454		0		\$429.46	0
PAYROLL - 2024-07-18	7/18/2024	226455		0		\$806.65	0
PAYROLL - 2024-07-18	7/18/2024	226456		0		\$263.31	0
PAYROLL - 2024-07-18	7/18/2024	226457		0		\$802.62	0
PAYROLL - 2024-07-18	7/18/2024	226458		0		\$478.71	0
PAYROLL - 2024-07-18	7/18/2024	226459		0		\$44.30	0
PAYROLL - 2024-07-18	7/18/2024	226460		0		\$291.68	0
PAYROLL - 2024-07-18	7/18/2024	226461		0		\$705.49	0
PAYROLL - 2024-07-18	7/18/2024	226462		0		\$1974.81	0
PAYROLL - 2024-07-18	7/18/2024	226463		0		\$1062.27	0
PAYROLL - 2024-07-18	7/18/2024	226464		0		\$562.40	0
PAYROLL - 2024-07-18	7/18/2024	226465		0		\$1640.40	0
PAYROLL - 2024-07-18	7/18/2024	226466		0		\$73.84	0
PAYROLL - 2024-07-18	7/18/2024	226467		0		\$535.64	0
PAYROLL - 2024-07-18	7/18/2024	226468		0		\$897.90	0
PAYROLL - 2024-07-18	7/18/2024	226469		0		\$1951.02	0
PAYROLL - 2024-07-18	7/18/2024	226470		0		\$472.58	0
PAYROLL - 2024-07-18	7/18/2024	226471		0		\$374.24	0
PAYROLL - 2024-07-18	7/18/2024	226472		0		\$691.53	0
PAYROLL - 2024-07-18	7/18/2024	226473		0		\$298.67	0
PAYROLL - 2024-07-18	7/18/2024	226474		0		\$103.38	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226475		0		\$214.13	0
PAYROLL - 2024-07-18	7/18/2024	226476		0		\$714.96	0
PAYROLL - 2024-07-18	7/18/2024	226477		0		\$542.34	0
PAYROLL - 2024-07-18	7/18/2024	226478		0		\$377.98	0
PAYROLL - 2024-07-18	7/18/2024	226479		0		\$621.18	0
PAYROLL - 2024-07-18	7/18/2024	226480		0		\$295.65	0
PAYROLL - 2024-07-18	7/18/2024	226481		0		\$2104.71	0
PAYROLL - 2024-07-18	7/18/2024	226482		0		\$44.30	0
PAYROLL - 2024-07-18	7/18/2024	226483		0		\$2608.57	0
PAYROLL - 2024-07-18	7/18/2024	226484		0		\$246.94	0
PAYROLL - 2024-07-18	7/18/2024	226485		0		\$44.30	0
PAYROLL - 2024-07-18	7/18/2024	226486		0		\$801.84	0
PAYROLL - 2024-07-18	7/18/2024	226487		0		\$664.65	0
PAYROLL - 2024-07-18	7/18/2024	226488		0		\$704.09	0
PAYROLL - 2024-07-18	7/18/2024	226489		0		\$1954.16	0
PAYROLL - 2024-07-18	7/18/2024	226490		0		\$51.69	0
PAYROLL - 2024-07-18	7/18/2024	226491		0		\$1772.31	0
PAYROLL - 2024-07-18	7/18/2024	226492		0		\$508.97	0
PAYROLL - 2024-07-18	7/18/2024	226493		0		\$2405.85	0
PAYROLL - 2024-07-18	7/18/2024	226494		0		\$814.23	0
PAYROLL - 2024-07-18	7/18/2024	226495		0		\$221.52	0
PAYROLL - 2024-07-18	7/18/2024	226496		0		\$690.15	0
PAYROLL - 2024-07-18	7/18/2024	226497		0		\$848.66	0
PAYROLL - 2024-07-18	7/18/2024	226498		0		\$731.73	0
PAYROLL - 2024-07-18	7/18/2024	226499		0		\$1703.23	0
PAYROLL - 2024-07-18	7/18/2024	226500		0		\$745.20	0
PAYROLL - 2024-07-18	7/18/2024	226501		0		\$674.79	0
PAYROLL - 2024-07-18	7/18/2024	226502		0		\$542.32	0
PAYROLL - 2024-07-18	7/18/2024	226503		0		\$590.26	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226504		0		\$391.35	0
PAYROLL - 2024-07-18	7/18/2024	226505		0		\$284.28	0
PAYROLL - 2024-07-18	7/18/2024	226506		0		\$718.73	0
PAYROLL - 2024-07-18	7/18/2024	226507		0		\$847.93	0
PAYROLL - 2024-07-18	7/18/2024	226508		0		\$923.58	0
PAYROLL - 2024-07-18	7/18/2024	226509		0		\$738.80	0
PAYROLL - 2024-07-18	7/18/2024	226510		0		\$317.51	0
PAYROLL - 2024-07-18	7/18/2024	226511		0		\$428.27	0
PAYROLL - 2024-07-18	7/18/2024	226512		0		\$852.67	0
PAYROLL - 2024-07-18	7/18/2024	226513		0		\$193.76	0
PAYROLL - 2024-07-18	7/18/2024	226514		0		\$70.15	0
PAYROLL - 2024-07-18	7/18/2024	226515		0		\$3627.83	0
PAYROLL - 2024-07-18	7/18/2024	226516		0		\$315.34	0
PAYROLL - 2024-07-18	7/18/2024	226517		0		\$2713.78	0
PAYROLL - 2024-07-18	7/18/2024	226518		0		\$2873.68	0
PAYROLL - 2024-07-18	7/18/2024	226519		0		\$1706.94	0
PAYROLL - 2024-07-18	7/18/2024	226520		0		\$2058.65	0
PAYROLL - 2024-07-18	7/18/2024	226521		0		\$1847.14	0
PAYROLL - 2024-07-18	7/18/2024	226522		0		\$2049.84	0
PAYROLL - 2024-07-18	7/18/2024	226523		0		\$2040.25	0
PAYROLL - 2024-07-18	7/18/2024	226524		0		\$1953.31	0
PAYROLL - 2024-07-18	7/18/2024	226525		0		\$2463.92	0
PAYROLL - 2024-07-18	7/18/2024	226526		0		\$2318.04	0
PAYROLL - 2024-07-18	7/18/2024	226527		0		\$3281.44	0
PAYROLL - 2024-07-18	7/18/2024	226528		0		\$1917.95	0
PAYROLL - 2024-07-18	7/18/2024	226529		0		\$1255.13	0
PAYROLL - 2024-07-18	7/18/2024	226530		0		\$1826.83	0
PAYROLL - 2024-07-18	7/18/2024	226531		0		\$1856.52	0
PAYROLL - 2024-07-18	7/18/2024	226532		0		\$2224.96	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226533		0		\$1165.55	0
PAYROLL - 2024-07-18	7/18/2024	226534		0		\$1165.55	0
PAYROLL - 2024-07-18	7/18/2024	226535		0		\$2464.56	0
PAYROLL - 2024-07-18	7/18/2024	226536		0		\$2852.52	0
PAYROLL - 2024-07-18	7/18/2024	226537		0		\$1714.04	0
PAYROLL - 2024-07-18	7/18/2024	226538		0		\$2208.04	0
PAYROLL - 2024-07-18	7/18/2024	226539		0		\$2496.06	0
PAYROLL - 2024-07-18	7/18/2024	226540		0		\$1904.76	0
PAYROLL - 2024-07-18	7/18/2024	226541		0		\$2029.30	0
PAYROLL - 2024-07-18	7/18/2024	226542		0		\$3388.08	0
PAYROLL - 2024-07-18	7/18/2024	226543		0		\$1971.08	0
PAYROLL - 2024-07-18	7/18/2024	226544		0		\$2125.48	0
PAYROLL - 2024-07-18	7/18/2024	226545		0		\$2083.44	0
PAYROLL - 2024-07-18	7/18/2024	226546		0		\$1818.52	0
PAYROLL - 2024-07-18	7/18/2024	226547		0		\$2730.54	0
PAYROLL - 2024-07-18	7/18/2024	226548		0		\$1597.71	0
PAYROLL - 2024-07-18	7/18/2024	226549		0		\$2142.19	0
PAYROLL - 2024-07-18	7/18/2024	226550		0		\$2006.24	0
PAYROLL - 2024-07-18	7/18/2024	226551		0		\$1738.60	0
PAYROLL - 2024-07-18	7/18/2024	226552		0		\$2096.14	0
PAYROLL - 2024-07-18	7/18/2024	226553		0		\$2890.11	0
PAYROLL - 2024-07-18	7/18/2024	226554		0		\$2884.31	0
PAYROLL - 2024-07-18	7/18/2024	226555		0		\$2155.73	0
PAYROLL - 2024-07-18	7/18/2024	226556		0		\$4249.66	0
PAYROLL - 2024-07-18	7/18/2024	226557		0		\$3920.13	0
PAYROLL - 2024-07-18	7/18/2024	226558		0		\$2956.88	0
PAYROLL - 2024-07-18	7/18/2024	226559		0		\$3367.01	0
PAYROLL - 2024-07-18	7/18/2024	226560		0		\$4205.12	0
PAYROLL - 2024-07-18	7/18/2024	226561		0		\$2327.42	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226562		0		\$4637.28	0
PAYROLL - 2024-07-18	7/18/2024	226563		0		\$4013.48	0
PAYROLL - 2024-07-18	7/18/2024	226564		0		\$3614.08	0
PAYROLL - 2024-07-18	7/18/2024	226565		0		\$3913.89	0
PAYROLL - 2024-07-18	7/18/2024	226566		0		\$3495.95	0
PAYROLL - 2024-07-18	7/18/2024	226567		0		\$3107.70	0
PAYROLL - 2024-07-18	7/18/2024	226568		0		\$3117.60	0
PAYROLL - 2024-07-18	7/18/2024	226569		0		\$6841.50	0
PAYROLL - 2024-07-18	7/18/2024	226570		0		\$4946.27	0
PAYROLL - 2024-07-18	7/18/2024	226571		0		\$3071.57	0
PAYROLL - 2024-07-18	7/18/2024	226572		0		\$3427.23	0
PAYROLL - 2024-07-18	7/18/2024	226573		0		\$3659.93	0
PAYROLL - 2024-07-18	7/18/2024	226574		0		\$3231.06	0
PAYROLL - 2024-07-18	7/18/2024	226575		0		\$2331.62	0
PAYROLL - 2024-07-18	7/18/2024	226576		0		\$4923.19	0
PAYROLL - 2024-07-18	7/18/2024	226577		0		\$3679.09	0
PAYROLL - 2024-07-18	7/18/2024	226578		0		\$8262.06	0
PAYROLL - 2024-07-18	7/18/2024	226579		0		\$3428.03	0
PAYROLL - 2024-07-18	7/18/2024	226580		0		\$3628.00	0
PAYROLL - 2024-07-18	7/18/2024	226581		0		\$3782.95	0
PAYROLL - 2024-07-18	7/18/2024	226582		0		\$3092.13	0
PAYROLL - 2024-07-18	7/18/2024	226583		0		\$3223.64	0
PAYROLL - 2024-07-18	7/18/2024	226584		0		\$2583.74	0
PAYROLL - 2024-07-18	7/18/2024	226585		0		\$4493.25	0
PAYROLL - 2024-07-18	7/18/2024	226586		0		\$2354.45	0
PAYROLL - 2024-07-18	7/18/2024	226587		0		\$3605.50	0
PAYROLL - 2024-07-18	7/18/2024	226588		0		\$2693.75	0
PAYROLL - 2024-07-18	7/18/2024	226589		0		\$2870.56	0
PAYROLL - 2024-07-18	7/18/2024	226590		0		\$4185.56	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226591		0		\$6350.11	0
PAYROLL - 2024-07-18	7/18/2024	226592		0		\$2083.94	0
PAYROLL - 2024-07-18	7/18/2024	226593		0		\$6775.60	0
PAYROLL - 2024-07-18	7/18/2024	226594		0		\$4704.61	0
PAYROLL - 2024-07-18	7/18/2024	226595		0		\$3909.12	0
PAYROLL - 2024-07-18	7/18/2024	226596		0		\$3344.70	0
PAYROLL - 2024-07-18	7/18/2024	226597		0		\$2546.95	0
PAYROLL - 2024-07-18	7/18/2024	226598		0		\$1456.85	0
PAYROLL - 2024-07-18	7/18/2024	226599		0		\$4536.11	0
PAYROLL - 2024-07-18	7/18/2024	226600		0		\$3654.94	0
PAYROLL - 2024-07-18	7/18/2024	226601		0		\$3939.94	0
PAYROLL - 2024-07-18	7/18/2024	226602		0		\$2902.06	0
PAYROLL - 2024-07-18	7/18/2024	226603		0		\$6051.64	0
PAYROLL - 2024-07-18	7/18/2024	226604		0		\$3173.06	0
PAYROLL - 2024-07-18	7/18/2024	226605		0		\$3287.88	0
PAYROLL - 2024-07-18	7/18/2024	226606		0		\$3419.29	0
PAYROLL - 2024-07-18	7/18/2024	226607		0		\$3601.91	0
PAYROLL - 2024-07-18	7/18/2024	226608		0		\$3634.33	0
PAYROLL - 2024-07-18	7/18/2024	226609		0		\$3296.02	0
PAYROLL - 2024-07-18	7/18/2024	226610		0		\$2395.07	0
PAYROLL - 2024-07-18	7/18/2024	226611		0		\$2991.03	0
PAYROLL - 2024-07-18	7/18/2024	226612		0		\$3341.61	0
PAYROLL - 2024-07-18	7/18/2024	226613		0		\$4232.99	0
PAYROLL - 2024-07-18	7/18/2024	226614		0		\$3204.08	0
PAYROLL - 2024-07-18	7/18/2024	226615		0		\$4405.36	0
PAYROLL - 2024-07-18	7/18/2024	226616		0		\$3833.57	0
PAYROLL - 2024-07-18	7/18/2024	226617		0		\$3088.12	0
PAYROLL - 2024-07-18	7/18/2024	226618		0		\$4179.56	0
PAYROLL - 2024-07-18	7/18/2024	226619		0		\$3102.60	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226620		0		\$3905.86	0
PAYROLL - 2024-07-18	7/18/2024	226621		0		\$2963.70	0
PAYROLL - 2024-07-18	7/18/2024	226622		0		\$4425.98	0
PAYROLL - 2024-07-18	7/18/2024	226623		0		\$3724.56	0
PAYROLL - 2024-07-18	7/18/2024	226624		0		\$3657.35	0
PAYROLL - 2024-07-18	7/18/2024	226625		0		\$2753.16	0
PAYROLL - 2024-07-18	7/18/2024	226626		0		\$4328.46	0
PAYROLL - 2024-07-18	7/18/2024	226627		0		\$3477.50	0
PAYROLL - 2024-07-18	7/18/2024	226628		0		\$3998.68	0
PAYROLL - 2024-07-18	7/18/2024	226629		0		\$2557.24	0
PAYROLL - 2024-07-18	7/18/2024	226630		0		\$1381.55	0
PAYROLL - 2024-07-18	7/18/2024	226631		0		\$3018.08	0
PAYROLL - 2024-07-18	7/18/2024	226632		0		\$4038.97	0
PAYROLL - 2024-07-18	7/18/2024	226633		0		\$3335.25	0
PAYROLL - 2024-07-18	7/18/2024	226634		0		\$3871.64	0
PAYROLL - 2024-07-18	7/18/2024	226635		0		\$3342.25	0
PAYROLL - 2024-07-18	7/18/2024	226636		0		\$2894.45	0
PAYROLL - 2024-07-18	7/18/2024	226637		0		\$2634.02	0
PAYROLL - 2024-07-18	7/18/2024	226638		0		\$3210.79	0
PAYROLL - 2024-07-18	7/18/2024	226639		0		\$2974.45	0
PAYROLL - 2024-07-18	7/18/2024	226640		0		\$3064.63	0
PAYROLL - 2024-07-18	7/18/2024	226641		0		\$3845.79	0
PAYROLL - 2024-07-18	7/18/2024	226642		0		\$1597.72	0
PAYROLL - 2024-07-18	7/18/2024	226643		0		\$2572.60	0
PAYROLL - 2024-07-18	7/18/2024	226644		0		\$3377.80	0
PAYROLL - 2024-07-18	7/18/2024	226645		0		\$2119.04	0
PAYROLL - 2024-07-18	7/18/2024	226646		0		\$2045.01	0
PAYROLL - 2024-07-18	7/18/2024	226647		0		\$1317.85	0
PAYROLL - 2024-07-18	7/18/2024	226648		0		\$2525.95	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226649		0		\$3195.88	0
PAYROLL - 2024-07-18	7/18/2024	226650		0		\$3654.33	0
PAYROLL - 2024-07-18	7/18/2024	226651		0		\$4236.34	0
PAYROLL - 2024-07-18	7/18/2024	226652		0		\$4643.08	0
PAYROLL - 2024-07-18	7/18/2024	226653		0		\$1983.91	0
PAYROLL - 2024-07-18	7/18/2024	226654		0		\$4019.79	0
PAYROLL - 2024-07-18	7/18/2024	226655		0		\$4572.72	0
PAYROLL - 2024-07-18	7/18/2024	226656		0		\$2843.90	0
PAYROLL - 2024-07-18	7/18/2024	226657		0		\$3466.15	0
PAYROLL - 2024-07-18	7/18/2024	226658		0		\$3649.68	0
PAYROLL - 2024-07-18	7/18/2024	226659		0		\$2950.36	0
PAYROLL - 2024-07-18	7/18/2024	226660		0		\$3871.97	0
PAYROLL - 2024-07-18	7/18/2024	226661		0		\$1741.38	0
PAYROLL - 2024-07-18	7/18/2024	226662		0		\$3502.31	0
PAYROLL - 2024-07-18	7/18/2024	226663		0		\$2735.76	0
PAYROLL - 2024-07-18	7/18/2024	226664		0		\$1762.19	0
PAYROLL - 2024-07-18	7/18/2024	226665		0		\$3669.47	0
PAYROLL - 2024-07-18	7/18/2024	226666		0		\$2104.30	0
PAYROLL - 2024-07-18	7/18/2024	226667		0		\$3973.60	0
PAYROLL - 2024-07-18	7/18/2024	226668		0		\$5042.19	0
PAYROLL - 2024-07-18	7/18/2024	226669		0		\$3567.76	0
PAYROLL - 2024-07-18	7/18/2024	226670		0		\$4237.24	0
PAYROLL - 2024-07-18	7/18/2024	226671		0		\$3328.33	0
PAYROLL - 2024-07-18	7/18/2024	226672		0		\$4518.87	0
PAYROLL - 2024-07-18	7/18/2024	226673		0		\$3195.40	0
PAYROLL - 2024-07-18	7/18/2024	226674		0		\$3836.83	0
PAYROLL - 2024-07-18	7/18/2024	226675		0		\$1542.06	0
PAYROLL - 2024-07-18	7/18/2024	226676		0		\$1694.81	0
PAYROLL - 2024-07-18	7/18/2024	226677		0		\$4396.98	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226678		0		\$3467.29	0
PAYROLL - 2024-07-18	7/18/2024	226679		0		\$4344.51	0
PAYROLL - 2024-07-18	7/18/2024	226680		0		\$3783.45	0
PAYROLL - 2024-07-18	7/18/2024	226681		0		\$3694.28	0
PAYROLL - 2024-07-18	7/18/2024	226682		0		\$5276.59	0
PAYROLL - 2024-07-18	7/18/2024	226683		0		\$1900.94	0
PAYROLL - 2024-07-18	7/18/2024	226684		0		\$4726.61	0
PAYROLL - 2024-07-18	7/18/2024	226685		0		\$2848.10	0
PAYROLL - 2024-07-18	7/18/2024	226686		0		\$3950.60	0
PAYROLL - 2024-07-18	7/18/2024	226687		0		\$4457.64	0
PAYROLL - 2024-07-18	7/18/2024	226688		0		\$2477.14	0
PAYROLL - 2024-07-18	7/18/2024	226689		0		\$2697.59	0
PAYROLL - 2024-07-18	7/18/2024	226690		0		\$3549.57	0
PAYROLL - 2024-07-18	7/18/2024	226691		0		\$2564.25	0
PAYROLL - 2024-07-18	7/18/2024	226692		0		\$3259.31	0
PAYROLL - 2024-07-18	7/18/2024	226693		0		\$1594.93	0
PAYROLL - 2024-07-18	7/18/2024	226694		0		\$3405.05	0
PAYROLL - 2024-07-18	7/18/2024	226695		0		\$3609.89	0
PAYROLL - 2024-07-18	7/18/2024	226696		0		\$3445.19	0
PAYROLL - 2024-07-18	7/18/2024	226697		0		\$3301.75	0
PAYROLL - 2024-07-18	7/18/2024	226698		0		\$3574.18	0
PAYROLL - 2024-07-18	7/18/2024	226699		0		\$3480.87	0
PAYROLL - 2024-07-18	7/18/2024	226700		0		\$1675.07	0
PAYROLL - 2024-07-18	7/18/2024	226701		0		\$3261.47	0
PAYROLL - 2024-07-18	7/18/2024	226702		0		\$1678.24	0
PAYROLL - 2024-07-18	7/18/2024	226703		0		\$3829.76	0
PAYROLL - 2024-07-18	7/18/2024	226704		0		\$3222.26	0
PAYROLL - 2024-07-18	7/18/2024	226705		0		\$4018.09	0
PAYROLL - 2024-07-18	7/18/2024	226706		0		\$5283.06	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226707		0		\$2855.10	0
PAYROLL - 2024-07-18	7/18/2024	226708		0		\$852.36	0
PAYROLL - 2024-07-18	7/18/2024	226709		0		\$4393.68	0
PAYROLL - 2024-07-18	7/18/2024	226710		0		\$4103.68	0
PAYROLL - 2024-07-18	7/18/2024	226711		0		\$4108.15	0
