



Agenda
City Council Regular Meeting
Tuesday, December 17, 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:

1. Introduction of Basic Law Enforcement Academy Class No. 899 Graduates: Camryn Andersen, Ian Bergevin, Tayler Jackson, Michael Minarik, and Travis Schouviller
 - Marty Pilcher, 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.

2. Proposed Amendment to Chapters 23.22 and 23.26 of the Richland Municipal Code to Establish the Horn Rapids Employment Center and Prohibit Mini-Warehouses Therein, Ordinance No. 2024-48
3. Proposed Surplus and Authorizing Relinquishment of an Easement Lying within 341 Gleneagles Court, Resolution No. 2024-163

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:

4. Approval of the December 3, 2024 City Council Regular Meeting Minutes and the December 9, 2024 City Council Special Workshop Meeting Minutes
 - Jennifer Rogers, City Clerk

Ordinances - First Reading:

5. Ordinance No. 2024-39, Establishing and Dedicating the Right-of-Way for a Segment of Gateway Avenue
 - Carlo D'Alessandro, Public Works Director
6. Ordinance No. 2024-40, Establishing and Dedicating the Right-of-Way for a Segment of Hanford Street
 - Carlo D'Alessandro, Public Works Director

7. Ordinance No. 2024-45, Approving the 2028 Council Compensation Plan
 - Lacey Paulsen, Human Resources Director

Ordinances - Second Reading & Passage:

8. Ordinance No. 2024-41, Adopting the 2024 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan
 - Mike Stevens, Planning Manager
9. Ordinance No. 2024-42, Amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan
 - Mike Stevens, Planning Manager
10. Ordinance No. 2024-43, Vacating a Portion of Robertson Drive Right-of-Way
 - Carlo D'Alessandro, Public Works Director
11. Ordinance No. 2024-44, Amending the 2024 Budget in the General Fund, Streets Maintenance Fund, Special Lodging Assessment Fund, Equipment Replacement Fund, Medical Services Fund, Parks Project Construction Fund and Community Development Block Grant Fund
 - Brandon Allen, Finance Director

Resolutions - Adoption:

12. Resolution No. 2024-165, Authorizing a Consultant Agreement with J-U-B Engineers, Inc. for the Extension of Battelle Boulevard and Utilities Project
 - Amanda Wallner, Economic Development Manager
13. Resolution No. 2024-166, Awarding 2025 Business License Reserve Fund Grants
 - Amanda Wallner, Economic Development Manager
14. Resolution No. 2024-167, Increasing the Change Order Threshold for Contract No. 223-23 with Virginia Transformer Corporation for the Purchase of Two Power Transformers
 - Clint Whitney, Energy Services Director
15. Resolution No. 2024-168, Authorizing a Reimbursable Agreement with the Bonneville Power Administration for Expansion of the Stevens Drive and Thayer Drive Substations
 - Clint Whitney, Energy Services Director
16. Resolution No. 2024-169, Authorizing a Letter Amendment to the Port of Benton Land Exchange Agreement Authorizing Phase I Closing and Extending the Phase II Feasibility Study Period
 - Joe Schiessl, Deputy City Manager
17. Resolution No. 2024-170, Authorizing a Reimbursement Agreement with BNSF Railway Company in support of the Steptoe Street and Tapteal Drive Intersection Improvements Project
 - Carlo D'Alessandro, Public Works Director
18. Resolution No. 2024-171, Authorizing an Application for an Assistance to Firefighters Grant (AFG) from the Federal Emergency Management Agency (FEMA)
 - Tom Huntington, Fire Chief
19. Resolution No. 2024-172, Authorizing a Finance Agreement with Motorola Solutions, Inc. for Expansion of the 800MHz Land Mobile Radio System on behalf of Benton County Emergency Services
 - Tom Huntington, Fire Chief

20. Resolution No. 2024-173, Authorizing a Grant Application to the Washington State Department of Ecology for Aquatic Invasive Plant Funding
- Christopher Waite, Parks & Public Facilities Director

Expenditures - Approval:

21. Expenditures from November 1, 2024 to November 30, 2024 for \$38,804,505.09 including Travel Checks Nos. 20671-20677, Accounts Payable Check Nos. 328862-329728, Accounts Payable Wire Nos. 10322-10365, Payroll Wires & ACH Nos. 14358-14414, Payroll Direct Deposit & Check Nos. 231258-232417, and Pension Check Nos. 6880-6900
- Brandon Allen, Finance Director

Items of Business:

22. Ordinance No. 2024-46, Amending Chapters 23.22 and 23.26 of the Richland Municipal Code to Establish the Horn Rapids Employment Center and Prohibit Mini-Warehouses Therein
- Mike Stevens, Planning Manager
23. Resolution No. 2024-163, Declaring Surplus and Authorizing Relinquishment of an Easement Lying within 341 Gleneagles Court
- Carlo D'Alessandro, Public Works Director
24. Resolution No. 2024-174, Authorizing an Interlocal Agreement to Initiate a Reciprocal Borrowing Relationship with Area Libraries
- Christopher Waite, Parks & Public Facilities Director
25. Medical Utility Rate Setting for 2025 (Discussion Only)
- Tom Huntington, Fire Chief

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Executive Session:

26. Executive Session Per RCW 42.30.110(1)(c): Determine Minimum Offering Price For Sale or Lease if Disclosure Would Decrease Price (45 minutes)
- Joe Schiessl, Deputy City Manager

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 REGULAR MEETING

Tuesday, December 3, 2024

Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Regular 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	Absent
Councilmember Lukson	Present
Councilmember Maier	Present
Councilmember VanDyke	Present
Councilmember Whitten	Present

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO EXCUSE COUNCILMEMBER JONES. MOTION CARRIED 6-0.

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

Pledge of Allegiance

Councilmember Lukson led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 6-0.

Presentations

1. New Hires and Retirements

A video featuring the new hires and retirements for the month of November was played for the audience.

The City welcomed the following new employees in November:

- Nylah Holt - Community Resources Navigator (RFD)
- Esther Lee - Customer Service Representative
- Jenna Warren - Parks & Recreation Aide
- Marty Pilcher - Chief of Police
- Camryn Dezember - Police Officer
- Jeffrey Luce, Jr. - Police Officer
- Breckan McDaid - Police Officer
- Corey Fox - IT Applications Supervisor
- Jose Pimentel - IT Customer Services Technician II

The following employee retired during the month of November:

- Paul Gifford - IT Customer Service Technician II, retired after twenty-one (21) years of service with the City.

Public Hearing

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

2. Proposed Adoption of the 2024 Comprehensive Plan Update Amendments, Ordinance No. 2024-41

Mayor Richardson opened and closed the public hearing at 6:06 p.m. No testimony was offered.

3. Proposed Amendment to Richland Municipal Code Title 23: Zoning Regulations and the Official Zoning Map of the City of Richland, Ordinance No. 2024-42

Mayor Richardson opened and closed the public hearing at 6:07 p.m. No testimony was offered.

4. Proposed Vacation of a Portion of Robertson Drive, Ordinance No. 2024-43

Mayor Richardson opened and closed the public hearing at 6:08 p.m. No testimony was offered.

5. Proposed Amendment to the 2024 Budget in the General Fund, Special Lodging Assessment Fund, Equipment Replacement Fund, Medical Services Fund, Parks Project Construction Fund and Community Development Block Grant Fund, Ordinance No. 2024-44

Mayor Richardson opened and closed the public hearing at 6:08 p.m. No testimony was offered.

6. Proposed Amendment to Exhibit A of the Compensation Plan for Unaffiliated Employees - 2024 and Continuing, Resolution No. 2024-162

Mayor Richardson opened and closed the public hearing at 6:09 p.m. No testimony was offered.

Public Comments

None.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

7. Approval of the November 19, 2024 City Council Regular Meeting Minutes

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

None.

Resolutions - Adoption

8. Resolution No. 2024-158, Approving 2025 Lodging Tax Grant Funding Awards
9. Resolution No. 2024-159, Authorizing a Consultant Services Agreement with Systems Design West, LLC for Ambulance Billing Services
10. Resolution No. 2024-160, Authorizing Application and Acceptance of Professional Development Grants from the Washington State Library
11. Resolution No. 2024-161, Ratifying Acceptance of 2019 - 2024 Grant Agreements

Items - Approval

None.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED.

THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0

Items of Business

12. Ordinance No. 2024-38, Amending Richland Municipal Code Section 23.22.040 to Establish the Columbia Point North District within the Waterfront District and Increasing Building Height Limits Therein (Second Reading)

Planning Manager Stevens explained that Ordinance No. 2024-38 is presented under Items of Business to allow for additional Council discussion since a unanimous vote did not occur when the matter was presented for first reading on December 3, 2024. Planning Manager Stevens offered to answer questions.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO ADOPT ORDINANCE NO. 2024-38, AMENDING RICHLAND MUNICIPAL CODE SECTION 23.22.040 TO ESTABLISH THE COLUMBIA NORTH POINT DISTRICT WITHIN THE WATERFRONT DISTRICT AND INCREASING BUILDING HEIGHT LIMITS THEREIN FOR SECOND READING AND PASSAGE. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS LUKSON, VANDYKE AND WHITTEN. THOSE OPPOSED: MAYOR PRO TEM KENT AND COUNCILMEMBER MAIER. MOTION CARRIED 4-2.

13. Ordinance No. 2024-41, Adopting the 2024 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan (First Reading)

Planning Manager Stevens provided an overview of the two (2) Comprehensive Plan amendment applications received in 2024.

- Darral Moore, J-U-B Engineers, Inc. on behalf of Tom Fisher, HP Pasco, LLC submitted an application proposing to change the Comprehensive Plan land use designations for approximately 2.13 acres of land from High-Density Residential to Commercial, and to rezone the site from C-LB (Commercial Limited Business) to WF (Waterfront).
- Richland Properties, LLC submitted an application to change the Comprehensive Plan land use designations on approximately 12.62 acres of property by relocating/swapping the locations of the existing Commercial and Low-Density Residential comprehensive plan designations.

Additional information is available in the PowerPoint presentation referenced during Planning Manager Stevens' presentation to City Council.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2024-41, ADOPTING THE 2024

COMPREHENSIVE PLAN AMENDMENTS INTO THE EXISTING 2017 COMPREHENSIVE PLAN, FOR FIRST READING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

14. Ordinance No. 2024-42, Amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan (First Reading)

Planning Manager Stevens stated that in coordination with the 2024 Comprehensive Plan updates, the City is obligated to implement changes to its development regulations as part of the annual update process. Ordinance No. 2024-42 considers two (2) applications to amend the City's Official Zoning Map to implement the 2024 updates to the Comprehensive Plan Land Use Map.

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2024-42, AMENDING RICHLAND MUNICIPAL CODE TITLE 23: ZONING REGULATIONS AND THE CITY'S OFFICIAL ZONING MAP TO CONFORM TO THE UPDATED 2017 COMPREHENSIVE PLAN, FOR FIRST READING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

15. Ordinance No. 2024-43, Vacating a Portion of Robertson Drive Right-of-Way (First Reading)

Public Works Director D'Alessandro explained that the section of Robertson Drive in the Horn Rapids Industrial Park is a minimally used public right-of-way located near Logan Street off of SR-240 and Kingsgate Road. The section functions as a parking area for a nearby RV park and is not planned to be connected to the eastern segment of Robertson Drive due to significant grade differences and the lack of necessity within the City's road network.

The right-of-way is no longer needed for municipal purposes, and the City's best interests are served by vacating the right-of-way. Concurrent with vacation of the unneeded right-of-way, staff will record public utility and emergency vehicle easements to protect existing utilities and emergency access to an adjacent privately owned parcel.

Following the presentation, Council engaged in a question-and-answer session with staff.