PAYROLL - 2024-07-18	7/18/2024	226712		0		\$4499.09	0
PAYROLL - 2024-07-18	7/18/2024	226713		0		\$4582.65	0
PAYROLL - 2024-07-18	7/18/2024	226714		0		\$3861.06	0
PAYROLL - 2024-07-18	7/18/2024	226715		0		\$3682.06	0
PAYROLL - 2024-07-18	7/18/2024	226716		0		\$2124.03	0
PAYROLL - 2024-07-18	7/18/2024	226717		0		\$3673.97	0
PAYROLL - 2024-07-18	7/18/2024	226718		0		\$1543.21	0
PAYROLL - 2024-07-18	7/18/2024	226719		0		\$1701.78	0
PAYROLL - 2024-07-18	7/18/2024	226720		0		\$1483.24	0
PAYROLL - 2024-07-18	7/18/2024	226721		0		\$3868.00	0
PAYROLL - 2024-07-18	7/18/2024	226722		0		\$4127.21	0
PAYROLL - 2024-07-18	7/18/2024	226723		0		\$1560.29	0
PAYROLL - 2024-07-18	7/18/2024	226724		0		\$2099.37	0
PAYROLL - 2024-07-18	7/18/2024	226725		0		\$2254.10	0
PAYROLL - 2024-07-18	7/18/2024	226726		0		\$4602.12	0
PAYROLL - 2024-07-18	7/18/2024	226727		0		\$2775.03	0
PAYROLL - 2024-07-18	7/18/2024	226728		0		\$6155.31	0
PAYROLL - 2024-07-18	7/18/2024	226729		0		\$2138.98	0
PAYROLL - 2024-07-18	7/18/2024	226730		0		\$1921.28	0
PAYROLL - 2024-07-18	7/18/2024	226731		0		\$3817.49	0
PAYROLL - 2024-07-18	7/18/2024	226732		0		\$3701.20	0
PAYROLL - 2024-07-18	7/18/2024	226733		0		\$980.58	0
PAYROLL - 2024-07-18	7/18/2024	226734		0		\$3810.34	0
PAYROLL - 2024-07-18	7/18/2024	226735		0		\$2913.56	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226736		0		\$2899.64	0
PAYROLL - 2024-07-18	7/18/2024	226737		0		\$3115.95	0
PAYROLL - 2024-07-18	7/18/2024	226738		0		\$1971.90	0
PAYROLL - 2024-07-18	7/18/2024	226739		0		\$3095.20	0
PAYROLL - 2024-07-18	7/18/2024	226740		0		\$3934.63	0
PAYROLL - 2024-07-18	7/18/2024	226741		0		\$3953.36	0
PAYROLL - 2024-07-18	7/18/2024	226742		0		\$3583.55	0
PAYROLL - 2024-07-18	7/18/2024	226743		0		\$3283.57	0
PAYROLL - 2024-07-18	7/18/2024	226744		0		\$2950.95	0
PAYROLL - 2024-07-18	7/18/2024	226745		0		\$2701.96	0
PAYROLL - 2024-07-18	7/18/2024	226746		0		\$3928.69	0
PAYROLL - 2024-07-18	7/18/2024	226747		0		\$3225.32	0
PAYROLL - 2024-07-18	7/18/2024	226748		0		\$4307.72	0
PAYROLL - 2024-07-18	7/18/2024	226749		0		\$2820.19	0
PAYROLL - 2024-07-18	7/18/2024	226750		0		\$1439.81	0
PAYROLL - 2024-07-18	7/18/2024	226751		0		\$3171.94	0
PAYROLL - 2024-07-18	7/18/2024	226752		0		\$3088.32	0
PAYROLL - 2024-07-18	7/18/2024	226753		0		\$3871.30	0
PAYROLL - 2024-07-18	7/18/2024	226754		0		\$4571.74	0
PAYROLL - 2024-07-18	7/18/2024	226755		0		\$3927.17	0
PAYROLL - 2024-07-18	7/18/2024	226756		0		\$2743.22	0
PAYROLL - 2024-07-18	7/18/2024	226757		0		\$3678.62	0
PAYROLL - 2024-07-18	7/18/2024	226758		0		\$1620.89	0
PAYROLL - 2024-07-18	7/18/2024	226759		0		\$4984.54	0
PAYROLL - 2024-07-18	7/18/2024	226760		0		\$2814.46	0
PAYROLL - 2024-07-18	7/18/2024	226761		0		\$3650.97	0
PAYROLL - 2024-07-18	7/18/2024	226762		0		\$2484.28	0
PAYROLL - 2024-07-18	7/18/2024	226763		0		\$3199.83	0
PAYROLL - 2024-07-18	7/18/2024	226764		0		\$4369.47	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226765		0		\$1830.70	0
PAYROLL - 2024-07-18	7/18/2024	226766		0		\$8387.85	0
PAYROLL - 2024-07-18	7/18/2024	226767		0		\$3780.95	0
PAYROLL - 2024-07-18	7/18/2024	226768		0		\$9135.13	0
PAYROLL - 2024-07-18	7/18/2024	226769		0		\$898.76	0
PAYROLL - 2024-07-18	7/18/2024	226770		0		\$2898.07	0
PAYROLL - 2024-07-18	7/18/2024	226771		0		\$3290.56	0
PAYROLL - 2024-07-18	7/18/2024	226772		0		\$3090.56	0
PAYROLL - 2024-07-18	7/18/2024	226773		0		\$1534.44	0
PAYROLL - 2024-07-18	7/18/2024	226774		0		\$2298.64	0
PAYROLL - 2024-07-18	7/18/2024	226775		0		\$2425.81	0
PAYROLL - 2024-07-18	7/18/2024	226776		0		\$2579.83	0
PAYROLL - 2024-07-18	7/18/2024	226777		0		\$1752.97	0
PAYROLL - 2024-07-18	7/18/2024	226778		0		\$873.41	0
PAYROLL - 2024-07-18	7/18/2024	226779		0		\$2370.40	0
PAYROLL - 2024-07-18	7/18/2024	226780		0		\$2471.28	0
PAYROLL - 2024-07-18	7/18/2024	226781		0		\$2439.56	0
PAYROLL - 2024-07-18	7/18/2024	226782		0		\$1881.66	0
PAYROLL - 2024-07-18	7/18/2024	226783		0		\$2428.97	0
PAYROLL - 2024-07-18	7/18/2024	226784		0		\$2355.92	0
PAYROLL - 2024-07-18	7/18/2024	226785		0		\$2585.03	0
PAYROLL - 2024-07-18	7/18/2024	226786		0		\$1892.60	0
PAYROLL - 2024-07-18	7/18/2024	226787		0		\$1708.48	0
PAYROLL - 2024-07-18	7/18/2024	226788		0		\$1951.48	0
PAYROLL - 2024-07-18	7/18/2024	226789		0		\$2296.95	0
PAYROLL - 2024-07-18	7/18/2024	226790		0		\$2302.61	0
PAYROLL - 2024-07-18	7/18/2024	226791		0		\$3336.09	0
PAYROLL - 2024-07-18	7/18/2024	226792		0		\$1956.68	0
PAYROLL - 2024-07-18	7/18/2024	226793		0		\$1941.62	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226794		0		\$1785.54	0
PAYROLL - 2024-07-18	7/18/2024	226795		0		\$2463.27	0
PAYROLL - 2024-07-18	7/18/2024	226796		0		\$2213.69	0
PAYROLL - 2024-07-18	7/18/2024	226797		0		\$2121.99	0
PAYROLL - 2024-07-18	7/18/2024	226798		0		\$3009.62	0
PAYROLL - 2024-07-18	7/18/2024	226799		0		\$1888.53	0
PAYROLL - 2024-07-18	7/18/2024	226800		0		\$1795.84	0
PAYROLL - 2024-07-18	7/18/2024	226801		0		\$2991.73	0
PAYROLL - 2024-07-18	7/18/2024	226802		0		\$2035.88	0
PAYROLL - 2024-07-18	7/18/2024	226803		0		\$1798.87	0
PAYROLL - 2024-07-18	7/18/2024	226804		0		\$2878.87	0
PAYROLL - 2024-07-18	7/18/2024	226805		0		\$2051.66	0
PAYROLL - 2024-07-18	7/18/2024	226806		0		\$1980.31	0
PAYROLL - 2024-07-18	7/18/2024	226807		0		\$1976.21	0
PAYROLL - 2024-07-18	7/18/2024	226808		0		\$1720.94	0
PAYROLL - 2024-07-18	7/18/2024	226809		0		\$1540.33	0
PAYROLL - 2024-07-18	7/18/2024	226810		0		\$2563.50	0
PAYROLL - 2024-07-18	7/18/2024	226811		0		\$1820.52	0
PAYROLL - 2024-07-18	7/18/2024	226812		0		\$2072.01	0
PAYROLL - 2024-07-18	7/18/2024	226813		0		\$3622.49	0
PAYROLL - 2024-07-18	7/18/2024	226814		0		\$1765.48	0
PAYROLL - 2024-07-18	7/18/2024	226815		0		\$1868.97	0
PAYROLL - 2024-07-18	7/18/2024	226816		0		\$2602.25	0
PAYROLL - 2024-07-18	7/18/2024	226817		0		\$1797.58	0
PAYROLL - 2024-07-18	7/18/2024	226818		0		\$1928.57	0
PAYROLL - 2024-07-18	7/18/2024	226819		0		\$1632.56	0
PAYROLL - 2024-07-18	7/18/2024	226820		0		\$2212.94	0
PAYROLL - 2024-07-18	7/18/2024	226821		0		\$2500.12	0
PAYROLL - 2024-07-18	7/18/2024	226822		0		\$2398.91	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226823		0		\$1596.17	0
PAYROLL - 2024-07-18	7/18/2024	226824		0		\$1225.55	0
PAYROLL - 2024-07-18	7/18/2024	226825		0		\$2002.08	0
PAYROLL - 2024-07-18	7/18/2024	226826		0		\$2285.10	0
PAYROLL - 2024-07-18	7/18/2024	226827		0		\$2080.11	0
PAYROLL - 2024-07-18	7/18/2024	226828		0		\$2174.68	0
PAYROLL - 2024-07-18	7/18/2024	226829		0		\$2133.14	0
PAYROLL - 2024-07-18	7/18/2024	226830		0		\$1959.67	0
PAYROLL - 2024-07-18	7/18/2024	226831		0		\$1625.39	0
PAYROLL - 2024-07-18	7/18/2024	226832		0		\$1985.68	0
PAYROLL - 2024-07-18	7/18/2024	226833		0		\$1346.72	0
PAYROLL - 2024-07-18	7/18/2024	226834		0		\$2741.18	0
PAYROLL - 2024-07-18	7/18/2024	226835		0		\$775.89	0
PAYROLL - 2024-07-18	7/18/2024	226836		0		\$4785.74	0
PAYROLL - 2024-07-18	7/18/2024	226837		0		\$2178.10	0
PAYROLL - 2024-07-18	7/18/2024	226838		0		\$1972.66	0
PAYROLL - 2024-07-18	7/18/2024	226839		0		\$2101.05	0
PAYROLL - 2024-07-18	7/18/2024	226840		0		\$1615.82	0
PAYROLL - 2024-07-18	7/18/2024	226841		0		\$2468.91	0
PAYROLL - 2024-07-18	7/18/2024	226842		0		\$2229.43	0
PAYROLL - 2024-07-18	7/18/2024	226843		0		\$3138.49	0
PAYROLL - 2024-07-18	7/18/2024	226844		0		\$1357.59	0
PAYROLL - 2024-07-18	7/18/2024	226845		0		\$2192.78	0
PAYROLL - 2024-07-18	7/18/2024	226846		0		\$1567.96	0
PAYROLL - 2024-07-18	7/18/2024	226847		0		\$2495.83	0
PAYROLL - 2024-07-18	7/18/2024	226848		0		\$2118.60	0
PAYROLL - 2024-07-18	7/18/2024	226849		0		\$1930.13	0
PAYROLL - 2024-07-18	7/18/2024	226850		0		\$1845.34	0
PAYROLL - 2024-07-18	7/18/2024	226851		0		\$1988.88	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226852		0		\$1971.77	0
PAYROLL - 2024-07-18	7/18/2024	226853		0		\$1652.89	0
PAYROLL - 2024-07-18	7/18/2024	226854		0		\$1975.77	0
PAYROLL - 2024-07-18	7/18/2024	226855		0		\$2051.76	0
PAYROLL - 2024-07-18	7/18/2024	226856		0		\$1611.10	0
PAYROLL - 2024-07-18	7/18/2024	226857		0		\$2005.97	0
PAYROLL - 2024-07-18	7/18/2024	226858		0		\$2168.12	0
PAYROLL - 2024-07-18	7/18/2024	226859		0		\$2409.91	0
PAYROLL - 2024-07-18	7/18/2024	226860		0		\$2263.97	0
PAYROLL - 2024-07-18	7/18/2024	226861		0		\$1832.49	0
PAYROLL - 2024-07-18	7/18/2024	226862		0		\$2999.76	0
PAYROLL - 2024-07-18	7/18/2024	226863		0		\$2240.17	0
PAYROLL - 2024-07-18	7/18/2024	226864		0		\$3001.72	0
PAYROLL - 2024-07-18	7/18/2024	226865		0		\$1484.59	0
PAYROLL - 2024-07-18	7/18/2024	226866		0		\$2503.37	0
PAYROLL - 2024-07-18	7/18/2024	226867		0		\$1303.75	0
PAYROLL - 2024-07-18	7/18/2024	226868		0		\$980.83	0
PAYROLL - 2024-07-18	7/18/2024	226869		0		\$2383.14	0
PAYROLL - 2024-07-18	7/18/2024	226870		0		\$2206.41	0
PAYROLL - 2024-07-18	7/18/2024	226871		0		\$3074.37	0
PAYROLL - 2024-07-18	7/18/2024	226872		0		\$1539.55	0
PAYROLL - 2024-07-18	7/18/2024	226873		0		\$1348.00	0
PAYROLL - 2024-07-18	7/18/2024	226874		0		\$2066.79	0
PAYROLL - 2024-07-18	7/18/2024	226875		0		\$4397.80	0
PAYROLL - 2024-07-18	7/18/2024	226876		0		\$3146.70	0
PAYROLL - 2024-07-18	7/18/2024	226877		0		\$3625.79	0
PAYROLL - 2024-07-18	7/18/2024	226878		0		\$2508.36	0
PAYROLL - 2024-07-18	7/18/2024	226879		0		\$3033.72	0
PAYROLL - 2024-07-18	7/18/2024	226880		0		\$1938.39	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226881		0		\$1646.51	0
PAYROLL - 2024-07-18	7/18/2024	226882		0		\$2225.40	0
PAYROLL - 2024-07-18	7/18/2024	226883		0		\$1829.47	0
PAYROLL - 2024-07-18	7/18/2024	226884		0		\$2004.74	0
PAYROLL - 2024-07-18	7/18/2024	226885		0		\$2162.63	0
PAYROLL - 2024-07-18	7/18/2024	226886		0		\$2160.38	0
PAYROLL - 2024-07-18	7/18/2024	226887		0		\$2034.15	0
PAYROLL - 2024-07-18	7/18/2024	226888		0		\$4244.73	0
PAYROLL - 2024-07-18	7/18/2024	226889		0		\$3698.66	0
PAYROLL - 2024-07-18	7/18/2024	226890		0		\$2137.44	0
PAYROLL - 2024-07-18	7/18/2024	226891		0		\$2250.53	0
PAYROLL - 2024-07-18	7/18/2024	226892		0		\$1553.79	0
PAYROLL - 2024-07-18	7/18/2024	226893		0		\$1241.17	0
PAYROLL - 2024-07-18	7/18/2024	226894		0		\$883.70	0
PAYROLL - 2024-07-18	7/18/2024	226895		0		\$3475.54	0
PAYROLL - 2024-07-18	7/18/2024	226896		0		\$2064.05	0
PAYROLL - 2024-07-18	7/18/2024	226897		0		\$2651.30	0
PAYROLL - 2024-07-18	7/18/2024	226898		0		\$2501.29	0
PAYROLL - 2024-07-18	7/18/2024	226899		0		\$3237.84	0
PAYROLL - 2024-07-18	7/18/2024	226900		0		\$3280.50	0
PAYROLL - 2024-07-18	7/18/2024	226901		0		\$3811.92	0
PAYROLL - 2024-07-18	7/18/2024	226902		0		\$2438.31	0
PAYROLL - 2024-07-18	7/18/2024	226903		0		\$1578.42	0
PAYROLL - 2024-07-18	7/18/2024	226904		0		\$2535.58	0
PAYROLL - 2024-07-18	7/18/2024	226905		0		\$1645.49	0
PAYROLL - 2024-07-18	7/18/2024	226906		0		\$4678.70	0
PAYROLL - 2024-07-18	7/18/2024	226907		0		\$3506.47	0
PAYROLL - 2024-07-18	7/18/2024	226908		0		\$2587.11	0
PAYROLL - 2024-07-18	7/18/2024	226909		0		\$5308.84	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226910		0		\$4437.38	0
PAYROLL - 2024-07-18	7/18/2024	226911		0		\$2936.64	0
PAYROLL - 2024-07-18	7/18/2024	226912		0		\$4294.28	0
PAYROLL - 2024-07-18	7/18/2024	226913		0		\$3078.90	0
PAYROLL - 2024-07-18	7/18/2024	226914		0		\$1372.89	0
PAYROLL - 2024-07-18	7/18/2024	226915		0		\$2939.62	0
PAYROLL - 2024-07-18	7/18/2024	226916		0		\$1880.32	0
PAYROLL - 2024-07-18	7/18/2024	226917		0		\$3730.22	0
PAYROLL - 2024-07-18	7/18/2024	226918		0		\$3511.47	0
PAYROLL - 2024-07-18	7/18/2024	226919		0		\$1778.20	0
PAYROLL - 2024-07-18	7/18/2024	226920		0		\$1869.70	0
PAYROLL - 2024-07-18	7/18/2024	226921		0		\$4317.74	0
PAYROLL - 2024-07-18	7/18/2024	226922		0		\$908.70	0
PAYROLL - 2024-07-18	7/18/2024	226923		0		\$4564.23	0
PAYROLL - 2024-07-18	7/18/2024	226924		0		\$2471.10	0
PAYROLL - 2024-07-18	7/18/2024	226925		0		\$844.41	0
PAYROLL - 2024-07-18	7/18/2024	226926		0		\$3907.78	0
PAYROLL - 2024-07-18	7/18/2024	226927		0		\$5949.70	0
PAYROLL - 2024-07-18	7/18/2024	226928		0		\$4032.67	0
PAYROLL - 2024-07-18	7/18/2024	226929		0		\$4420.77	0
PAYROLL - 2024-07-18	7/18/2024	226930		0		\$1474.76	0
PAYROLL - 2024-07-18	7/18/2024	226931		0		\$3685.34	0
PAYROLL - 2024-07-18	7/18/2024	226932		0		\$2614.01	0
PAYROLL - 2024-07-18	7/18/2024	226933		0		\$1941.46	0
PAYROLL - 2024-07-18	7/18/2024	226934		0		\$3411.62	0
PAYROLL - 2024-07-18	7/18/2024	226935		0		\$1068.00	0
PAYROLL - 2024-07-18	7/18/2024	226936		0		\$3197.07	0
PAYROLL - 2024-07-18	7/18/2024	226937		0		\$1959.00	0
PAYROLL - 2024-07-18	7/18/2024	226938		0		\$1213.74	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226939		0		\$2116.35	0
PAYROLL - 2024-07-18	7/18/2024	226940		0		\$1975.14	0
PAYROLL - 2024-07-18	7/18/2024	226941		0		\$1195.09	0
PAYROLL - 2024-07-18	7/18/2024	226942		0		\$1763.55	0
PAYROLL - 2024-07-18	7/18/2024	226943		0		\$681.61	0
PAYROLL - 2024-07-18	7/18/2024	226944		0		\$884.10	0
PAYROLL - 2024-07-18	7/18/2024	226945		0		\$2114.39	0
PAYROLL - 2024-07-18	7/18/2024	226946		0		\$1172.04	0
PAYROLL - 2024-07-18	7/18/2024	226947		0		\$1135.81	0
PAYROLL - 2024-07-18	7/18/2024	226948		0		\$1796.37	0
PAYROLL - 2024-07-18	7/18/2024	226949		0		\$187.05	0
PAYROLL - 2024-07-18	7/18/2024	226950		0		\$606.66	0
PAYROLL - 2024-07-18	7/18/2024	226951		0		\$2940.47	0
PAYROLL - 2024-07-18	7/18/2024	226952		0		\$1452.17	0
PAYROLL - 2024-07-18	7/18/2024	226953		0		\$816.92	0
PAYROLL - 2024-07-18	7/18/2024	226954		0		\$1937.46	0
PAYROLL - 2024-07-18	7/18/2024	226955		0		\$1415.61	0
PAYROLL - 2024-07-18	7/18/2024	226956		0		\$189.90	0
PAYROLL - 2024-07-18	7/18/2024	226957		0		\$2054.09	0
PAYROLL - 2024-07-18	7/18/2024	226958		0		\$1506.83	0
PAYROLL - 2024-07-18	7/18/2024	226959		0		\$1086.41	0
PAYROLL - 2024-07-18	7/18/2024	226960		0		\$671.70	0
PAYROLL - 2024-07-18	7/18/2024	226961		0		\$1557.55	0
PAYROLL - 2024-07-18	7/18/2024	226962		0		\$1258.05	0
PAYROLL - 2024-07-18	7/18/2024	226963		0		\$1420.11	0
PAYROLL - 2024-07-18	7/18/2024	226964		0		\$1771.08	0
PAYROLL - 2024-07-18	7/18/2024	226965		0		\$652.24	0
PAYROLL - 2024-07-18	7/18/2024	226966		0		\$2001.04	0
PAYROLL - 2024-07-18	7/18/2024	226967		0		\$284.84	0