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2024-43, VACATING A PORTION OF ROBERTSON DRIVE RIGHT-OF-WAY, FOR FIRST READING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION

CARRIED 6-0.

16. Ordinance No. 2024-44, Amending the 2024 Budget in the General Fund, Streets Maintenance Fund, Special Lodging Assessment Fund, Equipment Replacement Fund, Medical Services Fund, Parks Project Construction Fund and Community Development Block Grant Fund (First Reading)

Finance Director Allen provided an overview of the proposed budget amendments. The recommended budget adjustment totals \$1,733,566 in appropriations to the 2024 Budget. Of this amount, \$360,847 comes from new revenue sources, while the remaining \$1,372,719 is drawn from unappropriated fund balances.

Following the presentation, Council engaged in a question-and-answer session with staff.

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2024-44, AMENDING THE 2024 BUDGET IN THE GENERAL FUND, STREETS MAINTENANCE FUND, SPECIAL LODGING ASSESSMENT FUND, EQUIPMENT REPLACEMENT FUND, MEDICAL SERVICES FUND, PARKS PROJECT CONSTRUCTION FUND, AND COMMUNITY DEVELOPMENT BLOCK GRANT FUND, FOR FIRST READING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

17. Resolution No. 2024-162, Amending Exhibit A of the Compensation Plan for Unaffiliated Employees - 2024 and Continuing

Human Resources Director Paulsen provided an overview of the City's compensation schedule for unaffiliated employees. Amending Exhibit A of the Compensation Plan would update positions based on internal restructuring, elimination of obsolete titles, incorporate new positions created since the last comprehensive update was performed, and establish a new market competitive pay structure. Exhibit A includes a market adjustment of 2.0%, which aligns with the City's analysis of internal and external comparators, as well as other economic factors.

In 2024, a Fair Labor Standards Act (FLSA) Audit was conducted by a consultant to review eighty (80) exempt positions to ensure compliance with the duties test for exempt status. All positions passed the duties test, but Washington State increased the salary basis threshold for 2025, which will cause four (4) positions to be reclassified to non-exempt status in 2025.

In conclusion, Human Resources Director Paulsen announced that a Classification and Compensation Study for all unaffiliated positions is planned for 2025, with potential recommendations expected for Council consideration this time next year.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO ADOPT RESOLUTION NO. 2024-162, AMENDING EXHIBIT A OF THE COMPENSATION PLAN FOR UNAFFILIATED EMPLOYEES – 2024 AND CONTINUING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

18. Resolution No. 2024-164, Authorizing a Financing Agreement with the Cities of Pasco and Kennewick and the Counties of Benton and Franklin for Capital Financing on behalf of Benton County Emergency Services

With the aid of a PowerPoint presentation, Assistant City Manager Florence provided an overview of the Benton County Emergency Services' (BCES) project to replace failing public safety radio infrastructure across both Benton and Franklin Counties. Included in this project is both infrastructure and mobile subscriber radios that will allow public safety personnel to effectively communicate across the bi-county area.

On behalf of BCES, Richland contracted with Federal Engineering to conduct a study to provide the best recommendation for replacing the failing VHF system. After significant study and interaction with the first responder stakeholder groups, the recommendation is for regional fire personnel to transition to the 800MHz system.

Funding for this \$30 million 800MHz Radio Project will be a shared responsibility between the cities of Richland, Kennewick, Pasco, Benton County and Franklin County, with each contributing an equal one-fifth share.

At the conclusion of the presentation, Council engaged in a question-and-answer session with staff regarding topics such as total cost of project, product selection, the equipment's service life, compatibility of equipment, and estimated implementation timeline.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO ADOPT RESOLUTION NO. 2024-164, AUTHORIZING A FINANCING AGREEMENT WITH THE CITIES OF PASCO AND KENNEWICK AND THE COUNTIES OF BENTON AND FRANKLIN FOR CAPITAL FINANCING ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

Reports and Comments

City Manager

City Manager Amundson announced that the Richland Winter Wonderland event, presented by HAPO Credit Union, will have its opening weekend on Friday, December 6, 2024 at the John Dam Plaza with festivities beginning at 5:30 p.m. The event will run until January 1, 2025.

Additionally, City Manager Amundson reminded Council of the Special Workshop meeting scheduled for Monday, December 9, 2024 at 6:00 p.m. The agenda includes two (2) discussion items: Parking and North Richland Land Use. Councilmember Maier will lead discussions on both topics.

City Council

Councilmember Lukson stated that under the Consent Calendar, Council passed Resolution No. 2024-158, approving the 2025 the Lodging Tax Grant Funding Awards. Councilmember Lukson, a member of the Lodging Tax Advisory Committee, expressed satisfaction with the quality of applications received. He noted that some longstanding recipients requested less funding than previous years, which allowed newer organizations an opportunity to receive funds.

Next, Councilmember Lukson mentioned grant funds were approved for Columbia Playfield Park and the Little Badger Mountain Park parking lot improvements. However, funding requests for Hanford Legacy Park improvements were denied. He described it as an underutilized asset with untapped potential for sports and recreation tourism, and encouraged future discussion on the park, including the terms of the City's lease and potential investment decisions.

Councilmember Maier thanked staff for the progress being made on the emergency response public safety radio infrastructure. Next, he expressed anticipation for continuing the discussion on the proposed site for the Veterans Cemetery.

Lastly, Councilmember Maier reminded Council about the recent petition to amend the Richland City Charter, which is currently scheduled for the November 2025 General Election ballot. He encouraged Council to consider proactively placing the measure on the February 2025 Special Election ballot to support the citizen-led initiative.

Councilmember Whitten had no comments.

Councilmember VanDyke welcomed the three (3) new police officers to the City and thanked Chief Huntington for the efforts made in coordinating and bringing together various resources.

Mayor Pro Tem Kent announced that many non-profits are currently seeking volunteers and encouraged individuals with available time and energy to consider volunteering. Next, Mayor Pro Tem Kent highlighted the importance of supporting local entrepreneurs and encouraged everyone to shop local to support local businesses.

Mayor

Mayor Richardson expressed gratitude for the Council's efficiency in moving through the lengthy agenda, and acknowledged staff for providing sufficient information to support the decision-making process.

Next, Mayor Richardson emphasized the significance of Council participation in ribbon-cutting events, noting that businesses appreciate Council's presence and support. Mayor Richardson encouraged councilmembers to notify her of any upcoming ribbon-cuttings, particularly if they have personal connections to the businesses, so she can join in celebrating their success.

Adjournment

Mayor Richardson adjourned the meeting at 7:19 p.m.

APPROVED:

ATTEST:

Theresa Richardson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



MINUTES

RICHLAND CITY COUNCIL SPECIAL WORKSHOP MEETING

Monday, December 9, 2024

Richland City Hall ~ Council Chambers
625 Swift Boulevard

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

Mayor Richardson called the workshop 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 (via Zoom)
Councilmember Jones	Present
Councilmember Lukson	Absent
Councilmember Maier	Present
Councilmember VanDyke	Present
Councilmember Whitten	Present

Also present were City Manager Amundson, Deputy City Manager Schiessl, Assistant City Manager Florence, City Attorney Kintzley, Chief of Police Pilcher, Energy Services Director Whitney, Finance Director Allen, Parks & Public Facilities Director Waite, Public Works Director D'Alessandro, and City Clerk Rogers.

Agenda Items

1. Parking

Councilmember Maier commenced with a presentation on parking reform initiatives, specifically the proposal to abolish parking minimums city-wide, or at the very least, eradicate parking minimums in the Central Business District (CBD). The request stems from an analysis of the historical context and current implications of parking requirements.

Referencing a published graph on parking reform issues from [ParkingReform.org](https://parkingreform.org) and recommendations from a Benton-Franklin Council of Governments (BFCOG) Parking Study conducted in 2022, Councilmember Maier cited both sources as support for his request.

Councilmember Maier stated the BFCOG Parking Report produced recommendations divided into four (4) sections: Regulatory, Capital, Programs, and Marketing. His two (2) areas of focus were the amended parking minimums and reduced parking space size,

both listed under Regulatory.

Council offered comments and engaged in discussion throughout the presentation.

Councilmember VanDyke inquired about the allocation of funds for a subsequent parking study slated for 2025. City Manager Amundson confirmed that funds have been set aside in the 2025 Budget for a parking study. He clarified that while the study was not included as a specific strategic plan item for 2024, Council discussions earlier in the year led to budgeting for the study in 2025. He then emphasized the importance of avoiding redundancy with the BFCOG Parking Study and suggested that the future study should focus on providing actionable insights to help the City anticipate and plan for potential parking policy changes if Council decides to move forward with the proposed reforms.

Councilmember Maier reiterated his support for eliminating parking minimums, expressing a strong preference for removing them entirely. He called for immediate action in the CBD to facilitate infill development. He also recommended extending the removal of parking minimums to the Waterfront District, specifically Columbia Point North, adding that the recently approved 100-foot building height overlay would be ineffective if parking minimums remained in place. While supporting a broader city-wide study on parking minimums, Councilmember Maier stressed the urgency of addressing the CBD immediately.

Councilmember Maier suggested placing the item on a future Council agenda item for action. At City Manager Amundson's request, Planning Manager Stevens provided an overview of the process required to amend the parking code should Council choose to move forward with this item.

Mayor Richardson concluded the discussion by acknowledging consensus from Council to continue exploring the matter by initiating the process to amend the Richland Municipal Code (RMC) described by Planning Manager Stevens.

2. North Richland Land Use

Councilmember Maier presented concerns regarding the restrictions outlined in Chapter 23.22 of the Richland Municipal Code regarding the Commercial Zoning District and Chapter 23.28 of the Richland Municipal Code regarding the Business Zoning District.

He outlined the permitted uses, conditional uses, and prohibited activities within the Commercial Limited Business (C-LB) and Business Research Park (B-RP) zones and provided recommendations to transform the C-LB zone to resemble the CBD, and to remove the housing density caps within the C-LB and B-RP zones city-wide to encourage mixed-use development and support housing needs. He also suggested revisiting the zoning map to enhance consistency.

Deputy City Manager Schiessl shared that the City plans to reimagine the entire city as part of the Comprehensive Plan process. A consultant has been selected and Council will

have an opportunity to review the agreement in the near future. Work on the Comprehensive Plan should begin soon afterwards. Community engagement and stakeholder involvement will be integral, focusing on specific property owners and neighborhoods suitable for amendments. The Comprehensive Plan must be adopted by the summer of 2026, followed by an additional six (6) months for adopting development regulations.

Staff is aligning its efforts with the State's established schedule, incorporating the timelines into staff's scope of work. Should Council decide to expedite the process, staff can collaborate with the consultant to adjust the negotiated scope of work as needed.

Planning Manager Stevens recommended Council allow this item to progress through the Comprehensive Plan process to allow for public engagement.

There was consensus among Council to continue this discussion in future meetings.

Adjournment

Mayor Richardson adjourned the meeting at 7:33 p.m.

APPROVED:

Theresa Richardson, Mayor

ATTEST:

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Ordinances - First Reading

Strategic Priority I - High Performance Government

Subject:

Ordinance No. 2024-39, Establishing and Dedicating the Right-of-Way for a Segment of Gateway Avenue

Department/Office
Public Works

Ordinance/Resolution Number:
2024-39

Document Type:
Ordinance

Recommended Motion:

Give first reading to Ordinance No. 2024-39, establishing and dedicating the right-of-way for a segment of Gateway Avenue as provided therein.

Summary:

The City owns and manages a system of public street right-of-way for the benefit of the City's residents and visitors. The City may receive dedications of new public street right-of-way through land development activity or by ordinance.

Badger Communities, LLC received preliminary plat approval from the City of Richland for the Veneto Villagio subdivision near Ava Way and Dallas Road. Badger Mountain South Community Association, the owner of a tract between the Veneto Villagio subdivision and Ava Way, has agreed to dedicate a portion of its land to facilitate entrance into the Veneto Villagio subdivision from Ava Way. This entrance is known by the street name Gateway Avenue. The Badger Mountain South Community Association has executed a right-of-way dedication deed that has been reviewed and approved by the City.

The City's best interests are served by accepting the dedication of right-of-way for the extension of proposed Gateway Avenue to Ava Way.

Staff recommends approval of Ordinance No. 2024-39 for first reading.

Fiscal Impact: None.

Attachments:

1. Ordinance No. 2024-39
2. Proposed Right-of-Way Dedication Deed - Gateway Avenue

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2024-39

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
ESTABLISHING AND DEDICATING THE RIGHT-OF-WAY FOR
A SEGMENT OF GATEWAY AVENUE.**

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 owners of properties near Ava Way and Dallas Road received preliminary plat approval from the City of Richland for the Veneto Villagio subdivision; and

WHEREAS, Badger Mountain South Community Association has agreed to dedicate a portion of its land to facilitate the entrance into the Veneto Villagio subdivision from Ava Way; and

WHEREAS, a right-of-way dedication deed has been reviewed, approved by the City, and executed by Badger Mountain South Community Association; and

WHEREAS, the City's best interests are served by accepting the dedication of right-of-way for the extension of the proposed Gateway Avenue to Ava Way.

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

Section 1. The Gateway Avenue right-of-way legally described in **Exhibit A-1** and depicted in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby accepted by the City of Richland and dedicated as a public street right-of-way.

Section 2. The City Manager is hereby authorized to sign, execute, and record with the Auditor of Benton County, Washington, the right-of-way dedication deed for the identified portion of Gateway Avenue.

Section 3. 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 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 5. 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 this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 6. 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 _____, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

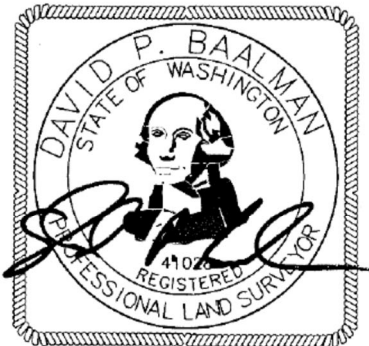
Date Published: _____

EXHIBIT 'A-1'
LEGAL DESCRIPTION
PUBLIC ROAD RIGHT OF WAY DEDICATION

THAT PORTION OF TRACT B, PLAT OF WEST VINEYARD PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 458, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATE IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE, CITY OF RICHLAND, DESCRIBED AS FOLLOWS:

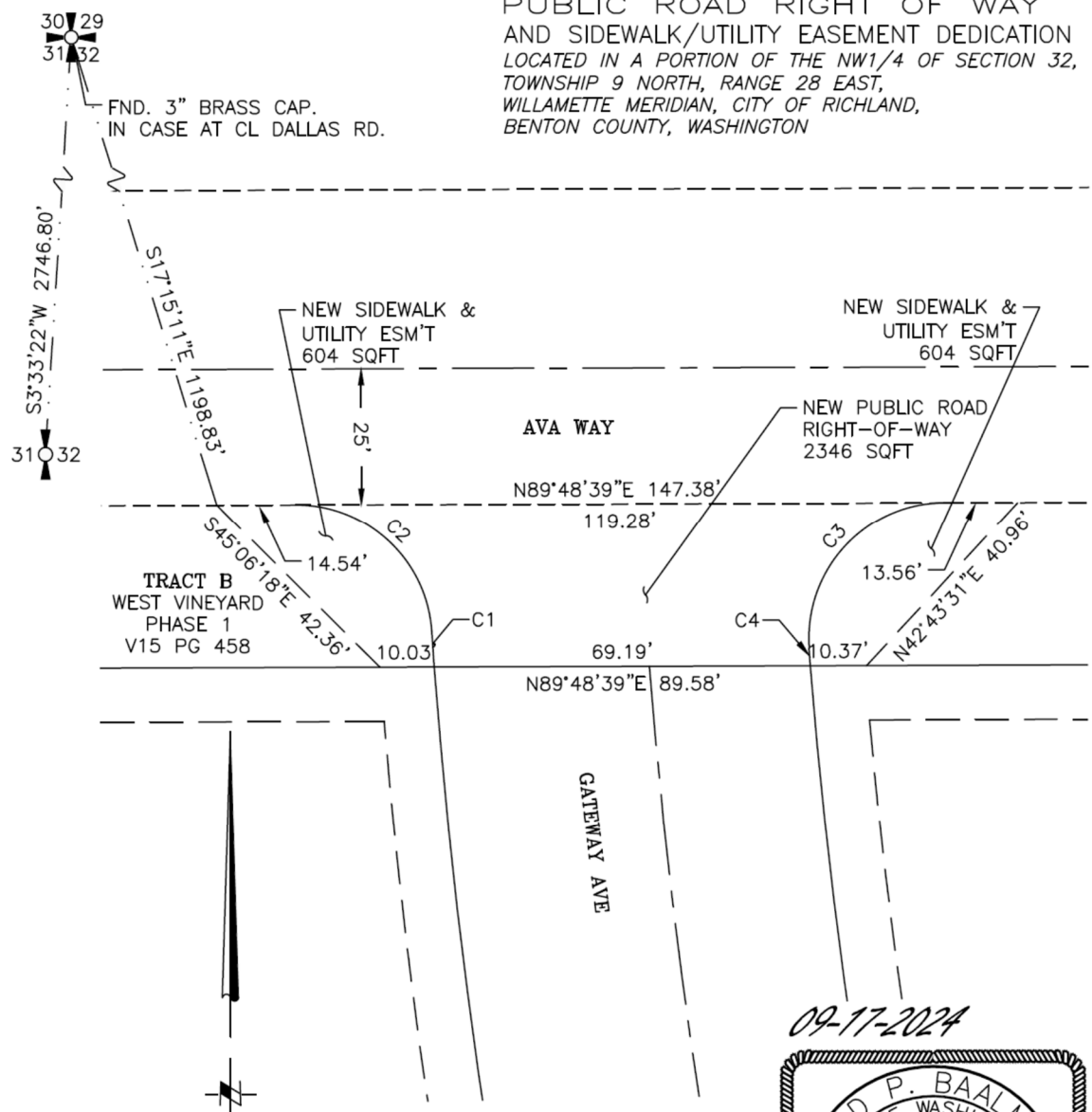
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32 (FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 3°33'22" WEST 2746.80 FEET); THENCE SOUTH 17°15'11" EAST 1198.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT B; THENCE NORTH 89°48'39" EAST 14.54 FEET ALONG SAID NORTHERLY BOUNDARY TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 89°48'39" EAST 119.28 FEET ALONG SAID NORTHERLY BOUNDARY TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 42°43'21" WEST 36.62 FEET); THENCE SOUTHWESTERLY 41.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°10'36" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1038.50 FEET; THENCE SOUTHERLY 3.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°10'32" TO THE SOUTHERLY BOUNDARY OF SAID TRACT B; THENCE SOUTH 89°48'39" WEST 69.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1107.50 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 4°05'53" WEST 6.64 FEET); THENCE NORTHERLY 6.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°20'37" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY 37.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°15'46" TO THE **POINT OF BEGINNING**.

CONTAINS 2346 SQUARE FEET, MORE OR LESS.



9-17-2024

EXHIBIT A
PUBLIC ROAD RIGHT OF WAY
AND SIDEWALK/UTILITY EASEMENT DEDICATION
LOCATED IN A PORTION OF THE NW1/4 OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 28 EAST,
WILLAMETTE MERIDIAN, CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	6.64	1107.50	0°20'37"	S4°05'53"E	6.64
C2	37.64	25.00	86°15'46"	N47°03'28"W	34.18
C3	41.09	25.00	94°10'36"	S42°43'21"W	36.62
C4	3.18	1038.50	0°10'32"	S4°27'13"E	3.18

09-17-2024

16724-EXHIBIT2.DWG

WHEN RECORDED RETURN TO:

**City Clerk
City of Richland
625 Swift Blvd. MS-07
Richland, WA 99352**

Portion of Parcel No. 1-3298-202-0013-000

RIGHT-OF-WAY DEDICATION DEED

In and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Badger Mountain South Community Association**, a Washington nonprofit corporation (“Grantor”), does hereby grant, convey and dedicate to the **CITY OF RICHLAND**, a Washington municipal corporation (“Grantee”), its successors and assigns, a public right-of-way in, upon, over, under, across and through the following property situated in the County of Benton, State of Washington, to be used for all lawful right-of-way purposes, surface and subsurface:

That portion of Tract B, Plat of West Vineyard Phase 1, according to the plat thereof recorded in Volume 15 of Plats, Page 458, records of Benton County, Washington, situate in the Northwest Quarter of Section 32, Township 9 North, Range 28 East, Willamette, City of Richland, described as follows:

Commencing at the Northwest Corner of said Section 32 (from which the west Quarter Corner of said Section 32 bears South 3°33'22" West 2746.80 feet); Thence South 17°15'11" East 1198.83 feet to a point on the Northerly Boundary of said Tract B; Thence North 89°48'39" East 14.54 feet along said Northerly Boundary to the **Point of Beginning**;

Thence continuing North 89°48'39" East 119.28 feet along said Northerly Boundary to a point of cusp with a non-tangent curve concave to the southeast, having a radius of 25.00 feet (the long chord of said curve bears South 42°43'21" West 36.62 feet); Thence southwesterly 41.09 feet along the arc of said curve through a central angle of 94°10'36" to the beginning of a compound curve, concave to the east, having a radius of 1038.50 feet; Thence southerly 3.18 feet along the arc of said curve through a central angle of 0°10'32" to the Southerly Boundary of said Tract B; Thence South 89°48'39" West 69.19 feet to the beginning of a non-tangent curve, concave to the east, having a radius of 1107.50 feet (the long chord of said curve bears North 4°05'53" West 6.64 feet); Thence

northerly 6.64 feet along the arc of said curve through a central angle of 0°20'37" to the beginning of a reverse curve concave to the southwest, having a radius of 25.00 feet; Thence northwesterly 37.64 feet along the arc of said curve through a central angle of 86°15'46" to the **Point of Beginning**.

Contains 2346 square feet, more or less.

See **Exhibit "A"** (the area dedicated)

Grantee shall have the right to regulate and use the area dedicated as and for right-of-way and for utility purposes. Such use shall include, but not be limited to the following: (1) the right of public ingress and egress through and along said area; (2) the right to locate, design, construct, install, inspect, protect, maintain, repair, modify, and otherwise change utilities, road rights-of-way, and any other appurtenances or related elements, including, but not limited to, pavement, signs, curbs, gutters, sidewalks, conduits, cables, wires, splicing boxes, power sources, and facilities, including but not limited to those for storm water, wastewater, water, electricity, gas, oil, telecommunications, communication transmission and reception, together with fencing and gates when the same are deemed by Grantee to be necessary to protect facilities, prevent intrusions, and otherwise protect the public from loss or harm; and (3) the right to engage in any other activity that is reasonably related to the construction, operation and maintenance of public utilities and rights-of-way that are located in the dedicated area. In addition, Grantee shall have the right to clear, remove and dispose of any material, obstructions, timber and vegetation within the dedication area.

Grantee's uses are unrestricted in location within the right-of-way and will not be limited in any way by the state of being, condition or location of the street. Grantee is also authorized to utilize such additional width as may be necessary temporarily for the placing of excavated materials thereon and for initial construction and maintenance operations. Grantee will restore disturbed property to equal or better condition.