Payroll Direct Deposits / Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-07-18	7/18/2024	226968		0		\$847.09	0
PAYROLL - 2024-07-18	7/18/2024	226969		0		\$146.36	0
PAYROLL - 2024-07-18	7/18/2024	226970		0		\$527.81	0
PAYROLL - 2024-07-18	7/18/2024	226971		0		\$374.50	0
PAYROLL - 2024-07-18	7/18/2024	226972		0		\$75.00	0
PAYROLL - 2024-07-18	7/18/2024	226973		0		\$696.67	0
PAYROLL - 2024-07-18	7/18/2024	226974		0		\$639.55	0
PAYROLL - 2024-07-18	7/18/2024	226975		0		\$8533.82	0
PAYROLL - 2024-07-18	TOTALS:					\$1,556,699.85	0
					Grand Total	\$3,022,915.96	0

Pension Checks 7/1/2024 - 7/31/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
PENSION - 2024-07-31	7/31/2024	6792	N	0		\$915.04
PENSION - 2024-07-31	7/31/2024	6793	N	0		\$777.66
PENSION - 2024-07-31	7/31/2024	6794	N	0		\$628.44
PENSION - 2024-07-31	7/31/2024	6795	N	0		\$1157.57
PENSION - 2024-07-31	7/31/2024	6796	N	0		\$646.21
PENSION - 2024-07-31	7/31/2024	6797	N	0		\$1528.18
PENSION - 2024-07-31	7/31/2024	6798	N	0		\$614.56
PENSION - 2024-07-31	7/31/2024	6799	N	0		\$939.48
PENSION - 2024-07-31	7/31/2024	6800	N	0		\$659.39
PENSION - 2024-07-31	7/31/2024	6801	N	0		\$1280.20
PENSION - 2024-07-31	7/31/2024	6802	N	0		\$404.67
PENSION - 2024-07-31	7/31/2024	6803	N	0		\$1534.50
PENSION - 2024-07-31	7/31/2024	6804	N	0		\$470.03
PENSION - 2024-07-31	7/31/2024	6805	N	0		\$1023.33
PENSION - 2024-07-31	7/31/2024	6806	N	0		\$561.59
PENSION - 2024-07-31	7/31/2024	6807	N	0		\$550.48
PENSION - 2024-07-31	7/31/2024	6808	N	0		\$470.90
PENSION - 2024-07-31	7/31/2024	6809	N	0		\$955.62
PENSION - 2024-07-31	7/31/2024	6810	N	0		\$1313.85
PENSION - 2024-07-31	7/31/2024	6811	N	0		\$1091.82
PENSION - 2024-07-31	7/31/2024	6812	N	0		\$1901.37
PENSION - 2024-07-31	7/31/2024	6813	N	0		\$507.06
PENSION - 2024-07-31	TOTALS:					\$19,931.95
					Grand Total	\$19,931.95



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 8/20/2024

Agenda Category: Items of Business

Strategic Priority 1 - High Performance Government

Strategic Priority 3 - Focused Development

Subject:

Resolution 2024-111, Authorizing a Land Exchange Agreement with the Port of Benton

Department/Office
City Manager

Ordinance/Resolution Number:
2024-111

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-111, authorizing the City Manager to sign and execute a land exchange agreement with the Port of Benton as provided therein.

Summary:

On December 19, 2023, Richland City Council adopted Resolution No. 2023-193, authorizing a memorandum of understanding with the Port of Benton identifying an intent to exchange certain real properties. On December 13, 2023, the Port of Benton Commission authorized execution of a memorandum of understanding with the City of Richland, and on June 3, 2024 adopted Resolution No. 24-22 authorizing a future real estate transaction.

The proposed property exchange is an opportunity to align properties to the strengths of each jurisdiction, thereby advancing implementation of the Northwest Advanced Clean Energy Park, development of an inland seaport, and facilitating the City's opportunity to re-imagine the Port of Benton's Richland Innovation Park as a multifamily housing and mixed-commercial/light-industrial neighborhood adjacent to Washington State University and Pacific Northwest National Laboratory consistent with the City's Strategic Plan.

The transaction will provide approximate value-for-value consideration based on published land values derived from current qualified appraisals, assessed value for structures where applicable, and actual value of leases (annual value multiplied by remaining term). The value of the Port of Benton property is estimated to be approximately \$18,086,398, and the value of the City property is approximately \$17,749,986. The value difference of \$336,412 received in favor of the City represents the Port of Benton's final contribution for a phase one sewer extension project benefitting the Northwest Advanced Clean Energy Park. The Port of Benton previously committed to an additional \$689,000 yet to be paid in one installment of \$400,000 following execution of a CERB loan agreement and an additional future \$289,000 (totaling \$689,000) from Atlas Agro following closing of a Port of Benton purchase and sale agreement containing the obligation.

The proposed exchange agreement will open a due diligence phase expiring at the end of 2024. The transaction will close if each party is satisfied at the conclusion of due diligence. Richland staff has performed an adequate level of pre-due diligence commensurate with this stage of the negotiation and recommends that the transaction advance to full due diligence by executing an exchange agreement.

Staff recommends adoption of Resolution No. 2024-111.