Subject to the terms hereof, Grantee shall have all other rights and benefits that are reasonably necessary or useful for Grantee's full and complete use of the area dedicated. Grantor shall not authorize or otherwise permit any person or entity to interfere with Grantee's use of the dedicated area.

Grantor covenants that Grantor is lawfully seized and possessed of the real property described herein, and that Grantor has a good and lawful right to convey it or any part thereof and that Grantor will forever warrant and defend the same against all persons who may lawfully claim the same.

The undersigned requests that the Assessor and Treasurer of Benton County set over to the remainder the lien of all unpaid taxes, if any, affecting the property conveyed by this Right-of-Way Dedication Deed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that its terms and obligations are not binding upon the City of Richland unless and until the Richland City Council

has taken action by ordinance or resolution to accept this Right-of-Way Deed of Dedication and the below Certificate of Acceptance has been executed.

CERTIFICATE OF ACCEPTANCE OF RIGHT-OF-WAY DEDICATION DEED

The interest in real property conveyed by this Right-of-Way Dedication Deed has been accepted by Ordinance No. 2024-39 of the City Council of the City of Richland on the 7th day of January, 2025, and the authorized officer of such governing body has consented to recordation of said Deed of Dedication with the Benton County Auditor.

Accepted by the City of Richland:

Jon Amundson, ICMA-CM, City Manager

Attest:

Jennifer Rogers, City Clerk

Approved as to form:

Heather Kintzley, City Attorney

GRANTOR – Badger Mountain South Community Association
a Washington nonprofit corporation

By: _____
Lawrence White, Governor

STATE OF _____)
: SS
COUNTY OF _____)

On this ____ day of _____, 2024, before me, the undersigned Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared **Lawrence White**, to me known to be authorized and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the use and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

IN WITNESS WHEREOF, my hand and official seal hereon affixed the day and year above written.

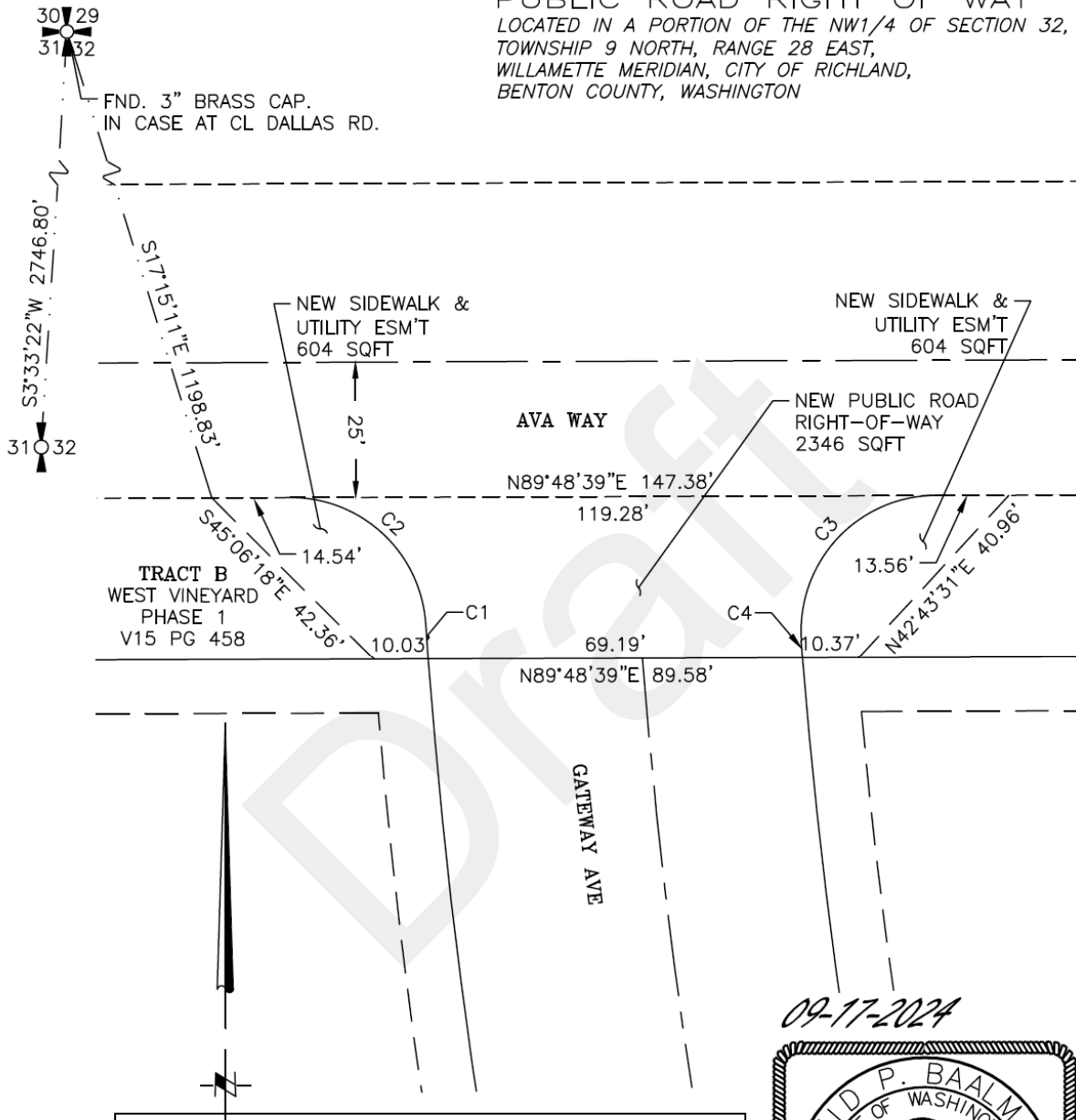
Sign: _____
Printed Name: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires _____

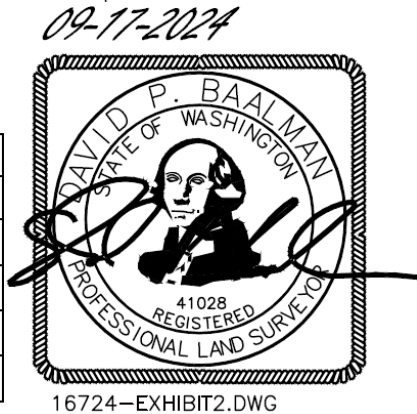
seal

EXHIBIT A

PUBLIC ROAD RIGHT OF WAY
LOCATED IN A PORTION OF THE NW1/4 OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 28 EAST,
WILLAMETTE MERIDIAN, CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	6.64	1107.50	0°20'37"	S4°05'53"E	6.64
C2	37.64	25.00	86°15'46"	N47°03'28"W	34.18
C3	41.09	25.00	94°10'36"	S42°43'21"W	36.62
C4	3.18	1038.50	0°10'32"	S4°27'13"E	3.18





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Ordinances - First Reading

Strategic Priority I - High Performance Government

Subject:

Ordinance No. 2024-40, Establishing and Dedicating the Right-of-Way for a Segment of Hanford Street

Department/Office
Public Works

Ordinance/Resolution Number:
2024-40

Document Type:
Ordinance

Recommended Motion:

Give first reading to Ordinance No. 2024-40, establishing and dedicating the right-of-way for a segment of Hanford Street.

Summary:

The City owns and manages a system of public street right-of-way for the benefit of the City's residents and visitors. The City may receive dedications of new public street right-of-way through land development activity or by ordinance.

SMI Group XVIII, L.L.C., the owner of property at the west end of Hanford Street, received development approval from the City of Richland for a mini-storage project. SMI Group XVIII, L.L.C. has completed street improvements in accordance with city requirements, and agrees to dedicate a portion of its land for a cul-de-sac to facilitate the flow of traffic at the end of Hanford Street. SMI Group XVIII, L.L.C. has executed a right-of-way dedication deed that has been reviewed and approved by the City.

The City's best interests are served by accepting dedication of right-of-way for the modifications made at the end of Hanford Street.

Staff recommends approval of Ordinance No. 2024-40 for first reading.

Fiscal Impact: None.

Attachments:

1. Ordinance No. 2024-40
2. Proposed Right-of-Way Dedication Deed - Hartford Street

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2024-40

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
ESTABLISHING AND DEDICATING THE RIGHT-OF-WAY FOR
A SEGMENT OF HANFORD STREET.**

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, SMI Group XVIII, L.L.C., the owners of property at the end of Hanford Street, received development approval from the City of Richland for a mini-storage; and

WHEREAS, SMI Group XVIII, L.L.C. has agreed to dedicate a portion of its land to facilitate the flow of traffic at the end of Hanford Street; and

WHEREAS, SMI Group XVIII, L.L.C. has executed a right-of-way dedication deed that has been reviewed and approved by the City; and

WHEREAS, the City's best interests are served by accepting the proposed dedication of right-of-way for the modification at the end of Hanford Street.

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

Section 1. The Hanford Street right-of-way legally described in **Exhibit A** and depicted in **Exhibit B**, attached hereto and incorporated herein by this reference, is hereby accepted by the City of Richland and dedicated as a public street right-of way.

Section 2. The City Manager is hereby authorized to sign, execute, and record with the Auditor of Benton County, Washington, the right-of-way dedication deed for a portion of Hanford Street.

Section 3. 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 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 5. 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 6. 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 _____, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____

EXHIBIT A (Legal Description)

RIGHT-OF-WAY DESCRIPTION

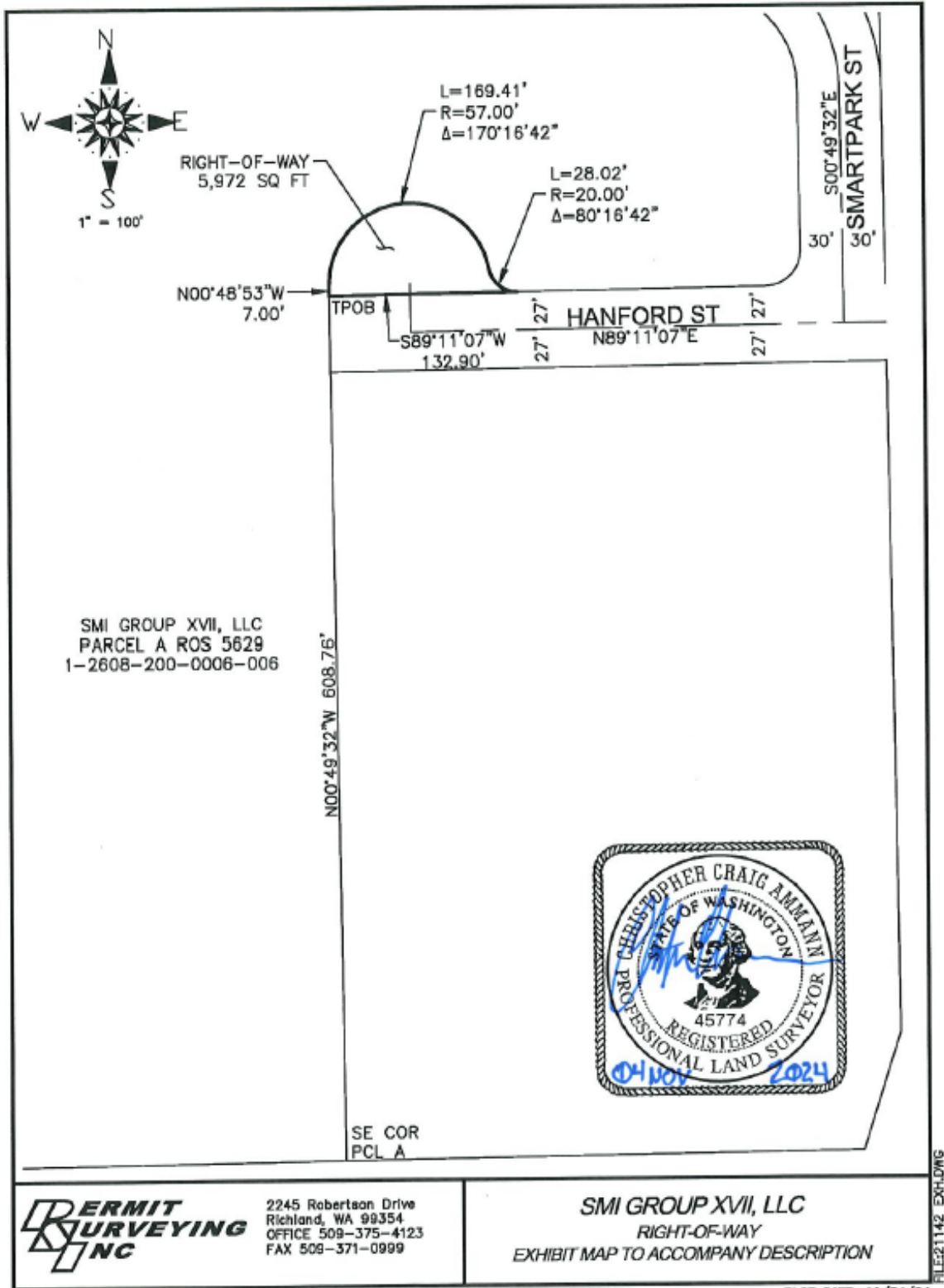
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, ALSO BEING A PORTION OF PARCEL A AS DEPICTED AND DESCRIBED ON RECORD OF SURVEY NO. 5629, RECORDED UNDER AUDITOR'S FILE NO. 2022-007860, RECORDS OF SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL A; THENCE ALONG THE EAST LINE THEREOF NORTH 00°49'32" WEST 608.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY MARGIN OF HANFORD STREET AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT-OF-WAY MARGIN NORTH 00°48'53" WEST 7.00 FEET; THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 170°16'42" HAVING A RADIUS OF 57.00 FEET AND AN ARC LENGTH OF 169.41 FEET; THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 80°16'42" HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 28.02 FEET TO A POINT ON SAID NORTH LINE; THENCE ALONG SAID NORTH LINE SOUTH 89°11'07" WEST 132.90 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 5,972 SQUARE FEET.