Fiscal Impact:

The proposed agreement will exchange properties of approximate equivalent value without cash contribution from either jurisdiction. Six (6) Port properties in the Richland Innovation Center are improved with structures and leased to tenants. Lease proceeds will benefit the City following the exchange and will be used to satisfy owner obligations identified in existing leases. The value of Port property, structures and leases is estimated to be \$18,086,398 and the value of the City property and a lease is approximately \$17,749,986.

Attachments:

1. Resolution No. 2024-111
2. Proposed Land Exchange Agreement
3. 2024 Memorandum of Understanding
4. Port of Benton Resolution No. 24-22
5. Property Value Comparison

LAND EXCHANGE AGREEMENT

THIS LAND EXCHANGE AGREEMENT (“Agreement”) is made between the PORT OF BENTON, Washington, a municipal corporation (“Port”); and the CITY OF RICHLAND, Washington, a municipal corporation (“City”), collectively hereinafter referred to as “Parties.”

RECITALS

- A. The City is a first-class city authorized under the laws of the State of Washington to transfer, exchange and acquire land, structures, property, property rights and privileges within and without its limits necessary for its purposes.
- B. The Port is a Washington port district authorized under the laws of the State of Washington, to transfer, exchange and acquire land, structures, property, property rights and privileges within and without its limits necessary for its purposes.
- C. The City and Port partner to recruit industrial development focused on clean energy, advanced manufacturing, value-added agricultural and logistics within the Horn Rapids Industrial Park, North Horn Rapids and Richland Business Parks in Benton County, Washington. The area has more than 3,000 acres of undeveloped industrial land. The area is served by the Port’s White Bluffs Rail Line constructed in the 1950s. The 16-mile railroad runs from Center Parkway in Kennewick, Washington, to Horn Rapids Road in North Richland, Washington. Union Pacific Railroad, Burlington Northern Santa Fe Railroad, and Columbia Rail utilize the rail line to serve their customers, moving more than 1.3 million tons of freight annually (2023).
- D. The Parties aim to preserve the rail system’s long-term economic development and reliability that serves state, national and global shippers, encourage development of the Northwest Advanced Clean Energy Park, and affect the supply of multi-family housing in north Richland. To assist in meeting these objectives, the Port and City have agreed to a land exchange between the Parties to provide the Port with the land around the existing rail loop track in the Horn Rapids Industrial Park in order to create an inland port. In exchange, this transfer would provide the City with land in the Northwest Advanced Clean Energy Park for future private investment by supporting businesses or industries that rely on services the inland port would deliver. The exchange would also include land provided to the City suitable for multi-family residential housing.
- E. The Port owns real property located in Richland, Benton County, Washington, depicted as Property Identification Numbers 2 through 25 on Exhibit A attached hereto and incorporated herein by this reference (the “Port Property”). The Parties acknowledge and agree that legal descriptions for Property Identification Numbers 2, 4, 5, and 24 as set forth on Exhibit A are preliminary. Said parcels are currently in process for reconfiguration and final legal descriptions will be provided at Closing.

- F. The City owns real property located in Richland, Benton County, Washington, depicted as Property Identification Numbers 1 and 27 on Exhibit A attached hereto and incorporated herein by this reference (the “City Property”).
- G. The Port needs to acquire the City Property to achieve the above-stated objectives, and the City, subject to the conditions stated herein, is willing to transfer the City Property to the Port in exchange for the Port Property under the terms of this Agreement. Likewise, the City needs the Port Property to achieve the above-stated objectives, and the Port, subject to the conditions stated herein, is willing to transfer the Port Property to the City in exchange for the City Property under the terms of this Agreement.
- H. Due to the number of transactions to be completed as part of this Agreement, in the event any issue or detail arises that reasonably needs to be amended or has not been addressed, the Parties agree to review in good faith and work towards resolving the matter and, if necessary, amend this Agreement or other transactions.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth herein, the recitals set forth above, which are incorporated herein by this reference, and for other good and valuable consideration the receipt of which is hereby acknowledged, the Parties agree as follows:

1. Exchange of Property.

Subject to the terms of this Agreement, the Port agrees to transfer and convey to the City the Port Property, and the City agrees to transfer and convey to the Port the City Property.

2. Purchase Price.

There is no Purchase Price for either the Port Property or the City Property. The mutual exchange of property between the City and the Port and the covenants contained herein are acknowledged as adequate consideration for this Agreement.

3. Conveyance of Title.

At Closing, the Port shall convey to the City fee simple title to the Port Property by duly executed and acknowledged statutory warranty deed(s) (the “Port Deed(s)”), free and clear of all defects and encumbrances and subject only to those exceptions that the City approves under Section 3.1.3 (the “City Permitted Exceptions”).

At Closing, the City shall convey to the Port fee simple title to the City Property by duly executed and acknowledged statutory warranty deed(s) (the “City Deed(s)”), free and clear of all defects and encumbrances and subject only to those exceptions that the Port approves under Section 3.1.3 (the “Port Permitted Exceptions”).

3.1. Title Insurance.

3.1.1. Preliminary Commitment for Title Insurance (Port Property). The Port shall provide the City a preliminary title commitment for a standard policy of title insurance, the expense of which shall be shared by the Parties, in the amount of the Port Property's fair market value to be issued by Chicago Title (the "Title Company"), and accompanied by copies of all documents referred to in the commitment (the "Port Preliminary Commitment") showing the Port's title to the Port Property to be good, marketable, and insurable. If the City desires to obtain an extended coverage policy of title insurance, it shall be solely responsible for the extra cost of same.

3.1.2. Preliminary Commitment for Title Insurance (City Property). The City shall provide the Port a preliminary title commitment for a standard policy of title insurance, the expense of which shall be shared by the Parties, in the amount of the City Property's fair market value to be issued by the Title Company, and accompanied by copies of all documents referred to in the commitment (the "City Preliminary Commitment") showing the City's title to the City Property to be good, marketable, and insurable. If the Port desires to obtain an extended coverage policy of title insurance, it shall be solely responsible for the extra cost of same.

3.1.3. Exceptions.

3.1.3.1. Either transferee shall have ninety (90) days after the later of (a) receipt of the Preliminary Commitment as set forth above or (b) the execution of this Agreement, to advise transferor in writing of any encumbrances, restrictions, easements or other matters contained in the Preliminary Commitment (the "Exceptions") to which transferee objects. All Exceptions to which transferee does not object in writing within the ninety (90) day period shall be deemed accepted by transferee.

3.1.3.2. If either transferee objects to any Exceptions within the ninety (90) day period, the transferor shall advise transferee in writing within fifteen (15) days of receipt of transferee's written objections (i) which Exceptions transferor will remove at Closing, (ii) which Exceptions the Title Company has agreed to insure around in the title policy to be issued at Closing (together with the proposed form of endorsement) and (iii) which Exceptions will not be removed or insured around.

3.1.3.3. Within fifteen (15) days of receipt of transferor's response to transferee's written objections, and assuming transferor has not agreed to remove all exceptions to which transferee objects, transferee shall notify transferor in writing of transferee's election to either (i) terminate this Agreement, or (ii) waive its objections to the Exceptions the Title Company has agreed to insure around and the Exceptions transferor will not remove or insure around, in which event such Exceptions shall be deemed accepted by transferee.

3.1.4. Policy of Title Insurance. Each transferor will cause the Title Company to issue to the transferee at Closing a standard coverage owner's policy of title insurance, the cost of which shall be shared by the Parties, insuring the transferee's title to the respective Property in the full amount of the each Property's fair market value, subject only to the Exceptions accepted by

the transferee pursuant to Section 3.1.3 above (the “Title Policy”). The Title Policy must be dated as of the Closing Date.

4. Due Diligence.

4.1. City Due Diligence Materials to the Port. The City has made available to the Port, or will make available to the Port for inspection all materials that exist and that are in the City’s actual possession or that the City knows exist and to which the City has access, that a reasonably prudent purchaser would consider pertinent and relevant to the evaluation and investigation of the City Property (collectively, the “City Due Diligence Materials”). If the City discovers any additional items that should have been included among the City Due Diligence Materials, the City will promptly deliver them to the Port. City Due Diligence Materials include but are not limited to:

4.1.1. copies of any existing and proposed easements, covenants, restrictions, agreements or other documents that, to the City’s knowledge, affect title to the City Property and that are not disclosed by the Preliminary Commitment;

4.1.2. all surveys or plats relating to the City Property that are not disclosed by the Preliminary Commitment;

4.1.3. all leases for the City Property, or any portion of the City Property;

4.1.4. all information related to underground pipes, tanks, vaults or man-made underground features on the City Property;

4.1.5. any historical documents in the City’s possession or available to any person related to any use of the City Property that has been made and without limitation, any agreements related to water and/or storm water facilities;

4.1.6. any soil sampling reports for the City Property;

4.1.7. all warranties and guarantees affecting any portion of the City Property;

4.1.8. notice of any existing or threatened litigation affecting or relating to the City Property and copies of any pleadings with respect to that litigation; and

4.1.9. all environmental assessment reports (if any) with respect to the City Property that were performed or are being performed by or for the City, (ii) any raw data that relates to the environmental condition of the City Property, (iii) any governmental correspondence, orders, requests for information or action and other legal documents that relate to the presence of Hazardous Material (as defined in Section 10.1.2) on, in or under the City Property, and (iv) any other information material to the environmental condition or potential contamination of the City Property.

4.2. Port Feasibility.

4.2.1. Port Feasibility Study Period. From the Execution date of this Agreement to December 31, 2024, the Port may conduct an inspection of the City Property where necessary

to facilitate the terms of this Agreement and a review of the information relating to the City Property and satisfy itself with respect to the condition and other matters related to the City Property and its suitability for the Port's intended use, (the "Port Feasibility Study").

4.2.2. License for Port Feasibility Study Inspection. The execution of this Agreement shall constitute the grant by the City of a License for Inspection to the Port as follows:

4.2.2.1. Port. As used in this Section 4, "Port" shall include Port's officers, employees, agents, contractors and subcontractors.

4.2.2.2. Scope. The License for the Port Feasibility Study Inspection affects the City Property. The Port may enter and go over and upon the City Property for the purpose of inspecting and conducting such tests thereon as the Port deems necessary to determine if the City Property is appropriate for its purposes and restoring the City Property after said testing. All inspections of the City Property shall occur at reasonable times agreed to by the Parties and shall be conducted in such a way as not to unreasonably interfere with the City's use of the City Property. Invasive testing shall require the prior approval of the City. Port hereby agrees that it shall carry, or require all agents of Port to carry, commercial general liability insurance with limits of not less than Two Million and No/100 Dollars (\$2,000,000) combined single limit and providing that such coverages are primary and naming City as an additional insured. Prior to entering onto the City Property by the Port or its agents, Port shall provide City certificates evidencing such insurance coverage. Port shall indemnify and hold City harmless of and from any claim for damages or injuries arising from Port's inspection of the City Property; such obligation shall survive Closing or any termination of this Agreement.

4.2.2.3. Term. The License for Port Feasibility Study Inspection shall commence upon the Effective Date of this Agreement and shall continue until the last contingency in this Agreement is fulfilled or waived, unless otherwise agreed. The Port will have the right to terminate this Agreement if, in the Port's sole discretion, the City Property is not suitable for the Port's intended uses. The Port will deliver written notice to the City on or before end of the Port Feasibility Study Period or any agreed extension thereto. If the Port does not timely provide the notice of termination, then the Port shall be deemed to have waived the feasibility contingency and to have accepted the condition of the City Property.

4.3. Port's Contingencies. Unless waived, the Port's obligation to transfer the Port Property and to acquire the City Property is expressly contingent upon the following:

4.3.1. Feasibility Study. The Port's approval, should it choose to perform a Port Feasibility Study prior to the end of the Port Feasibility Study Period, of the suitability of the City Property as a result of the Port Feasibility Study;

4.3.2. Survey. The Port's review and approval, prior to end of the Port Feasibility Study Period, of surveys of the Port Property and the City Property;

4.3.3. Environmental Condition. The Port's approval, prior to end of the Port Feasibility Study Period, of the environmental condition of the City Property under Section 10;

4.3.4. Title Policy. The Port's receipt of the Title Company's firm commitment to issue the Title Policy at Closing, as described in Agreement Section 3;

4.3.5. Covenants, Representations and Warranties. All of the City's covenants, representations and warranties contained in or made under this Agreement being true and correct when made and as of the Closing Date;

4.3.6. The City's Compliance. The City's timely performance of all its obligations under this Agreement.

4.3.7. Port Contingencies. The foregoing conditions are collectively referred to in this Agreement as "Port's Contingencies."

4.3.8. Satisfaction/Waiver of the Port's Contingencies. The Port's Contingencies are solely for the benefit of the Port. The Port will have the right, at its sole election, either to waive all or some of the Port's Contingencies that are outstanding in writing and proceed with the exchange or to terminate this Agreement within the applicable timeframes identified elsewhere in this Agreement. If the Port elects to terminate this Agreement, the escrow will be terminated and all documents will be returned to the Party who deposited them, and neither Party will have any further rights or obligations under this Agreement and the Parties will share the cost of terminating the escrow and the Preliminary Commitments.

4.4. Port Due Diligence Materials to the City. The Port has made available to the City, or will make available to the City for inspection all materials that exist and that are in the Port's actual possession or that the Port knows exist and to which the Port has access that a reasonably prudent purchaser would consider pertinent and relevant to the evaluation and investigation of the Port Property (collectively, the "Port Due Diligence Materials"). If the Port discovers any additional items that should have been included among the Port Due Diligence Materials, the Port will promptly deliver them to the City. Port Due Diligence Materials include but are not limited to:

4.4.1. copies of any existing and proposed easements, covenants, restrictions, agreements or other documents that, to the Port's knowledge, affect title to the Port Property and that are not disclosed by the Preliminary Commitment;

4.4.2. all surveys or plats relating to the Port Property that are not disclosed by the Preliminary Commitment;

4.4.3. all leases for the Port Property, or any portion of the Port Property;

4.4.4. all information related to underground pipes, tanks, vaults or man-made underground features on the Port Property;

4.4.5. any historical documents in the Port's possession or available to any person related to any use of the Port Property that has been made and without limitation, any agreements related to water and/or storm water facilities;

4.4.6. any soil sampling reports for the Port Property;

4.4.7. all warranties and guarantees affecting any portion of the Port Property;

4.4.8. notice of any existing or threatened litigation affecting or relating to the Port Property and copies of any pleadings with respect to that litigation; and

4.4.9. all environmental assessment reports (if any) with respect to the Port Property that were performed or are being performed by or for the Port, (ii) any raw data that relates to the environmental condition of the Port Property, (iii) any governmental correspondence, orders, requests for information or action and other legal documents that relate to the presence of Hazardous Material (as defined in Section 10.1.2) on, in or under the Port Property, and (iv) any other information material to the environmental condition or potential contamination of the Port Property.

4.5. City Feasibility.

4.5.1. City Feasibility Study Period. From the Execution date of this Agreement to December 31, 2024, the City may conduct an inspection of the Port Property where necessary to facilitate the terms of this Agreement and a review of the information relating to the Port Property and satisfy itself with respect to the condition and other matters related to the Port Property and its suitability for the City's intended use, (the "City Feasibility Study").

4.5.2. License for City Feasibility Study Inspection. The execution of this Agreement shall constitute the grant by the Port of a License for Inspection to the City as follows:

4.5.2.1. City. As used in this Section 4, "City" shall include City's officers, employees, agents, contractors and subcontractors.

4.5.2.2. Scope. The License for the City Feasibility Study Inspection affects the Port Property. The City may enter and go over and upon the Port Property for the purpose of inspecting and conducting such tests thereon as the City deems necessary to determine if the Port Property is appropriate for its purposes and restoring the Port Property after said testing. All inspections of the Port Property shall occur at reasonable times agreed to by the Parties and shall be conducted in such a way as not to unreasonably interfere with the Port's use of the Port Property. Invasive testing shall require the prior approval of the Port. City hereby agrees that it shall carry, or require all agents of City to carry, commercial general liability insurance with limits of not less than Two Million and No/100 Dollars (\$2,000,000) combined single limit and providing that such coverages are primary and naming Port as an additional insured. Prior to entering onto the Port Property by the City or its agents, City shall provide Port certificates evidencing such insurance coverage. The Parties agree that evidence of coverage from City's self-insured risk pool is sufficient to satisfy City's obligation under this subsection. City shall indemnify and hold Port harmless of and from any claim for damages or injuries arising from City's inspection of the Port Property; such obligation shall survive Closing or any termination of this Agreement.

4.5.2.3. Term. The License for City Feasibility Study Inspection shall commence upon the Effective Date of this Agreement and shall continue until the last contingency in this Agreement is fulfilled or waived, unless otherwise agreed. The City will have the right to terminate this Agreement if, in the City's sole discretion, the Port Property is not

suitable for the City's intended uses. The City will deliver written notice to the Port on or before end of the City Feasibility Study Period or any agreed extension thereto. If the City does not timely provide the notice of termination, then the City shall be deemed to have waived the feasibility contingency and to have accepted the condition of the Port Property.

4.6. City's Contingencies. Unless waived, the City's obligation to transfer the City Property and to acquire the Port Property is expressly contingent upon the following:

4.6.1. Feasibility Study. The City's approval, should it choose to perform a City Feasibility Study prior to the end of the City Feasibility Study Period, of the suitability of the Port Property for its intended purposes;

4.6.2. Survey. The City's review and approval, prior to end of the City Feasibility Study Period, of surveys of the Port Property and the City Property;

4.6.3. Environmental Condition. The City's approval, prior to end of the City Feasibility Study Period, of the environmental condition of the Port Property under Agreement Section 10;

4.6.4. Title Policy. The City's receipt of the Title Company's firm commitment to issue the Title Policy at Closing, as described in Agreement Section 3;

4.6.5. Covenants, Representations and Warranties. All of the Port's covenants, representations and warranties contained in or made under this Agreement being true and correct when made and as of the Closing Date;

4.6.6. The Port's Compliance. The Port's timely performance of all its obligations under this Agreement.

4.6.7. City Contingencies. The foregoing conditions are collectively referred to in this Agreement as "City's Contingencies."

4.6.8. Satisfaction/Waiver of the City's Contingencies. The City's Contingencies are solely for the benefit of the City. The City shall have the right, at its sole election, either to waive all or some of the City's Contingencies that are outstanding in writing and proceed with the exchange or to terminate this Agreement within the applicable timeframes identified elsewhere in this Agreement. If the City elects to terminate this Agreement, the escrow will be terminated and all documents will be returned to the Party who deposited them, and neither Party will have any further rights or obligations under this Agreement and the Parties will share the cost of terminating the escrow and the Preliminary Commitments.

5. Closing.

Unless otherwise agreed, Closing shall occur no later than 90 days following the fulfillment of all contingencies in Section 4, the express conditions to closing in Section 6, if any, and completion of the processes and periods described in Section 3 and Section 4. Closing shall be by the Title Company acting as escrow agent ("Escrow Agent"). "Closing" shall mean the date that all conveyance documents are recorded.

6. Conditions to Closing.

As a condition of Closing, the Parties will take the following actions:

6.1. [RESERVED]

7. Covenants.

7.1. City's Covenants. City hereby covenants and agrees as follows:

7.1.1. From the Effective Date through the Closing Date, City shall not make any material alterations to the City Property or to any of the licenses, permits, legal classifications or other governmental regulations relating to the City Property, nor enter into any leases or agreements pertaining to the City Property which are not terminable, without penalty, or 30 days' notice, without Port's prior written consent.

7.1.2. From the Effective Date through the Closing Date, City shall not voluntarily cause to be recorded an encumbrance, lien, deed of trust, or easement against the title to the City Property without Port's prior written consent.

7.1.3. From the Effective Date through the Closing Date, City will operate and maintain the City Property in a manner consistent with the City's past practices relative to the City Property and so as not to cause waste to the City Property.

7.2. Port's Covenants. Port hereby covenants and agrees as follows:

7.2.1. From the Effective Date through the Closing Date, Port shall not make any material alterations to the Port Property or to any of the licenses, permits, legal classifications or other governmental regulations relating to the Port Property, nor enter into any leases or agreements pertaining to the Port Property which are not terminable, without penalty, or 30 days' notice, without City's prior written consent.

7.2.2. From the Effective Date through the Closing Date, Port shall not voluntarily cause to be recorded an encumbrance, lien, deed of trust, or easement against the title to the Port Property without City's prior written consent.

7.2.3. From the Effective Date through the Closing Date, Port will operate and maintain the Port Property in a manner consistent with the Port's past practices relative to the Port Property and so as not to cause waste to the Port Property.

8. Representations and Warranties.

8.1. City's Representations and Warranties. The City represents and warrants to the Port as follows:

8.1.1. The City is a first-class city, duly organized and validly existing under the laws of the state of Washington.

8.1.2. The City has or will acquire full power and authority to convey the City Property to Port.

8.1.2. As of the date of this Agreement, the City is not aware of any default by the City of any representation or warranty in this Agreement.

8.1.3. To the City's knowledge, the City Property is now, or will be as of the Closing Date, in compliance in all material respects with all applicable zoning, land-use, building, construction, and subdivision and other laws, ordinances and regulations and with all existing covenants, conditions, restrictions and easements involving the City Property.

8.1.4. To the City's knowledge, all Due Diligence Materials and other instruments and documents made available and/or delivered to the Port under this Agreement are complete and accurate originals or copies, and the City will advise the Port in writing of any inaccuracies in the instruments and documents as the City becomes aware of them. With respect to all other instruments and documents made available, delivered or required to be delivered to the Port by the City under this Agreement, the City has not purposefully altered or withheld any of them.

8.1.5. The City has not received notice of any special assessment or condemnation proceedings affecting the City Property.

8.1.6. To the City's knowledge, there is no litigation pending or threatened against the City (or any basis for any claim) that arises out of the ownership of the City Property and that might materially and detrimentally affect (i) the use or operation of the City Property for Port's intended use, or (ii) the ability of the City to perform its obligations under this Agreement, or (iii) the value of the City Property.

8.1.7. The City has received no notice of any failure of the City to comply with any applicable governmental requirements in respect of the use, occupation and construction of the City Property, including environmental, fire, health, safety, zoning, subdivision and other land use requirements that have not been corrected to the satisfaction of the appropriate governmental authority, and the City has received no notice of, and has no knowledge of, any violations or investigation relating to any governmental requirement.

8.1.8. The City has received no notice of any default or breach by the City under any covenants, conditions, restrictions, rights of way or easements that may affect the City in respect to the City Property or may affect the City Property or any portion thereof and no default or breach is known to exist.

8.1.9. To the City's knowledge, there are no permits, licenses or consents required by any governmental authority in connection with the current use and occupancy of the City Property, except those previously obtained by the City and delivered to the Port. The City knows of no local improvement districts proposed that will affect the City Property.

8.1.10. All of the representations, warranties and covenants of the City contained in this Agreement are true and correct as of the Effective Date and will be as of the Closing Date and will survive the closing of the transaction contemplated by this Agreement as set forth in Section 14.6 below.

8.2. Port's Representations and Warranties. The Port represents and warrants to the City as follows:

8.2.1. The Port is a port district, duly organized and validly existing under the laws of the state of Washington.

8.2.1. The Port has or will acquire full power and authority to convey the Port Property to the City.

8.2.2. As of the date of this Agreement, the Port is not aware of any default by the Port of any representation or warranty in this Agreement.

8.2.3. To the Port's knowledge, the Port Property is now, or will be as of the Closing Date, in compliance in all material respects with all applicable zoning, land-use, building, construction, and subdivision and other laws, ordinances and regulations and with all existing covenants, conditions, restrictions and easements involving the Port Property.

8.2.4. To the Port's knowledge, all Due Diligence Materials and other instruments and documents made available and/or delivered to the Port under this Agreement are complete and accurate originals or copies, and the Port will advise the City in writing of any inaccuracies in the instruments and documents as the Port becomes aware of them. With respect to all other instruments and documents made available, delivered or required to be delivered to the City by the Port under this Agreement, the Port has not purposefully altered or withheld any of them.

8.2.5. The Port has not received notice of any special assessment or condemnation proceedings affecting the Port Property.

8.2.6. To the Port's knowledge, there is no litigation pending or threatened against the Port (or any basis for any claim) that arises out of the ownership of the Port Property and that might materially and detrimentally affect (i) the use or operation of the Port Property for City's intended use, or (ii) the ability of the Port to perform its obligations under this Agreement, or (iii) the value of the Port Property.

8.2.7. The Port has received no notice of any failure of the Port to comply with any applicable governmental requirements in respect of the use, occupation and construction of the Port Property, including environmental, fire, health, safety, zoning, subdivision and other land use requirements that have not been corrected to the satisfaction of the appropriate governmental authority, and the Port has received no notice of, and has no knowledge of, any violations or investigation relating to any governmental requirement.

8.2.8. The Port has received no notice of any default or breach by the Port under any covenants, conditions, restrictions, rights of way or easements that may affect the Port in respect to the Port Property or may affect the Port Property or any portion thereof and no default or breach is known to exist.

8.2.9. To the Port's knowledge, there are no permits, licenses or consents required by any governmental authority in connection with the current use and occupancy of the Port

Property, except those previously obtained by the Port and delivered to the City. The Port knows of no local improvement Districts proposed that will affect the Port Property.

8.2.10. All of the representations, warranties and covenants of the Port contained in this Agreement are true and correct as of the Effective Date and will be as of the Closing Date and will survive the closing of the transaction subject to Section 14.6 below.

9. Water Rights.

The City agrees to transfer water rights associated with the City Property to the Port, if any, in proportion to the area being transferred as the rights pertain to the whole.

The Port agrees to transfer water rights associated with the Port Property to the City, if any, in proportion to the area being transferred as the rights pertain to the Whole.

10. Hazardous Material.

10.1. Definitions.

10.1.1. Definition of "Environmental Laws". "Environmental Laws" means any federal, state or local laws, ordinance, permits or regulations, or any common law, regarding health, safety, radioactive materials or the environment, each as amended, and any regulations promulgated under those laws, guidance and directives issued with respect to those laws, or policies adopted by the applicable authorities under those laws.

10.1.2. Definition of "Hazardous Materials". "Hazardous Materials" means: (a) any radioactive materials; (b) any substance or material the transportation, storage, treatment, handling, use, removal or release of which is subject to any Environmental Law; or (c) any substance or material for which standards of conduct are imposed under any Environmental Law. Without limiting the generality of the foregoing, "Hazardous Materials" includes: asbestos and asbestos- containing materials (whether or not friable); urea-formaldehyde in any of its forms; polychlorinated biphenyls; oil, used oil; petroleum products and their by-products; lead-based paint; radon; and any substances defined as "hazardous waste," "hazardous substances," "pollutants or contaminants," "toxic substances," "hazardous chemicals," "hazardous pollutants," or "toxic chemicals" under any law, statute, ordinance or regulation governing environmental matters or hazardous materials

10.2. City Compliance with Environmental Laws. The City represents and warrants to the Port that:

10.2.1. The City has no knowledge of the release or presence of any Hazardous Material on, in, from or onto the City Property other than those that may have occurred arising from historical agricultural operations on the City Property;

10.2.2. The City has not, nor does it have knowledge of others generating, manufacturing, refining, transporting, storing, handling, disposing of or releasing any Hazardous Materials on the City Property, nor has the City permitted the foregoing.

10.2.3. The City has not received and is not aware of any notice or claims made or threatened of any violation of any Environmental Laws concerning the City Property;

10.2.4. To the City's knowledge, no tanks used for the storage of any Hazardous Materials above or below ground are present or were at any time present on or about the City Property; and

10.2.5. No action has been commenced or, to the City's knowledge, threatened regarding the presence of any Hazardous Materials on or about the City Property.

10.3. No Waiver of Liability. To the City's knowledge, without duty of investigation, the City has not released or waived and will not release or waive the liability of any previous owner, lessee or operator of the City Property or any party who may be potentially responsible for the presence or removal of Hazardous Materials on or about the City Property. The City has made no promises of indemnification regarding Hazardous Materials to any party. The Port does not waive or release the City from any liability regarding Environmental Laws and/or Hazardous Materials.

10.4. Environmental Inspection. During the Feasibility Study Period, the Port will have the right to take soil and water samples (including groundwater samples) from the City Property, and to test and analyze those samples to determine the extent of any contamination of the soils and water (including groundwater) on or about the City Property. If, based on the results of those inspections or tests, the Port determines that the condition of the City Property is unsatisfactory or if the Port believes that its ownership of the City Property would expose the Port to unacceptable risks of government intervention or liability to third parties, the Port may, without liability, terminate this Agreement.

10.5. Port's Compliance with Environmental Law. The Port represents and warrants to the City that:

10.5.1. The Port has no knowledge of the release or presence of any Hazardous Material on, in, from or onto the Port Property other than those that may have occurred arising from historical agricultural operations on the Port Property;

10.5.2. The Port has not, nor does it have knowledge of others generating, manufacturing, refining, transporting, storing, handling, disposing of or releasing any Hazardous Materials on the Port Property, nor has the Port permitted the foregoing;

10.5.3. The Port has not received and is not aware of any notice or claims made or threatened of any violation of any Environmental Laws concerning the Port Property;

10.5.4. To the Port's knowledge, no tanks used for the storage of any Hazardous Materials above or below ground are present or were at any time present on or about the Port Property; and

10.5.5. No action has been commenced or, to the Port's knowledge, threatened regarding the presence of any Hazardous Materials on or about the Port Property.

10.6. No Waiver of Liability. To the Port's knowledge, without duty of investigation, the Port has not released or waived and will not release or waive the liability of any previous owner, lessee or operator of the Port Property or any party who may be potentially responsible for the presence or removal of Hazardous Materials on or about the Port Property. The Port has made no promises of indemnification regarding Hazardous Materials to any party. The City does not waive or release the Port from any liability regarding Environmental Laws and/or Hazardous Materials.

10.7. Environmental Inspection. During the Feasibility Study Period, the City will have the right to take soil and water samples (including groundwater samples) from the Port Property, and to test and analyze those samples to determine the extent of any contamination of the soils and water (including groundwater) on or about the Port Property. If, based on the results of those inspections or tests, the City determines that the condition of the Port Property is unsatisfactory or if the City believes that its ownership of the Port Property would expose the City to unacceptable risks of government intervention or liability to third parties, the City may, without liability, terminate this Agreement.

11. Possession.

The Port shall take possession of the City Property on Closing, and the City shall take possession of the Port Property on Closing.

12. Escrow/Closing Costs.

The Parties shall share in the closing costs, if any, as they pertain to tax prorrations, assessments, document preparation, excise tax, if any and share equally in the escrow fee charged by the Title Company. Each party shall be responsible for their own attorney's fees if any.

13. Indemnification.

The City covenants and agrees that it will indemnify, defend, and hold harmless the Port and any and all of the Port's commissioners, officers, principals, agents and employees, from any claim, liability, loss, damage, cost, charge or expense (including without limitation attorney and expert witness fees and all other costs of litigation), whether direct or indirect, arising from, or relating to the City's obligations under this Agreement.

The Port covenants and agrees that it will indemnify, defend, and hold harmless the City and any and all of the City commissioners, officers, principals, agents and employees, from any claim, liability, loss, damage, cost, charge or expense (including without limitation attorney and expert witness fees and all other costs of litigation), whether direct or indirect, arising from, or relating to, the Port's obligations under this Agreement.

14. General Provisions.

14.1. Time is of the Essence. Time is of the essence in this Agreement. Both Parties agree to perform all obligations set forth in this Agreement in a timely manner.

14.2. Attorney Fees and Costs. In the event of litigation to enforce or interpret any of the terms of this Agreement, each party shall bear its own attorney's fees and costs incurred therein.

14.3. Applicable Law – Venue. This Agreement shall be governed by the laws of the State of Washington. The Superior Court for Benton County, Washington, shall be the exclusive venue for any and all suits brought to enforce the terms and conditions of this Agreement.

14.4. No Oral Agreements/Entire Agreement. There are no oral or other agreements which modify or affect this Agreement. This Agreement and the instruments anticipated to be executed as expressly provided in this Agreement constitute the full understanding between the Parties. This Agreement may be amended or modified only by a written instrument executed by both Parties.