EXHIBIT B (Depiction)



WHEN RECORDED RETURN TO:

**City Clerk
City of Richland
625 Swift Blvd. MS-07
Richland, WA 99352**

Portion of Parcel No. 1-2608-200-0006-006

RIGHT-OF-WAY DEDICATION DEED

In and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SMI Group XVIII, L.L.C.**, a Washington limited liability company (“Grantor”), does hereby grant, convey and dedicate to the **CITY OF RICHLAND**, a Washington municipal corporation (“Grantee”), its successors and assigns, a public right-of-way in, upon, over, under, across and through the following property situated in the County of Benton, State of Washington, to be used for all lawful right-of-way purposes, surface and subsurface:

That portion of the Southeast Quarter of the Northwest Quarter of Section 26, Township 10 North, Range 28 East, Willamette Meridian, Benton County, Washington, also being a portion of Parcel a as depicted and described on Record of Survey No. 5629, recorded under Auditor’s File Number 2022-007860, records of said county and state, described as follows:

Commencing at the most Southerly Southeast Corner of said Parcel A; Thence along the East Line thereof North 00°49’32” West 608.76 feet to a point on the north right-of-way margin of Hanford Street and the **True Point of Beginning**;

Thence leaving said north right-of-way margin North 00°48’53” West 7.00 feet; Thence along a curve to the right through a central angle of 170°16’42” having a radius of 57.00 feet and an arc length of 169.41 feet; Thence along a curve to the left through a central angle of 80°16’42” having a radius of 20.00 feet and an arc length of 28.02 feet to a point on said North Line; Thence along said North Line South 89°11’07” West 132.90 feet to the **True Point of Beginning**.

Contains 5,972 square feet.

See **Exhibit “A”** (the area dedicated)

Grantee shall have the right to regulate and use the area dedicated as and for right-of-way and for utility purposes. Such use shall include, but not be limited to the following: (1) the right of public ingress and egress through and along said area; (2) the right to locate, design, construct, install, inspect, protect, maintain, repair, modify, and otherwise change utilities, road rights-of-way, and any other appurtenances or related elements, including, but not limited to, pavement, signs, curbs, gutters, sidewalks, conduits, cables, wires, splicing boxes, power sources, and facilities, including but not limited to those for storm water, wastewater, water, electricity, gas, oil, telecommunications, communication transmission and reception, together with fencing and gates when the same are deemed by Grantee to be necessary to protect facilities, prevent intrusions, and otherwise protect the public from loss or harm; and (3) the right to engage in any other activity that is reasonably related to the construction, operation and maintenance of public utilities and rights-of-way that are located in the dedicated area. In addition, Grantee shall have the right to clear, remove and dispose of any material, obstructions, timber and vegetation within the dedication area.

Grantee's uses are unrestricted in location within the right-of-way and will not be limited in any way by the state of being, condition or location of the street. Grantee is also authorized to utilize such additional width as may be necessary temporarily for the placing of excavated materials thereon and for initial construction and maintenance operations. Grantee will restore disturbed property to equal or better condition.

Subject to the terms hereof, Grantee shall have all other rights and benefits that are reasonably necessary or useful for Grantee's full and complete use of the area dedicated. Grantor shall not authorize or otherwise permit any person or entity to interfere with Grantee's use of the dedicated area.

Grantor covenants that Grantor is lawfully seized and possessed of the real property described herein, and that Grantor has a good and lawful right to convey it or any part thereof and that Grantor will forever warrant and defend the same against all persons who may lawfully claim the same.

The undersigned requests that the Assessor and Treasurer of Benton County set over to the remainder the lien of all unpaid taxes, if any, affecting the property conveyed by this Right-of-Way Dedication Deed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that its terms and obligations are not binding upon the City of Richland unless and until the Richland City Council has taken action by ordinance or resolution to accept this Right-of-Way Deed of Dedication and the below Certificate of Acceptance has been executed.

CERTIFICATE OF ACCEPTANCE OF RIGHT-OF-WAY DEDICATION DEED

The interest in real property conveyed by this Right-of-Way Dedication Deed has been accepted by Ordinance No. 2024-40 of the City Council of the City of Richland on the 7th day of January, 2025, and the authorized officer of such governing body has consented to recordation of said Deed of Dedication with the Benton County Auditor.

Accepted by the City of Richland:

Jon Amundson, ICMA-CM, City Manager

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Draft

GRANTOR – SMI Group XVIII, L.L.C.
a Washington limited liability company

By: _____
Michael Henry, Governor

STATE OF _____)
: SS
COUNTY OF _____)

On this ____ day of _____, 2024, before me, the undersigned Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared **Michael Henry**, to me known to be authorized and who executed the within and foregoing instrument, and acknowledged that he signed the same as his/her free and voluntary act and deed, for the use and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

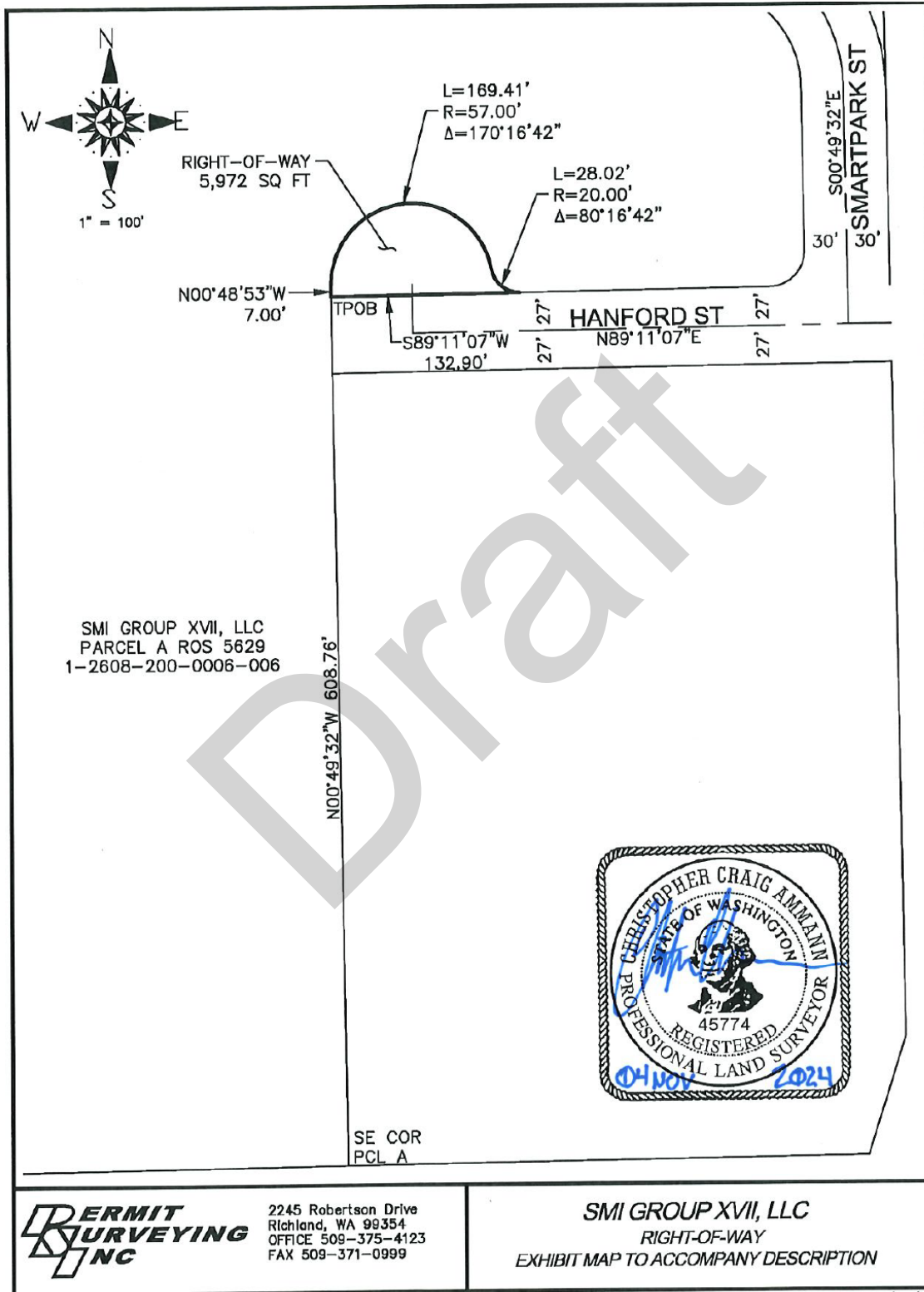
IN WITNESS WHEREOF, my hand and official seal hereon affixed the day and year above written.

Sign: _____
Printed Name: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires _____

seal

**Exhibit A to Right-of-Way Dedication Deed
Depiction of Area Dedicated**



**PERMIT
SURVEYING
INC**

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

SMI GROUP XVII, LLC
RIGHT-OF-WAY
EXHIBIT MAP TO ACCOMPANY DESCRIPTION

PLOT DATE: 11/04/24

FILE21142 EXH-DWG



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Ordinances - First Reading

Strategic Priority 2 - Financial Sustainability

Subject:

Ordinance No. 2024-45, Approving the 2028 Council Compensation Plan

Department/Office
Human Resources

Ordinance/Resolution Number:
2024-45

Document Type:
Ordinance

Recommended Motion:

Give first reading to Ordinance No. 2024-45, approving the 2028 Council Compensation Plan.