14.5. Notices. Notices shall be in writing and may be mailed or delivered. If mailed, such notices shall be sent postage prepaid, certified or registered mail, return receipt requested. The date marked on the return receipt by the U.S. Postal Service shall be deemed to be the date on which the party received the notice. Notices shall be mailed or delivered as follows:

To the City: City of Richland
c/o Joe Schiessl, AICP, Deputy City Manager
625 Swift Blvd., MS-04
Richland, WA 99352
Tel: (509) 942-7778
Email: jschiessl@ci.richland.wa.us

With a copy to: Heather Kintzley, Richland City Attorney
625 Swift Blvd., MS-07
Richland, WA 99352
Tel: (509) 942-7385
Email: hkintzley@ci.richland.wa.us

To the Port: Port of Benton
c/o Diahann Howard, Executive Director
3250 Port of Benton Blvd.
Richland, WA 99354
Tel: (509) 375-3060
Email: dhoward@portofbenton.com

With a copy to: John O’Leary, Port General Counsel
601 W. Kennewick Ave.
Kennewick, WA 99336
Tel: (509) 588-0431
Email: joleary@gravislaw.com

14.6. Survival. All representations and warranties made under this Agreement, and all duties, rights and obligations of the Parties, shall survive closing.

14.7. Waiver. Neither Party's waiver of the breach of any covenant under this Agreement will be construed as a waiver of the breach of any other covenants or as a waiver of a subsequent breach of the same covenant.

14.8. Ambiguity. The Parties acknowledge this Agreement was drafted and negotiated by both Parties having the opportunity to be represented by legal counsel and that in the event of an ambiguity or dispute in the interpretation of a provision of this Agreement neither party shall be favored or penalized for being involved in the drafting of this Agreement.

14.9. Exhibits. The following exhibits are attached to and made a part of this Agreement by this reference.

EXHIBIT A – Port & City Property - Legal Descriptions

14.10. Effective Date. The "Effective Date" of this Agreement shall be the date both Parties have fully executed this Agreement below.

IN WITNESS WHEREOF the Parties have executed and accepted this Agreement on the date shown below their signatures.

CITY OF RICHLAND

PORT OF BENTON

By: _____
Its: _____

By: _____
Its: _____

Date

Date

State of Washington)
) ss.
County of Benton)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of the City of Richland to be the free and voluntary act of such person for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2024

Notary Public in and for the State of Washington
My Commission Expires: _____

State of Washington)
) ss.
County of Benton)

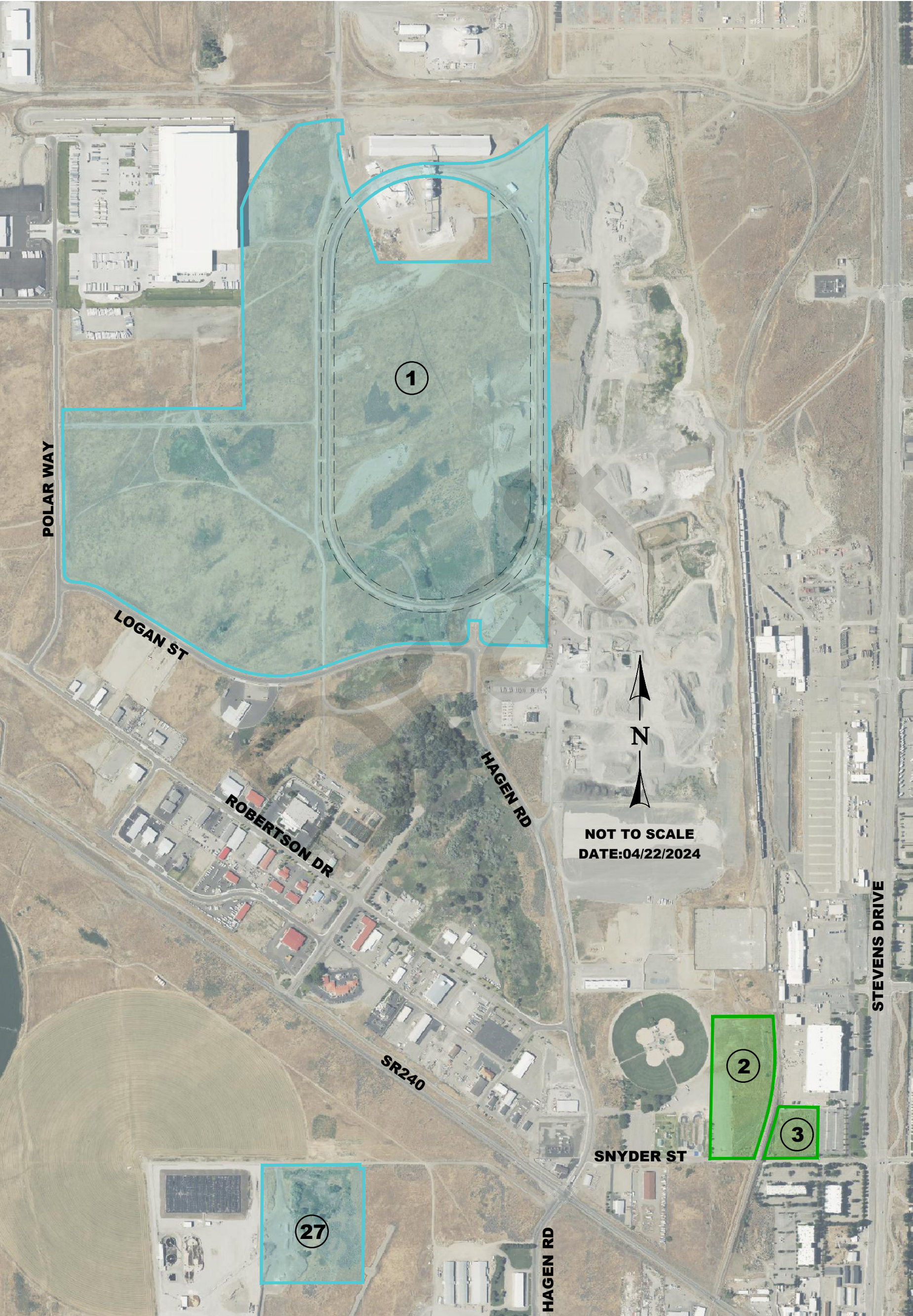
I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of the City of Richland to be the free and voluntary act of such person for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2024

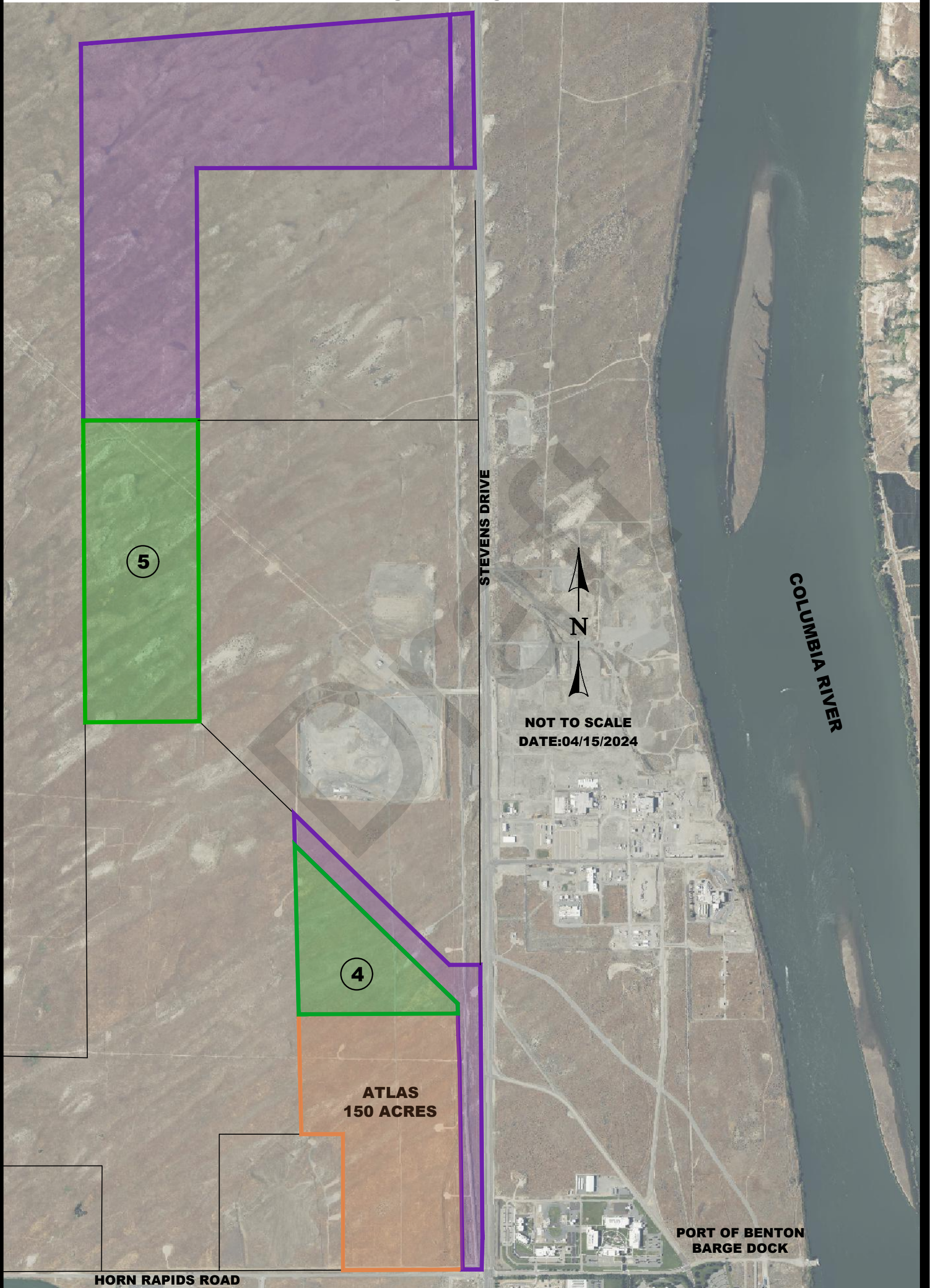
Notary Public in and for the State of Washington
My Commission Expires: _____

EXHIBIT A

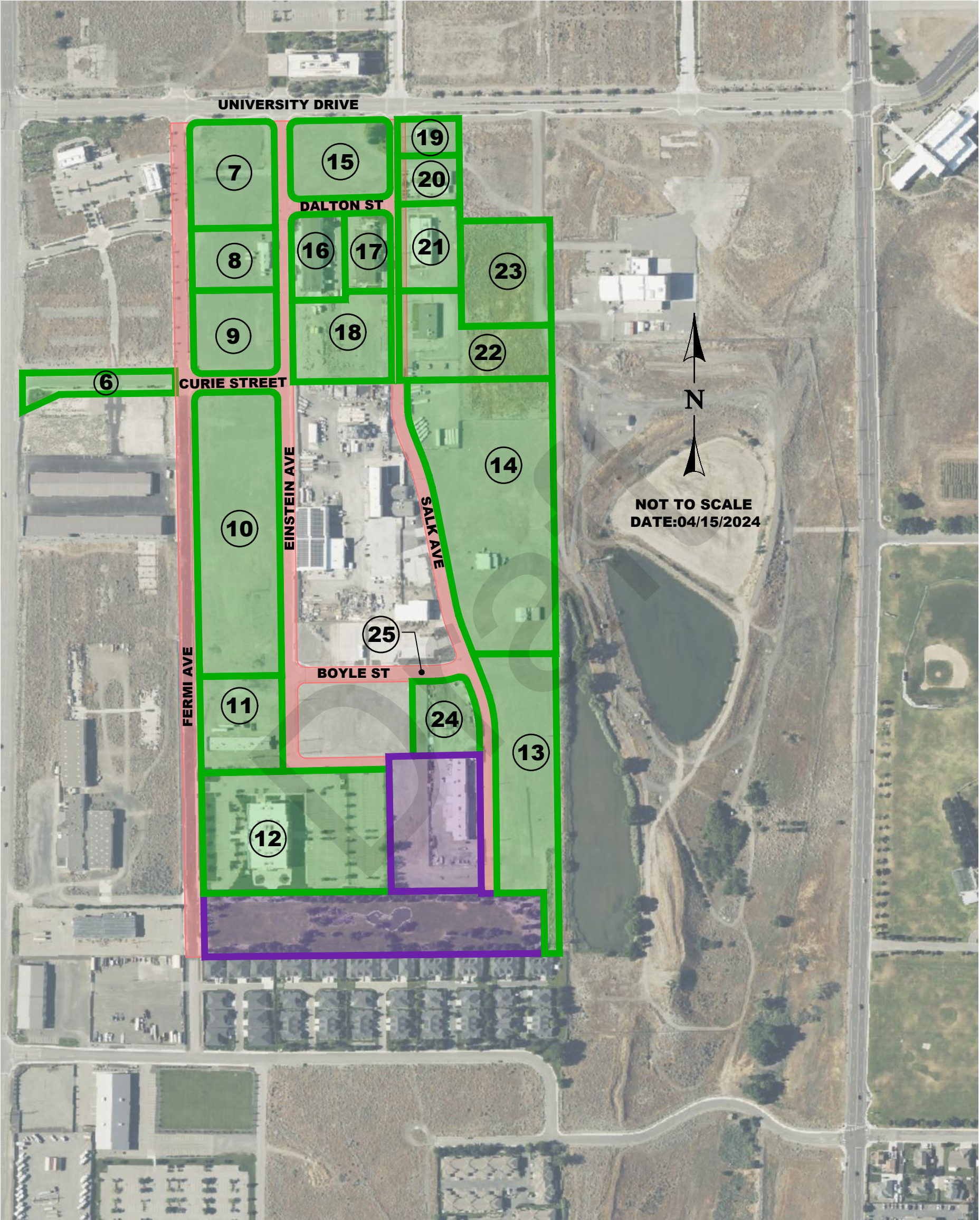
**COR HORN RAPIDS INDUSTRIAL PARK
LAND TRANSFER EXHIBIT
SHEET 1 OF 4**



**POB NORTH HORN RAPIDS INDUSTRIAL PARK
LAND TRANSFER EXHIBIT
SHEET 2 OF 4**



**POB RICHLAND INNOVATION CENTER
LAND TRANSFER EXHIBIT
SHEET 3 OF 4**



1.

Parcel No. 128081000002023 (Shown as site No. 1 on Transfer Map)

A PORTION OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 00°38'53" WEST ALONG THE EAST LINE THEREOF 1310.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LOGAN STREET EXTENSION, AS DEDICATED PER CITY OF RICHLAND ORDINANCE 36-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-028384, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: THENCE NORTH 57°51'52" WEST 806.51 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°41'18", HAVING A RADIUS OF 560.05 FEET AND AN ARC DISTANCE OF 290.20 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°01'59", HAVING A RADIUS OF 75.00 FEET AND AN ARC DISTANCE OF 113.93 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE POLAR WAY, AS DEDICATED PER CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673 RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 00°31'11" WEST ALONG SAID RIGHT-OF-WAY 710.51 FEET TO THE NORTH LINE OF SAID SECTION 28; THENCE NORTH 89°22'12" EAST ALONG THE NORTH LINE THERE OF 1050.13 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH: A PORTION OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22 AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°27'31" WEST ALONG THE EAST LINE THERE OF 2638.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00°27'31" WEST 49.70 FEET TO THE SOUTHEAST CORNER OF PARCEL "A" AS DESCRIBED INDEED RECORDED IN UNDER AUDITOR'S FILE NUMBER 2014-010845, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE ALONG THE SOUTH LINE THERE OF THE FOLLOWING COURSES; THENCE SOUTH 52°22'12" WEST 225.85 FEET; THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°38'14" HAVING A RADIUS OF 714.49 FEET, AN ARC LENGTH OF 469.34 FEET; THENCE NORTH 89°59'33" WEST 287.58 FEET; THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°35'01" HAVING A RADIUS OF 829.49 FEET, AN ARC LENGTH OF 674.41 FEET PROJECTED TO A POINT ON THE CENTER LINE OF VACATED LOGSTON BOULEVARD AS DESCRIBED IN CITY OF RICHLAND ORDINANCE 31-18, RECORDED IN AUDITOR'S FILE NUMBER 2018-020322, RECORDS OF SAID COUNTY AND STATE; THENCE NORTHERLY ALONG SAID CENTERLINE THE FOLLOWING COURSES; THENCE NORTH 18°01'38" WEST 30.13 FEET; THENCE ALONG A CURVE TO RIGHT THROUGH A CENTRAL ANGLE OF 13°22'57", HAVING A RADIUS OF 2000.19 FEET AND AN ARE LENGTH 467.18 FEET TO A POINT ON THE LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89°37'57" EAST ALONG THE SOUTH LINE THERE OF 40.12 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°05'48", HAVING A RADIUS OF 1960.19 FEET AND ARE LENGTH OF 105.94 FEET A CHORD BEARING NORTH 03°11'02" WEST 105.93 FEET TO A POINT ON THE SOUTH LINE PROJECTED OF THE CITY OF RICHLAND HORN RAPIDS RAILROAD PARCEL AS DESCRIBED INDEED RECORDED UNDER AUDITOR'S FILE NO. 2019-014757, RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 89°33'00" WEST 115.03 FEET TO A POINT ON THE CORNER OF A PARCEL AS DEPICTED AS PARCEL "A" ON RECORD OF SURVEY

4489, RECORDED UNDER AUDITOR'S FILE NUMBER 2014-010085, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE ALONG THE EAST LINE THERE OF THE FOLLOWING COURSES; SOUTH 80°19'23" WEST 230.40 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°02'47", HAVING A RADIUS OF 1530.06 FEET AND ARE LENGTH OF 775.67 FEET, A CHORD BEARING SOUTH 34°04'49" WEST 767.39 FEET; THENCE SOUTH 00°36'30" EAST 1537.20 FEET TO THE SOUTHEAST CORNER OF A PARCEL DEPICTED AS PARCEL "B" ON SAID RECORD OF SURVEY 4489; THENCE SOUTH 89°31'15" WEST ALONG THE SOUTH LINE THERE OF 342.37 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE CONTINUING SOUTH 89°31'15" WEST ALONG THE SOUTH LINE OF SAID PARCEL 1050.31 FEET TO THE EAST RIGHT-OF-WAY LINE OF POLAR WAY AS DEDICATED PER CITY OF RICHLAND ORDINANCE 07-15 RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673, RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 00°31'11" EAST ALONG THE EAST RIGHT-OF-WAY LINE THEREOF 539.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 89°22'12" EAST ALONG THE SOUTH LINE THERE OF 1050.13 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 89°38'20" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 FOR 2243.40 FEET TO A POINT ON THE WEST LINE OF A PARCEL DESCRIBED INDEED RECORDED UNDER AUDITOR'S FILE NUMBER 2014-014787, RECORDS OF SAID COUNTY AND STATE; THENCE NORTH 00°27'25" WEST ALONG THE WEST LINE THERE OF 968.25 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°29'33" EAST ALONG THE NORTH LINE THEREOF 443.80 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 22; THENCE NORTH 00°27'31" WEST ALONG THE EAST LINE THEREOF 1669.46 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT FOR: PARCEL EXCEPT FOR: PARCEL "A" AS DESCRIBED INDEED RECORDED UNDER AUDITOR'S FILE NUMBER 2014-011459, RECORDS OF BENTON COUNTY, WASHINGTON. TOGETHER WITH: ALL THAT PORTION OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M, BENTON COUNTY, WASHINGTON LYING NORTH OF LOGAN STREET EXTENSION AS ESTABLISHED IN ORDINANCE 36-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-028384, RECORDS OF BENTON COUNTY, WASHINGTON. EXCEPT FOR: THAT PORTION DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 2017-014787, RECORDS OF BENTON COUNTY, WASHINGTON.

2.

Parcel No. 127081013570001 (Shown as site No. 2 on Transfer Map)

LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3570, RECORDS OF BENTON COUNTY, WASHINGTON. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89°40'56" EAST ALONG THE NORTHERLY LINE THEREOF 445.60 FEET TO THE NORTHEAST CORNER OF SAID LOT; THEN SOUTH 03°33'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 214.22 FEET; THENCE SOUTH 89°40'56" WEST 463.34 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE NORTH 01°11'54" EAST ALONG SAID LINE 213.95 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 11.00 ACRES MORE OR LESS

3.

Parcel No. 127081013570002 (Shown as site No. 3 on Transfer Map)

LOT 2, SHORT PLAT NO. 3570, ACCORDING TO THE SURVEY THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2018-016835, RECORDS OF BENTON COUNTY, WASHINGTON.

4.

Parcel No. 110081000001004 (Shown as site No. 4 on Transfer Map)

THAT PORTION OF TRACT 37 OF THE BLM DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 10 AND 11 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, ACCORDING TO THE OFFICIAL PLAT THEREOF, APPROVED FEBRUARY 6, 2018, BY THE BLM OFFICE OF CADASTRAL SURVEYS, PORTLAND, OREGON. SAID PORTION OF TRACT 37 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BLM MONUMENT MARKING THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 37 (ALSO KNOWN AS ANGLE POINT 1 (AP1) OF SAID TRACT 37) SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL DESCRIBED AS PARCEL "C" IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2019-018734 AND FURTHER DEPICTED ON RECORD OF SURVEY 5069, RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5069, UNDER AUDITOR'S FILE NUMBER 2018-029107, BOTH BEING RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 89°46'43" WEST, 77.68 FEET ALONG THE SOUTH LINE OF SAID TRACT 37 TO A BLM MONUMENT "WP TR37 SEC. 15"; THENCE SOUTH 89°43'55" WEST ALONG SAID SOUTH LINE OF SAID TRACT 37, 272.85 FEET; THENCE NORTH 00°50'47" WEST, 2835.89 FEET; THENCE NORTH 00°50'27" WEST, 664.26 FEET; TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°50'27" WEST, 120.29 FEET; THENCE NORTH 45°44'49" WEST ALONG A LINE 300.00 FEET SOUTHWESTERLY AND PARALLEL WITH THE NORTHEAST LINE OF SAID TRACT 37, 2801.04; THENCE NORTH 45°45'03" WEST, 299.12 FEET TO THE WEST LINE OF SAID PARCEL "C"; THENCE SOUTH 01°18'33" EAST ALONG THE WEST LINE OF SAID PARCEL "C", 2294.37 FEET; THENCE NORTH 89°43'58" EAST, 2169.91 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINS 60.16 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS DESCRIBED IN FIRST AMENDMENT OF QUITCLAIM DEED RECORDED IN AUDITOR'S FILE NO. 2018-023869, RECORDS OF BENTON COUNTY.

5.

Parcel No. 103084000001000 (Shown as site No. 5 on Transfer Map)

THAT PORTION OF TRACT 37 OF THE BLM DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 10 AND 11 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, ACCORDING TO THE OFFICIAL PLAT THEREOF, APPROVED FEBRUARY 6, 2018, BY THE BLM OFFICE OF CADASTRAL SURVEYS, PORTLAND, OREGON. SAID PORTION OF TRACT 37 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BLM MONUMENT MARKING THE NORTHWEST CORNER OF TRACT 37 (ANGLE POINT 16) OF SAID SURVEY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A PARCEL DESCRIBED AS PARCEL "B" IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2019-018734 AND FURTHER DEPICTED ON RECORD OF SURVEY 5069, RECORDED IN VOLUME 1

OF SURVEYS AT PAGE 5069, UNDER AUDITOR'S FILE NUMBER 2018-029107, BOTH BEING RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 00°21'57" EAST ALONG THE WEST LINE OF SAID TRACT 37, 2163.99 FEET TO A BLM MONUMENT STAMPED "WP4"; THENCE SOUTH 0°21'43" EAST CONTINUING ALONG THE WEST LINE OF SAID TRACT 37, 2966.07 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE WEST LINE OF SAID TRACT 37 THE FOLLOWING COURSES;

THENCE SOUTH 00°21'43" EAST, 323.04 FEET TO A BLM MONUMENT STAMPED " WP3"; THENCE SOUTH 00°21'53" EAST, 3410.37 FEET TO A BLM MONUMENT STAMPED " WP2"; THENCE SOUTH 00°21'50 EAST, 377.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 89°34'39" EAST ALONG THE SOUTH LINE OF SAID PARCEL "B", 1555.00 FEET TO ANGLE POINT 20 OF SAID TRACT 37 AND THE EAST LINE OF SAID TRACT; THENCE NORTH 00°15'59" WEST ALONG THE EAST LINE OF SAID TRACT 37, 4101.78 FEET TO ANGLE POINT 19 OF SAID TRACT 37; THENCE SOUTH 89°55'49" WEST, 1562.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 146.93 ACRES, MORE OR LESS.

6.

Parcel No. 123083013612001 (Shown as site No. 6 on Transfer Map)

LOT 1, SHORT PLAT NO. 3612, ACCORDING TO THE SURVEY THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2019-019279, RECORDS OF BENTON COUNTY, WASHINGTON.

7.

Parcel No. 123083BP5390001 (Shown as site No. 7 on Transfer Map)

PARCEL A, BINDING SITE PLAN 5390, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2020-035708, BENTON COUNTY, WASHINGTON.

8.

Parcel No. 123083BP5390002 (Shown as site No. 8 on Transfer Map)

PARCEL B, BINDING SITE PLAN 5390, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2020-035708, BENTON COUNTY, WASHINGTON.

9.

Parcel No. 123083BP5390003 (Shown as site No. 9 on Transfer Map)

PARCEL C, BINDING SITE PLAN 5390, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2020-035708, BENTON COUNTY, WASHINGTON.

10.

Parcel No. 123083BP5306006 (Shown as site No. 10 on Transfer Map)

LOT 6, BINDING SITE PLAN NO. 5306, ACCORDING TO THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008557, RECORDS OF BENTON COUNTY, WASHINGTON.

11.

Parcel No. 123083BP5306006 (Shown as site No. 11 on Transfer Map)

LOT 8, BINDING SITE PLAN NO. 5306, ACCORDING TO THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008557, RECORDS OF BENTON COUNTY, WASHINGTON.

12.

Parcel No. 123083BP5306006 (Shown as site No. 12 on Transfer Map)

LOT 10, BINDING SITE PLAN NO. 5306, ACCORDING TO THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008557, RECORDS OF BENTON COUNTY, WASHINGTON.

13.

Parcel No. 126082BP5306012 (Shown as site No. 13 on Transfer Map)

LOT 12, BINDING SITE PLAN NO. 5306, ACCORDING TO THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008557, RECORDS OF BENTON COUNTY, WASHINGTON.

14.

Parcel No. 126082BP5306013 (Shown as site No. 14 on Transfer Map)

LOT 13, BINDING SITE PLAN NO. 5306, ACCORDING TO THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008557, RECORDS OF BENTON COUNTY, WASHINGTON.

16.

Parcel No. 123083BP5306003 (Shown as site No. 16 on Transfer Map)

LOT 3, BINDING SITE PLAN NO. 5306, ACCORDING TO THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008557, RECORDS OF BENTON COUNTY, WASHINGTON.

17.

Parcel No. 123083BP5306004 (Shown as site No. 17 on Transfer Map)

LOT 4, BINDING SITE PLAN NO. 5306, ACCORDING TO THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008557, RECORDS OF BENTON COUNTY, WASHINGTON

18.

Parcel No. 123083BP5306005 (Shown as site No. 18 on Transfer Map)

LOT 5, BINDING SITE PLAN NO. 5306, ACCORDING TO THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008557, RECORDS OF BENTON COUNTY, WASHINGTON

19.

Parcel No. 123083013658001 (Shown as site No. 19 on Transfer Map)

LOT 1, SHORT PLAT NO. 3658, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2020-022810, RECORDS OF BENTON COUNTY, WASHINGTON.

20.

Parcel No. 123083013658002 (Shown as site No. 20 on Transfer Map)

LOT 2, SHORT PLAT NO. 3658, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2020-022810, RECORDS OF BENTON COUNTY, WASHINGTON.

21.

Parcel No. 123083013658003 (Shown as site No. 21 on Transfer Map)

LOT 3, SHORT PLAT NO. 3658, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2020-022810, RECORDS OF BENTON COUNTY, WASHINGTON.

22.

Parcel No. 123083013658004 (Shown as site No. 22 on Transfer Map)

LOT 4, SHORT PLAT NO. 3658, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2020-022810, RECORDS OF BENTON COUNTY, WASHINGTON.

23.

Parcel No. 123083013389001 (Shown as site No. 23 on Transfer Map)

LOT 1, SHORT PLAT NO. 3389, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2013-000840, RECORDS OF BENTON COUNTY, WASHINGTON.

24.

Parcel No. 126082013768002 (Shown as site No. 24 on Transfer Map)

THAT PORTION OF LOT 2 OF SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3768, RECORDED UNDER AUDITOR'S FILE NUMBER 2023-001735, RECORDS OF BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AS THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01°03'07" WEST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 430.16 FEET; THENCE NORTH 88°47'33" EAST TO A POINT ON THE SOUTH LINE OF LOT 1 OF SAID SHORT PLAT 3768 FOR A DISTANCE OF 77.86 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°45'04" WEST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 55.08 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 1 NORTH 00°48'04" WEST 182.49 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°12'37" EAST ALONG THE NORTH LINE THEREOF 72.93 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°28'37", HAVING A RADIUS OF 225.00 FEET AND AN ARC DISTANCE OF 72.56 FEET

TO A REVERSE CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°54'38", HAVING A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 38.36 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 THE FOLLOWING COURSES;

THENCE SOUTH 21°21'22" EAST ALONG THE EAST LINE OF SAID LOT 2 FOR A DISTANCE OF 37.03 FEET TO A POINT OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°41'28", HAVING A RADIUS OF 375.00 FEET AND AN ARC DISTANCE OF 135.42 FEET; THENCE SOUTH 00°39'54" EAST 11.95 FEET; THENCE LAVING SAID EASTERLY LINE SOUTH 89°12'37" WEST 212.41 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 0.85 ACRES, MORE OR LESS

25.

Parcel No. 123083BP5306014 (Shown as site No. 25 on Transfer Map)

TRACT A, BINDING SITE PLAN NO. 5306, ACCORDING TO THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008557, RECORDS OF BENTON COUNTY, WASHINGTON.

26.

Intentionally Deleted (park parcel removed from transfer)

27.

Parcel No. 134082000008000 (Shown as site No. 27 on Transfer Map)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 10 NORTH RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON;

LESS THE PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 10 NORTH RANGE 28 DEFINED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION: THENCE NORTH 00 DEGREES 32'26" EAST 415.94 FEET ALONG THE EAST LINE THEREOF: THENCE SOUTH 89 DEGREES 38'09" WEST 780 FEET: THENCE SOUTH 06 DEGREES 51'35" WEST 419.21 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION: THENCE NORTH 89 DEGREES 38'09" EAST 825.94 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. EXCEPT RIGHT OF WAY FOR SAINT ROAD ALONG THE SOUTH LINE THEREOF, AND EXCEPT RIGHT OF WAY FOR HURLEY ROAD ALONG THE EAST LINE THEREOF: LESS THE PORTION OF SECTION 34 LYING WITHIN THE FOLLOWING DESCRIPTION: BEGINNING AT THE NORTHEAST CORNER OF SECTION 33: THENCE SOUTH 00 DEGREES 27'34" WEST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1,320.59 FEET TO THE EAST SIXTEENTH CORNER OF THE NORTHEAST QUARTER AND THE TRUE POINT OF BEGINNING: THENCE SOUTH 89 DEGREES 22'58" WEST A DISTANCE OF 1,321.19 FEET TO THE CENTER SIXTEENTH CORNER OF THE NORTHEAST QUARTER: THENCE SOUTH 26 DEGREES 49'25" WEST A DISTANCE OF 1,487.42 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER: THENCE SOUTH 00 DEGREES 27'36" WEST A DISTANCE OF 53.15 FEET: THENCE NORTH 85 DEGREES 26'34" WEST A DISTANCE OF 969.05 FEET: THENCE NORTH 04 DEGREES 33'26" EAST A DISTANCE OF 240.00 FEET: THENCE NORTH 85 DEGREES 26'34" WEST A DISTANCE OF 40.00 FEET: THENCE SOUTH 04 DEGREES 33'26" WEST A DISTANCE OF 240.00 FEET: THENCE NORTH 85 DEGREES 26'34" WEST A DISTANCE OF 180.00 FEET: THENCE SOUTH 04

DEGREES 33'26' WEST A DISTANCE OF 400.00 FEET: THENCE SOUTH 85 DEGREES 26'34' EAST A DISTANCE OF 1,217.70 FEET: THENCE SOUTH 00 DEGREES 27'36' WEST A DISTANCE OF 207.29 FEET: THENCE SOUTH 89 DEGREES 25'11' WEST A DISTANCE OF 3,290.95 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 33: THENCE NORTH 00 DEGREES 16'02' EAST ALONG THE WEST LINE OF SECTION, A DISTANCE OF 659.79 FEET TO THE WEST QUARTER CORNER: THENCE CONTINUING NORTH 00 DEGREES 16'02' EAST ALONG SAID WEST LINE A DISTANCE OF 329.90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER: THENCE NORTH 89 DEGREES 23'17' EAST ALONG THE NORTH LINE A DISTANCE OF 987.60 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER: THENCE NORTH 00 DEGREES 20'33' EAST ALONG SAID WEST LINE A DISTANCE OF 2,309.68 FEET TO A POINT ON THE SOUTH LINE OF SECTION 28:

THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 28 TO A POINT OF INTERSECTION WITH THE WESTLINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28: THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28: THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 28: THENCE NORTH ALONG SAID NORTH-SOUTH CENTER SECTION LINE TO A POINT OF INTERSECTION WITH THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 28: THENCE EAST ALONG SAID EAST-WEST CENTER SECTION LINE TO A POINT OF INTERSECTION WITH A LINE BEARING SOUTH 54 DEGREES 54'14' EAST AND LYING PARALLEL WITH AND 397.08 FEET SOUTHWESTERLY OF THE CENTER LINE OF SR 240: THENCE SOUTHEASTERLY ALONG SAID LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 34: THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 34 TO A POINT LYING 540.03 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 34: THENCE SOUTH 00 DEGREES 31'24' WEST A DISTANCE OF 904.68 FEET: THENCE SOUTH 06 DEGREES 48' 52' WEST A DISTANCE OF 419.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34: THENCE SOUTH 89 DEGREES 38'07' WEST ALONG SAID SOUTH LINE A DISTANCE OF 492.62 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT SNYDER ROAD AND SAINT ROAD.