Summary:

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

On December 3, 2024, Resolution No. 2024-45 was adopted to update the unaffiliated wage schedule. The update included a 2.0% market adjustment that will also be applied to the Council's compensation. Beginning in 2028, City Council's compensation will be \$1,452 per month. In addition to the monthly Council stipend, the Mayor receives an additional \$250 per month. A history of council compensation adjustments from 2003 to present is provided with this staff report.

Staff recommends approval of Ordinance No. 2024-45 for first reading.

Fiscal Impact: Ordinance No. 2024-45 will result in a 2.0% increase in City Council's compensation in 2028.

Attachments:

1. Ordinance No. 2024-45
2. 2028 Council Compensation and History

ORDINANCE NO. 2024-45

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE SECTION 2.32.040 RELATED TO THE 2028 COUNCIL COMPENSATION PLAN.

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

Section 1. Section 2.32.040 of the Richland Municipal Code, as enacted by Ordinance No. 8 and last amended by Ordinance No. 2023-34, is hereby amended to read as follows:

2.32.040 Councilmembers

The monthly compensation of each member of the council, whether a new or incumbent member, is as follows: ~~2024, \$1,269~~; 2025, \$1,329; 2026, \$1,396; 2027, \$1,424; and 2028, \$1,452; provided, however, that nothing herein shall cause an increase or decrease to the compensation of any member of the council after his or her election or during the term of office or any unexpired term of office, to which such member of the council is appointed or elected. City council shall establish council salary based on the annual increase, if any, in the Compensation Plan for Unaffiliated Employees wage table, maintaining a four-year schedule.

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

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

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

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

This space is intentionally left blank.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the _____ day of _____, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____

CITY OF RICHLAND
HUMAN RESOURCES

625 Swift Boulevard, MS-12
Richland, WA 99352
(509) 942-7390



MEMORANDUM

TO: City Council

FROM: Lacey Paulsen, Human Resources Director

THROUGH: Jon Amundson, City Manager

DATE: December 17, 2024

SUBJECT: 2028 City Council Compensation and History

Year	Mayor	Council Member	% Increase by year
2003	\$1,075	\$825	0.00%
2004	\$1,125	\$875	6.00%
2005	\$1,150	\$900	3.00%
2006	\$1,177	\$927	3.00%
2007	\$1,214	\$964	4.00%
2008	\$1,253	\$1,003	4.00%
2009	\$1,263	\$1,013	1.00%
2010	\$1,278	\$1,028	1.50%
2011	\$1,288	\$1,038	1.00%
2012	\$1,319	\$1,069	3.00%
2013	\$1,340	\$1,090	2.00%
2014	\$1,340	\$1,090	0.00%
2015	\$1,362	\$1,112	2.00%
2016	\$1,373	\$1,123	1.00%
2017	\$1,373	\$1,123	0.00%
2018	\$1,393	\$1,143	1.75%
2019	\$1,410	\$1,160	1.50%
2020	\$1,427	\$1,177	1.50%
2021	\$1,445	\$1,195	1.50%
2022	\$1,481	\$1,231	3.00%
2023	\$1,503	\$1,253	1.80%
2024	\$1,519	\$1,269	1.30%
2025	\$1,579	\$1,329	4.75%
2026	\$1,646	\$1,396	5.00%
2027	\$1,674	\$1,424	2.00%
2028	\$1,702	\$1,452	2.00%



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority I - High Performance Government

Subject:

Ordinance No. 2024-41, Adopting the 2024 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan

Department/Office
Development Services

Ordinance/Resolution Number:
2024-41

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 2024-41, adopting the 2024 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan.

Summary:

The Washington State Growth Management Act requires cities and counties to adopt comprehensive plans that set policy, coordinate infrastructure and service levels, and provide adequate public services to accommodate future growth and development. The City's plan is a ten-year document that may be amended once annually. On June 4, 2024, in accordance with RMC 19.90.060, Richland City Council adopted Resolution No. 2024-71, approving the docket of 2024 Comprehensive Plan amendment applications to be considered by the Planning Commission. There are two (2) items on the 2024 Docket and both affect the land use map.

The Comprehensive Plan amendments are RMC 19.20.010 Type IV permit applications requiring open-record public hearings by the Planning Commission and Richland City Council. The Planning Commission conducted a public hearing on September 25, 2024, after which it recommended that City Council approve both applications as presented. Richland City Council held a public hearing on December 3, 2024. No testimony was offered.

Staff recommends approval of Ordinance No. 2024-41 for second reading and passage.

Fiscal Impact: None.

Attachments:

1. Ordinance No. 2024-41
2. Planning Commission Meeting Minutes - September 25, 2024
3. 2024 Comprehensive Plan Amendment Staff Report

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2024-41

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
ADOPTING THE 2024 COMPREHENSIVE PLAN AMENDMENTS
INTO THE EXISTING 2017 COMPREHENSIVE PLAN AND
ADOPTING THE RESULTING DOCUMENT.**

WHEREAS, through Ordinance No. 42-17, the City adopted the Comprehensive Plan of the City of Richland (the "Comprehensive Plan") on October 3, 2017; and

WHEREAS, through Ordinance No. 38-19, the City updated its Comprehensive Plan on October 1, 2019; and

WHEREAS, through Ordinance No. 51-20, the City updated its Comprehensive Plan on January 19, 2021; and

WHEREAS, through Ordinance No. 41-21, the City updated its Comprehensive Plan on January 4, 2022; and

WHEREAS, through Ordinance No. 2024-07, the City updated its Comprehensive Plan on March 19, 2024; and

WHEREAS, pursuant to RCW 36.70A.470(2), each city and county planning under RCW 36.70A.040 must include in its development regulations a procedure for any interested person, including applicants, citizens, hearings examiners, and staff of other agencies, to suggest plan or development regulation amendments; and

WHEREAS, the suggested amendments shall be docketed and considered on at least an annual basis, consistent with the provision of RCW 36.70A.130; and

WHEREAS, Chapter 19.90 of the Richland Municipal Code, titled Comprehensive Plan and Development Regulation Amendments, establishes procedures for comprehensive plan or development regulation amendments as required by RCW 36.70A.470(2); and

WHEREAS, the City of Richland accepted applications suggesting comprehensive plan or development regulation amendments between March 2, 2023 and March 1, 2024; and

WHEREAS, two (2) proposed amendments were received; and

WHEREAS, on April 23, 2024, Richland City Council held a workshop to review the proposed 2024 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on June 4, 2024, Richland City Council passed Resolution No. 2024-71, authorizing the 2024 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Richland Planning Commission held a duly advertised public hearing on September 25, 2024 to accept testimony from anyone wishing to speak for or against the proposed changes; and

WHEREAS, on September 25, 2024, the Richland Planning Commission voted to recommend both (2) of the proposed amendments as evidenced in the Planning Commission's meeting minutes; and

WHEREAS, on December 3, 2024, Richland City Council held a public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, the Richland City Council finds it prudent to adopt the updated 2024 Comprehensive Plan of the City of Richland by ordinance.

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

Section 1. The recitals set forth above are hereby incorporated by reference.

Section 2. Richland City Council acknowledges that the Planning Commission conducted appropriate investigation and study and held a public hearing on the proposed amendments to the Comprehensive Plan. Consistent with the Planning Commission's recommendation, Council hereby approves the two (2) proposed amendments to the Comprehensive Plan map and/or text as

follows: CPA2024-101 and CPA2024-102. City Council has read and considered the Planning Commission's findings, and hereby makes the following findings for the record:

1. Chapter 19.90 RMC provides that City Council will consider each comprehensive plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by staff or Council.
2. The deadline for submittal of private party applications for consideration as part of the 2024 Comprehensive Plan Policies, Maps and Code Amendments Docket was March 1, 2024.
3. Two (2) applications were received and deemed complete and are identified herein as numbers 12 (CPA2024-101) and 13 (CPA2024-102) in this Ordinance.
4. City Council conducted a workshop on April 24, 2024 to review the proposed 2024 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
5. City Council, after holding a public hearing on June 4 2024, established the 2024 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket through adoption of Resolution No. 2024-71.
6. On August 6, 2024, the City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance for the proposed 2024 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
7. On August 6 2024, the City of Richland provided, as required by RCW 36.70A.106, the required sixty (60) day notification to the State of Washington of the City's proposed 2024 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket and intent to adopt.
8. By August 12, 2024, Public Hearing Notice signs were posted on, or near, the two (2) parcels under consideration for amendment.
9. On August 26, 2024, the City of Richland provided notice of a public hearing to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
10. On September 8, 2024, the Tri-City Herald published a Notice of SEPA Determination on the upcoming Comprehensive Plan Docket.
11. All public notification requirements for the public workshops and public hearings have been met.

12. Darral Moore, PE, J-U-B Engineers, Inc., on behalf of HP Pasco, LLC, Tom Fisher, owner, is proposing to change the Comprehensive Plan Land Use designation for approximately 2.13 acres of land from High-Density Residential to Waterfront, to be accompanied by a rezone of the 2.13 acres from Commercial Limited Business (C-LB) to Waterfront (WF). Assessor's Parcel Number 115982011748012, located at 2599 Duportail Street. Known as File Numbers: CPA2024-101 & Z2024-102 – HP Pasco, LLC.
13. Richland Properties, LLC is proposing to change the Comprehensive Plan Land Use designations upon property that is approximately 12.62 acres in size by relocating/swapping the locations of the existing commercial and low-density residential comprehensive plan designations. Assessor's Parcel Number 134983000001009, located at 560 Bermuda Road. Known as File Numbers: CPA2024-102 & Z2024-103 – Richland Properties, LLC.
14. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the City's ability to provide sewer and water, and will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
15. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
16. The proposed amendments are consistent with the goals, policies, and objectives of the City of Richland's Comprehensive Plan.
17. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, or environmental features.
18. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
19. The proposed amendments are consistent with the Washington State Growth Management Act, Benton County planning policies, and other applicable local and state policies, agreements, and laws.
20. The proposed amendments will not have a cumulative adverse effect on the planning area.
21. The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.

22. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.

Section 3. The 2024 amendments to the 2017 Richland Comprehensive Plan as identified in **Exhibit A** and depicted in **Exhibit B** are hereby adopted and incorporated into the Comprehensive Plan of the City of Richland.

Section 4. 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 City Clerk as a true copy.

Section 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. 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 7. 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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: December 3, 2024

Second Reading: December 17, 2024

Date Published: December 22, 2024

2024 DOCKET

File Number: CPA2024-101 & Z2024-102

Applicant: Darral Moore, J-U-B Engineers, Inc. on behalf of Tom Fisher, HP Pasco, LLC (owner)

Darral Moore, J-U-B Engineers, Inc. on behalf of Tom Fisher, HP Pasco, LLC, is proposing to change the Comprehensive Plan Land Use designation for approximately 2.13 acres of land from High-Density Residential to Commercial and rezone the site from C-LB (Commercial Limited Business) to WF (Waterfront). Assessor's Parcel Number 115982011748012, located at 2599 Duportail Street.

File Number: CPA2024-102 & Z2024-103

Applicant: Richland Properties, LLC

Richland Properties, LLC is proposing to change the Comprehensive Plan Land Use designations upon property that is approximately 12.62 acres in size by relocating/swapping the locations of the existing commercial and low-density residential comprehensive plan designations. Assessor's Parcel Number 134983000001009, located at 560 Bermuda Road.

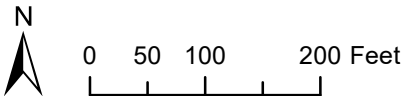
2024 Docket Schedule (Tentative).

- **March 1, 2024 = Application Deadline**
- **April 23, 2024 = City Council Workshop**
- **May 21, 2024 = City Council Establishes Docket**
- **June 10, 2024 = Initiate Public Hearing and Dept. of Commerce 60-Day Review and SEPA Process**
- **August 14, 2024 = Planning Commission Workshop**
- **August 28, 2024 = Planning Commission Public Hearing.**
- **September 17, 2024 = City Council Adoption Hearing – First Reading.**
- **October 1, 2024 = City Council Adoption Hearing – Second Reading.**

Proposed Land Use Map

Item: 2599 Duportail St
Applicant: J-U-B Engineers
File #: CPA2024-101

Exhibit B to Ordinance No. 2024-41

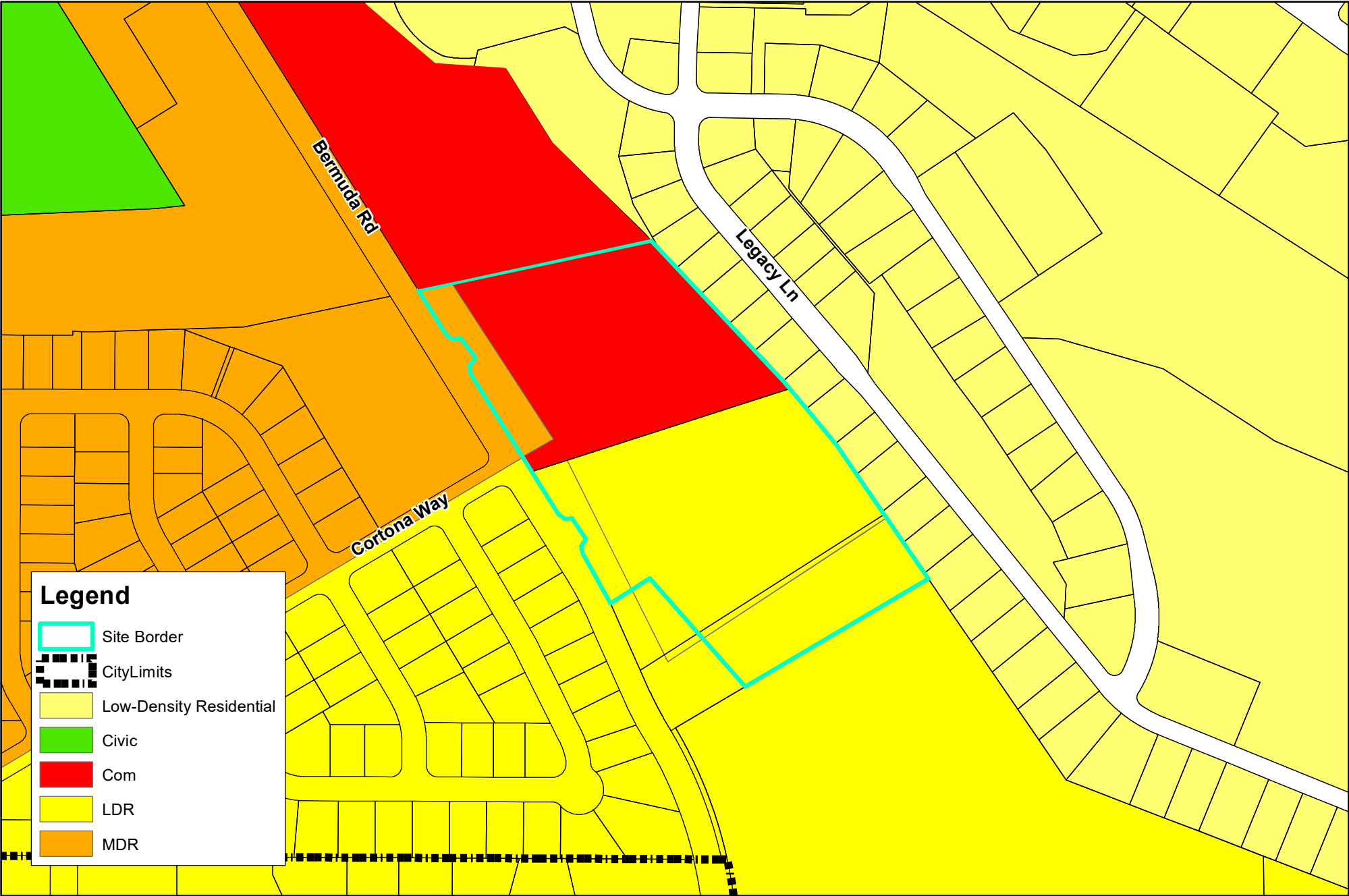


Proposed Land Use Map

Item: 560 Bermuda Road
Applicant: Richland Properties LLC
File #: CPA2024-102



0 100 200 400 Feet





**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTMEBER 25, 2024
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Vice-Chair Townsend called the meeting to order at 6:00 p.m.

Attendance:

Present: Vice-Chair Townsend, Members Hernandez, Lambert, Miller, and Samuel.

Also present were Councilmember VanDyke, Development Services Director Jensen, Planning Manager Stevens, CDBG/HOME Administrator Lehman and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

Vice-Chair Townsend presented the meeting agenda for review and approval.

COMMISSIONER HERNANDEZ MOVED AND COMMISSIONER SAMUEL SECONDED THE MOTION TO APPROVE AGENDA AS PUBLISHED. THE MOTION PASSED 5-0.

Approval of Minutes:

Vice-Chair Townsend presented the minutes for the August 28, 2024 Planning Commission Meeting.

COMMISSIONER SAMUEL MOTIONED AND COMMISSIONER MILLER SECONDED THE MOTION TO APPROVE THE MINUTES OF AUGUST 28, 2024 PLANNING COMMISSION MEETING AS PRESENTED. THE MOTION PASSED 5-0.

Public Comments:

Vice-Chair Townsend opened public comment at 6:04 pm. With no public comments, he closed the comment period at 6:04 pm.

New Business – Public Hearing:

2. Public Hearing to Accept Comments on 2025 Community Development Block Grant and Housing Funds

CDBG/HOME Administrator Lehman provided the Commission with an overview of the annual process and the purpose of the public hearing to accept comment. She went over the amount asked by applicants and the anticipated amount that will be awarded. Applicants will be coming to the next Planning Commission meeting. Vice-Chair asked Ms. Lehman to

confirm that proper notice was given, and she confirmed because it was part of the HOME consortium that it had also been posted on the City of Pasco and Kennewick's websites.

AT 6:08 P.M. VICE-CHAIR TOWNSEND OPENED THE PUBLIC HEARING. HAVING NO ONE PRESENT FOR THE PUBLIC HEARING HE CLOSED IT AT 6:08 P.M.

3. 2024 Comprehensive Plan and Development Regulations Annual Amendments

Planning Manager Stevens gave a brief overview of the 2024 Comprehensive Plan Amendment process and confirmed that proper notice was given. There were two applications this year. The first one was for J-U-B Engineers on behalf of HP Pasco, LLC to amend the Comprehensive Plan map for approximately 2.13 acres of land from High-Density Residential to Commercial with staff recommendation is to have it rezoned to waterfront. The property is currently zoned for High Density Residential which allows for both R-3 zones and Commercial Limited Business district. The second application is from Richland Properties, LLC, and they are proposing to change the Comprehensive Plan Land Use designations upon property that is approximately 12.62 acres in size by relocating/swapping the locations of the existing commercial and low-density residential comprehensive plan designations to create one larger commercial zone. The difference in size of the two parcels are 3000 square feet apart in size and zoning would match adjacent properties.

Jason Madoxx, on behalf of PBS Engineering & Environmental spoke to commission regarding Richland Properties LLC and their proposal to swap properties to consolidate into one single commercial section.

AT 6:22 P.M. VICE-CHAIR TOWNSEND OPENED THE PUBLIC HEARING. HAVING NO ONE PRESENT FOR THE PUBLIC HEARING HE CLOSED IT AT 6:22 P.M.

Commissioner Samuel asked why staff is recommending waterfront zoning. Planning Manager Stevens went over uses and reason staff is recommending waterfront zoning including the small footprint of the property, and a brief history of the Shoreline Master Program that also would be included in this property. Further discussion amongst staff and planning commission occurred regarding the first application, and with no further discussion, Vice-Chair moved for a motion.

COMMISSIONER SAMUEL MOTIONED THAT THE PLANNING COMMISSION ADOPT THE FINDINGS, CONCLUSIONS, AND RECOMMENDATION FOUND IN THE STAFF REPORT AND RECOMMEND THAT THE CITY COUNCIL APPROVE THE 2024 COMPREHENSIVE PLAN POLICY AND MAP, AND CODE AMENDMENT DOCKET AND COMMISSIONER LAMBERT SECONDED. THE MOTION PASSED 5-0.

COMMISSIONER SAMUEL MOTIONED THAT THE PLANNING COMMISSION ADOPT THE FINDINGS, CONCLUSIONS, AND RECOMMENDATION FOUND IN THE STAFF REPORT AND RECOMMEND THAT THE CITY COUNCIL APPROVE THE ASSOCIATED REZONES AND COMMISSIONER LAMBERT SECONDED. THE MOTION PASSED 5-0.

Communications:

Councilmember VanDyke spoke regarding a workshop that Council had the night before where the Veteran Affairs (VA) proposed a cemetery at the end of Horn Rapids that could come forward to the Planning Commission.

Development Services Director Jensen reminded the Planning Commission about the upcoming Boards and Commission Appreciation Reception that the city is hosting.

Planning Manager Stevens informed the Commission that staff is on its fourth month with not being fully staffed. They are continuing their effort to fill positions and appreciate the Planning Commission's patience. Hoping to have someone on board by end of month.

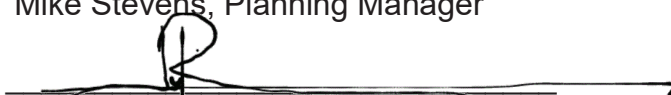
Vice-Chair Townsend spoke about being more proactive and holding additional workshops to be more supportive to the overall city goals. Councilmember VanDyke gave a few examples of topics that could be workshopped, and how other committees engage.

Adjournment:

Vice-Chair Townsend ended the meeting at 6:39 P.M.

PREPARED BY: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: 
Jet Richardson, Chair

Certificate Of Completion

Envelope Id: 2CB9D3148B4743518523879C24E23C23

Status: Completed

Subject: ACTION REQUIRED: Planning Commission Meeting Minutes Approved at the October 23, 2024 Meeting

Source Envelope:

Document Pages: 5

Signatures: 6

Envelope Originator:

Certificate Pages: 5

Initials: 0

Carly Kirkpatrick

AutoNav: Enabled

625 Swift Boulevard

Enveloped Stamping: Enabled

Richland, WA 99352

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

ckirkpatrick@ci.richland.wa.us

IP Address: 10.131.119.39

Record Tracking

Status: Original

Holder: Carly Kirkpatrick

Location: DocuSign

11/15/2024 12:56:03 PM

ckirkpatrick@ci.richland.wa.us

Signer Events**Signature****Timestamp**

Carly Kirkpatrick



Sent: 11/15/2024 12:57:32 PM

ckirkpatrick@ci.richland.wa.us

Viewed: 11/15/2024 12:57:39 PM

Administrative Assistant II

Signed: 11/15/2024 12:57:46 PM

City of Richland

Signature Adoption: Pre-selected Style

Security Level: Email, Account Authentication
(None)

Using IP Address: 10.131.119.39

Electronic Record and Signature Disclosure:

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Mike Stevens



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MStevens@ci.richland.wa.us

Viewed: 11/18/2024 7:47:11 AM

Planning Manager

Signed: 11/18/2024 7:47:18 AM

City of Richland

Signature Adoption: Pre-selected Style

Security Level: Email, Account Authentication
(None)

Using IP Address: 10.131.119.162

Electronic Record and Signature Disclosure:

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Jet Richardson



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jrichardson@habitat-tcp.org

Viewed: 11/18/2024 9:40:50 AM

Executive Director

Signed: 11/18/2024 9:41:13 AM

Jet Richardson, Tri-County Partners Habitat for
Humanity

Signature Adoption: Drawn on Device

Security Level: Email, Account Authentication
(None)

Using IP Address: 68.116.12.130

Electronic Record and Signature Disclosure:

Accepted: 11/18/2024 9:40:50 AM

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In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	11/18/2024 9:41:13 AM
Completed	Security Checked	11/18/2024 9:41:13 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Richland:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: tclark@ci.richland.wa.us

To advise City of Richland of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at tclark@ci.richland.wa.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from City of Richland

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to tclark@ci.richland.wa.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Richland

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to tclark@ci.richland.wa.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Richland as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Richland during the course of your relationship with City of Richland.