RESOLUTION NO. 2024-111

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING A PROPERTY EXCHANGE AGREEMENT BY AND BETWEEN THE CITY OF RICHLAND AND THE PORT OF BENTON.

WHEREAS, on December 19, 2023, Richland City Council adopted Resolution No. 2023-193, authorizing a memorandum of understanding with the Port of Benton expressing interest in exchanging certain economic development properties with the Port of Benton; and

WHEREAS, on December 13, 2023, the Port of Benton Commission authorized execution of a memorandum of understanding with the City of Richland expressing interest in exchanging certain economic development properties with the City of Richland; and

WHEREAS, a property exchange will align properties suited to the strengths of each jurisdiction, advancing the implementation of the Northwest Advanced Clean Energy Park, development of an inland seaport, and providing an opportunity for the City to reimagine the Port of Benton's Richland Innovation Park as a multi-family housing and mixed-commercial, light-industrial neighborhood adjacent to Washington State University and Pacific Northwest National Laboratory; and

WHEREAS, the value of Port of Benton property to be transferred to the City is estimated to be \$18,086,398, and the City of Richland property to be transferred to the Port of Benton is valued at \$17,749,986 based on current published prices and assessed valuation; and

WHEREAS, the value difference of \$336,412 received in favor of the City of Richland represents the Port of Benton's final contribution for a phase one sewer extension project benefitting the Northwest Advanced Clean Energy Park (NACEP), in addition to \$689,000 yet to be paid in one installment of \$400,000 following execution of a CERB loan agreement, and an additional \$289,000 (totaling \$689,000) following the closing of a Port of Benton purchase and sale agreement with Atlas Agro; and

WHEREAS, the Port of Benton passed Resolution No. 24-22 on June 3, 2024, authorizing a land transfer/exchange agreement with the City of Richland as described herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Property Exchange Agreement and all other related documents necessary to complete an exchange of properties with the Port of Benton as identified herein.

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

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of August, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Memorandum of Understanding
Between
THE CITY OF RICHLAND AND THE PORT OF BENTON
Re: Real Estate Land Transfer

THIS Memorandum of Understanding is entered into this 5th day of January, 2024 (the "Effective Date"), by and between the City of Richland, a Washington municipal corporation, (hereafter "Richland" or "City"), and the **Port of Benton**, a political subdivision of the state of Washington (hereafter "the Port"). Richland and the Port are also herein referred to individually as a "Party" and collectively as "the Parties."

This MOU represents good faith voluntary commitments that are being made by the Parties in the spirit of cooperation. The Parties are motivated by their belief that these commitments will mutually benefit the residents and landowners of the Port and the City of Richland.

I. RECITALS

WHEREAS, the Port owns industrial real property that has been declared surplus to agency needs and located in the Northwest Advanced Clean Energy Park, Richland Business Park, and the Richland Innovation Center; and

WHEREAS, the City owns industrial real property located in the Horn Rapids Industrial Park; and

WHEREAS, the Port has expertise and is uniquely qualified to encourage and effectuate economic development activity involving intermodal transloading to create an inland seaport; and

WHEREAS, the City and Port desire to see the full development of the Northwest Advanced Clean Energy Park to support regional electricity baseload generation requirements and advanced manufacturing for the region; and

WHEREAS, the City and the Port seek to continue to coordinate the industrial development within Horn Rapids Industrial Park for economic development, retention, expansion and recruitment bringing private investment and job creation to the region; and

WHEREAS, the City and Port intend to exchange and convey to each a portion of the properties described above, subject to terms and conditions determined at a later date; and

WHEREAS the exact properties and portions thereof are as yet undecided due in part to the final siting of the Port's real property transaction with Pacific Green Fertilizer Corp (Atlas Agro), who may be in need of additional acreage; and

WHEREAS, the Parties, through execution of this non-binding MOU, have determined that an exchange of certain real property between the jurisdictions will provide each jurisdiction with land more suited to the needs of the accepting jurisdiction; and

WHEREAS, each Party will hold the requisite public hearing(s) as required by their respective jurisdiction's surplus and sale process prior to finalizing a transfer; and

WHEREAS, each Party's legislative authority approves the concept of the intended land transfer, and anticipates additional future legislative action to execute said transfer.

NOW, THEREFORE, in consideration of the foregoing recitals, the Parties declare their respective objectives as follows:

II. Terms of Understanding

1. The Parties hereby commit to engage in open communication regarding long-range planning efforts by the Port in the City to align with each agency's established strategic planning objectives.
2. The City and the Port will continue to negotiate in good faith towards the transfer of property, on a net-neutral basis, to align properties with agency strengths.

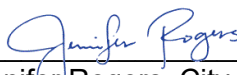
IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Understanding as of the date first written above.

CITY OF RICHLAND



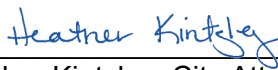
Jon Amundson, City Manager

Attest:



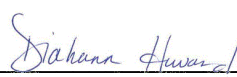
Jennifer Rogers, City Clerk

Approved as to form:



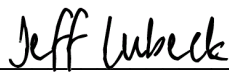
Heather Kintzley, City Attorney

PORT OF BENTON



Diahann Howard, Executive Director

Attest:



Jeff Lubeck, Finance Director

Approved as to form:



David Billetdeaux, Port General Counsel

RESOLUTION NO. 2023-193

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH
THE PORT OF BENTON REGARDING A FUTURE REAL ESTATE
LAND TRANSFER.**

WHEREAS, the Port of Benton (the “Port”) owns industrial real property that has been declared surplus to agency needs and is located in the Northwest Advanced Clean Energy Park, Richland Business Park, and the Richland Innovation Center; and

WHEREAS, the City of Richland (the “City”) owns industrial real property located in the Horn Rapids Industrial Park; and

WHEREAS, the Port has expertise and is uniquely qualified to encourage and effectuate economic development activity involving intermodal transloading to create an inland seaport; and

WHEREAS, the City and Port desire to see the full development of the Northwest Advanced Clean Energy Park to support regional electricity baseload generation requirements and advanced manufacturing for the region; and

WHEREAS, the City and Port seek to continue to coordinate industrial development within the Horn Rapids Industrial Park for economic development, retention, expansion and recruitment, and bringing private investment and job creation to the region; and

WHEREAS, the City and Port intend to exchange and convey to each a portion of their respective properties, subject to terms and conditions to be determined at a later date; and

WHEREAS, the exact properties and portions thereof are as yet undecided due in part to the final siting of the Port’s real property transaction with Pacific Green Fertilizer Corp (Atlas Agro), which may require additional acreage; and

WHEREAS, the City and Port agree that an exchange of certain real property between the jurisdictions will provide each jurisdiction with land more suited to the needs of the accepting jurisdiction; and

WHEREAS, each Party will hold the requisite public hearings as required by their respective jurisdiction’s surplus and sale process prior to finalizing a transfer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Memorandum of Understanding with the Port of Benton for a future real estate land transfer.

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

RESOLUTION NO. 24-22
A RESOLUTION OF THE PORT OF BENTON
AUTHORIZING A LAND TRANSFER / EXCHANGE WITH
CITY OF RICHLAND

WHEREAS, the Port considers economic opportunities to align business development growth, generate revenue and encourage operational consistencies for future success; and

WHEREAS, the Port owns industrial real property that has been declared surplus to agency needs and located in the Northwest Advanced Clean Energy Park, Richland Business Park, and Richland Innovation Center; and

WHEREAS, the City owns industrial real property located in the Horn Rapids Industrial Park; and

WHEREAS, the Port of Benton (Port) and City of Richland (City) entered into a Memorandum of Understanding dated January 5, 2024 (Contract 03-24) regarding a future real estate land transfer, as authorized by Richland City Council and further approved by the Port of Benton Board of Commissioners on December 19, 2023; and

WHEREAS, the Port and City seek to continue to coordinate the industrial development within Horn Rapids Industrial Park for economic development, retention, expansion and recruitment bringing private investment and job creation to the region; and

WHEREAS, the City and Port desire to see the full development of the Northwest Advanced Clean Energy Park to support regional electricity baseload generation requirements and advanced manufacturing, value added agricultural and intermodal transportation for the region; and

WHEREAS, funding for this unilateral exchange between the Port and City, in exchange for the Parties portion of their respective properties shall be by a "no cash settlement" consideration by mutual exchange, outside typical associated closing costs, including taxes and expense; and

WHEREAS, Port staff and the Port attorney have reviewed the proposed Land Exchange Agreement and find it is in proper form and is in the Port's best interest; and

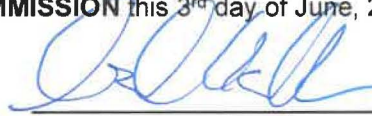
WHEREAS, the Port of Benton Commission held a Special Commission Meeting on June 3, 2024 to take comment upon the advisability of amending the Comprehensive Scheme of Harbor Improvements to add/remove real property as described on Attachment 1; and

NOW THEREFORE, the Port Commission having considered the public comments, staff recommendations and the interest of the constituents of the Port of Benton, the Port Commission finds:

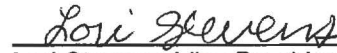
1. The Port of Benton Commission has determined that the real property land exchange supports the Port's strategic vision and strategic plan needs and the proposed transaction is consistent with previous Port policies, including the Comprehensive Scheme of Harbor Improvement; and
2. Port staff properly advertised and published public notice to the public to consider advisability of sale pursuant to RCW 53.25; and
3. The Board of Commissioners of the Port hereby authorize the exchange of property and further amend the Port's Comprehensive Scheme of Development.

IT IS HEREBY RESOLVED that the Port of Benton Commission hereby authorizes the Executive Director to execute all necessary documentation associated with the exchange of real property and all other action necessary to facilitate the closing of this sale.

ADOPTED BY THE PORT OF BENTON COMMISSION this 3rd day of June, 2024.



Scott D. Keller, President



Lori Stevens, Vice President



Roy D. Keck, Secretary

ATTACHMENT 1

To RESOLUTION NO. 24-22

PARCEL ID / PORT OF BENTON

Property Description

CITY OF RICHLAND LAND TO BE ACQUIRED				
Property ID	Parcel No.	Address	Size (AC)	Size (SF)
1	128081000002023	UNKNOWN	243.5	10,605,989
27	134082000008000	UNKNOWN	16.8	730,501
			260.3	11,336,490
PORT OF BENTON PROPERTY TO BE SURPLUSED				
Property ID	Parcel No.	Address	Size (AC)	Size (SF)
2	127081013570001	1992 Snyder St	11.0	479,160
3	127081013570002	1980 Snyder St	3.2	139,828
4	110081000001004	unknown	60.0	2,613,600
5	103084000001000	unknown	147.0	6,403,320
6	123083013612001	Curie Street	0.9	37,026
7	123083BP5390001	725 University Dr	2.1	90,605
8	123083BP5390002	2765 Einstein Ave	1.2	52,708
9	123083BP5390003	800 Curie St	1.6	70,567
10	123083BP5306006	unknown	5.5	238,709
11	126082BP5306008	2655 Einstein Ave	1.8	80,150
12	126082BP5306010	2620 Fermi Dr	5.3	231,739
13	126082BP5306012	2610 Salk Ave	3.8	167,270
14	123083BP5306013	2700 Salk Ave	7.5	327,571
15	123083BP5306002	650 Dalton St	1.8	77,972
16	123083BP5306003	2770 Einstein Ave	1.1	46,609
17	123083BP5306004	2765 Salk Ave	0.8	36,155
18	123083BP5306005	unknown	2.0	85,378
19	123083013658001	667 University Dr	0.5	23,087
20	123083013658002	2780 Salk Ave	0.7	30,056
21	123083013658003	2770 Salk Ave	1.3	55,321
22	123083013658004	2750 Salk Ave	2.4	105,415
23	123083013389001	651 University Dr	2.2	95,832
24	126082013768002	2650 Salk Ave	1.1	48,787
25	UNKNOWN	Tract A (RIC Roads)	10.1	439,520
26	126082BP5306011	Tract A (RIC Roads)	5.0	218,236
			280	12,194,622

Containing 518.42 acres, more or less

Together and subject to easements, reservation, covenants and restrictions of record.

Port of Benton and City of Richland Valuations

ID	Address	\$/sf	Size (ac)	Size (sf)	Lease Value (\$)	Structure Value (\$)	Value credit COR (\$)	Value credit POB (\$)
1	NW corner of Polar Wy & Logan St	1.50	243.48	10,605,989	380,000.00			16,288,983.50
2	1992 Snyder St	2.00	13.23	576,299			1,152,598.00	
3	1980 Snyder St	2.75	3.21	139,828			384,527.00	
4	NACEP	1.60	60.00	2,613,600			4,181,760.00	
5	NACEP	0.50	147.00	6,403,320			3,201,660.00	
6	Curie St btwn Stevens Dr & Fermi Dr	2.75	0.85	37,026			101,821.50	
7	725 University Dr	2.75	2.08	90,740			249,535.00	
8	2765 Einstein Ave	2.75	1.21	52,891			145,450.25	
9	800 Curie St	2.75	1.62	70,358			193,484.50	
10	SW corner of Curie St & Einstein Ave	2.75	5.48	238,709			656,449.75	
11	2655 Enstein Ave	2.75	1.84	80,150			220,412.50	
12	2620 Fermi Dr	2.75	5.32	95,832	555,660.00		819,198.00	
13	2610 Salk Ave	2.75	3.84	167,270	12,960.00		472,952.50	
14	2700 Salk Ave	2.75	7.52	327,571	39,887.00		940,707.25	
15	650 Dalton St	2.75	1.79	77,972			214,423.00	
16	2770 Einstein Ave	2.75	1.07	46,609	657,222.00		785,396.75	
17	2765 Salk Ave	2.75	0.83	36,155	198,655.00		298,081.25	
18	N of Curie St btwn Salk & Einstein Aves	2.75	1.96	85,378			420,099.50	
19	667 University Dr	2.75	0.53	23,087			578,709.25	
20	2780 Salk Ave	2.75	0.69	30,056		185,310.00	438,924.00	
21	2770 Salk Ave	2.75	1.27	55,321	290,482.00	515,220.00	442,614.75	
22	2750 Salk Ave	2.75	2.42	105,415		356,270.00	289,891.25	
23	651 University Dr	2.75	2.20	95,832			263,538.00	
24	2650 Salk Ave	2.75	1.12	48,787			134,164.25	
25	RIC Roads	0.00	n/a				0.00	
26	Infrastructure Grant (INSERT SOURCE)	n/a	n/a	n/a			1,500,000.00	
27	2425 Snyder St	2.00	16.77	730,501				1,461,002.00
TOTAL							18,086,398.25	17,749,985.50