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT**

TO: PLANNING COMMISSION
FILE NO.: PLN-T4-2024-00001

PREPARED BY: MIKE STEVENS
HEARING DATE: SEPTEMBER 25, 2024

This report includes detailed analysis, and the attachments are lengthy. Here is a general outline of how this report is organized:

- Background
- Processing Timeline
- Notes on Next Steps for Processing
- Overview of Proposed Comprehensive Plan Amendments
- Analysis of CPA2024-101 – HP Pasco, LLC (Darral Moore, J-U-B Engineers, Applicant)
- Analysis of CPA2024-102 – Richland Properties, LLC (Taylor Merrill, Applicant)
- Rezone Analysis
- SEPA Threshold Determination
- Staff Recommendation
- Suggested Conclusions of Law and Suggested Findings of Fact
- Recommended Motion
- List of Exhibits

BACKGROUND

In accordance with RMC 19.90.060, the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.

The Comprehensive Plan serves as a policy document which sets forth guiding principles to promote measured growth and desirable development outcomes. The document puts forth policy and plans to accommodate 20 years of growth and development and to provide strategic plans to provide needed services and amenities far into the future. The City's Comprehensive Plan is intended to be an all-inclusive document that should bring together various forward-looking documents such as the City's Economic Development Strategic Plan, Park Plan, Transportation, Capital Facilities and financial/budgetary plans.

The City's Comprehensive Plan should be well understood by City Council, Boards and Commissions, and City Staff, and most importantly, should bring together Council's vision and various plans into an integrated and effective planning tool. In doing so, city leaders can promote lasting health and vitality for the current citizenry. The Comprehensive Plan serves as a living document to guide land-use decisions well into the future.

Council has also directed staff to ensure a public process that is open and transparent to the public, creating a more vital and competitive community, developing quality neighborhoods and business centers, and ensuring smart growth planning principles are used.

PROCESSING COMPLETED UNTIL NOW

The following key dates and milestones describe action and processing taken by staff, the Planning Commission, and Council to date on the 2024 Comprehensive Plan Docket.

- March 1, 2024: Deadline for Private Party Application submission
 - Two (2) private party applications were received and deemed complete

- April 23, 2024: City Council Workshop to review the 2024 Comprehensive Plan Amendment Docket
- June 4, 2024: City Council Public Hearing Establishing the 2024 Comprehensive Plan Amendment Docket and forwarding the Docket to the Planning Commission for processing
- August 6, 2024: SEPA Threshold Determination of Non-Significance issued by the City's Development Services Department (PLN-T1-2024-00071)
- August 6, 2024: Notice of Intent to Adopt Amendment 60 Days Prior to Adoption sent to the Department of Commerce by the City's Development Services Department
- August 26, 2024: Notice of the September 25th Planning Commission Public Hearing was mailed to affected parcels and those neighboring properties within 300-feet of parcels under consideration
- September 8, 2024: Notice of Public Hearing was published in the newspaper and posted at City Hall and the City's website
- August 12, 2024: Pending Land Use Action signs were posted at the properties

NEXT STEPS REQUIRED FOR PROCESSING

Once Planning Commission holds one (or more, if they so choose) public hearing(s), they may vote to recommend the Docket as proposed, or with changes, to the City Council and thereby forward the Docket to the council for consideration.

Next, the City Council shall consider the Planning Commission's recommendations and decide to either adopt or deny the amendments during a regular council meeting. If the Council makes any changes to the Planning Commission's recommendation, the Council is required to hold a public hearing (per RCW 36.70A.035(2)). Comprehensive Plan amendments that are approved are to be adopted by ordinance and any amendments that are rejected are addressed in a resolution.

Following Council action, the Planning Division will then transmit a copy of the amendments and adopted ordinances to the State Department of Commerce who will review the submission for compliance with the State's Growth Management Act.

OVERVIEW OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

The 2024 Comprehensive Plan Docket includes the following changes:
Staff evaluation including findings and conclusions are provided later in this report.

Summary Review of 2024 Applications	
<u>APPLICANT:</u> Darral Moore, J-U-B Engineers on behalf of HP Pasco, LLC <u>Change the Comprehensive Plan Map:</u> Amend the Comprehensive Plan map for approximately 2.13 acres of land from High-Density Residential to Commercial (Staff recommends that the Comprehensive Plan map be changed to Waterfront).	<u>FILE NO.:</u> CPA2024-101 & Z2024-102 <u>Staff Recommends:</u> Map change should be accompanied by an associated rezone of the site from Commercial Limited Business [C-LB] to Waterfront [WF].
<u>APPLICANT:</u> Richland Properties, LLC <u>Change the Comprehensive Plan Map:</u>	<u>FILE NO.:</u> CPA2024-102 & Z2024-103 <u>Staff Recommends:</u>

Amend the Comprehensive Plan map for approximately 12.62 acres by relocating/swapping the locations of the existing Commercial and Low-Density Residential land use designations.	Map change should be accompanied by an associated rezone of the site relocating/swapping the locations of the existing Commercial Limited Business [C-LB] and Single-Family Residential [R-1-10] zoning districts.
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ANALYSIS

HP PASCO LLC MAP UPDATE (CPA2024-101 & Z2023-102)

Description of Proposal

Darral Moore, PE, J-U-B Engineers, Inc., on behalf of HP Pasco, LLC, Tom Fisher, owner, is proposing to change the Comprehensive Plan Land Use designation for approximately 2.13 acres of land from High-Density Residential to Commercial, to be accompanied by a rezone of the 2.13 acres from Commercial Limited Business [C-LB] to Waterfront [WF].

Vicinity Map

Item: 2599 Duportail St
Applicant: J-U-B Engineers
File #: CPA2024-101

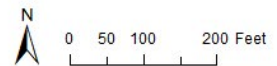


Figure 1 – Vicinity Map

Site Description & Adjacent Land Uses

The subject site consists of one 2.13-acre parcel (Parcel #115982011748012) located at the northwest corner of the intersection of Duportail Street and Tanglewood Drive.

The subject site is relatively flat and contains approximately 750 lineal feet of frontage along

Tanglewood Drive. The site is divided into three (3) building sites via the existence several existing driveways which access the multi-family apartments located to the north and east of the subject site. Given the relatively small amount of buildable space on the site, the property owner is proposing to change the land use and zoning designations of the site to Waterfront in order to match the City's Shoreline jurisdiction designation for the site. Changing the land use and zoning classification to waterfront will afford the property owner the opportunity to develop each of the smaller building footprints into commercial businesses that will provide goods and/or services to the nearby multi-family apartments.

Surrounding Zoning and Land Uses:

- North:** High-Density Residential [HDR], Commercial Limited Business [C-LB]
Private multi-family apartments
- East:** High-Density Residential [HDR], Commercial Limited Business [C-LB]
Private multi-family apartments
- South:** Natural Open Space [NOS], Natural Open Space [NOS]
US Army Corps of Engineers
- West:** High-Density Residential [HDR], Commercial Limited Business [C-LB]
Private multi-family apartments

**Land Use
Map**

Item: 2599 Duportail St
Applicant: J-U-B Engineers
File #: CPA2024-101

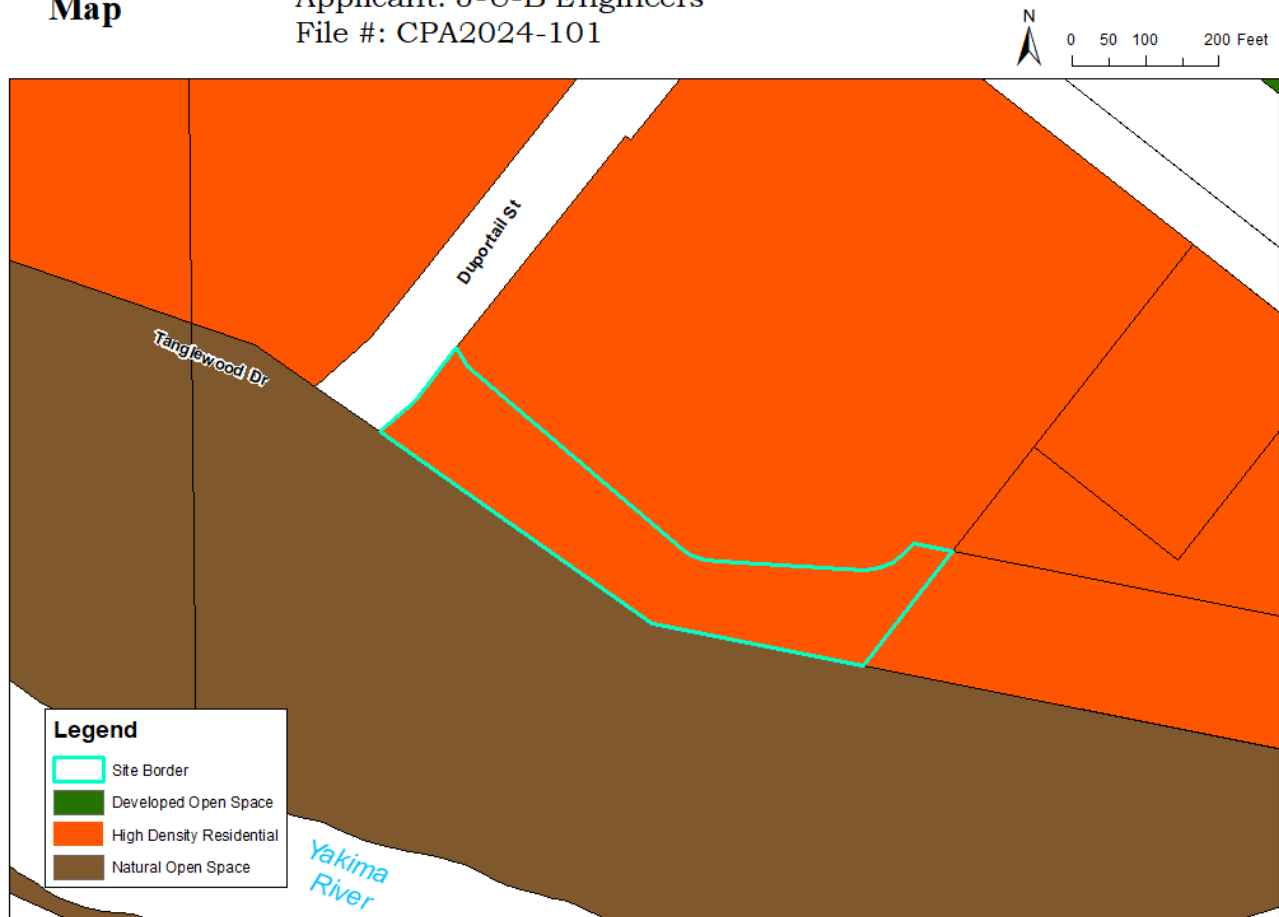


Figure 2 – Comprehensive Plan Land Use Designations

Comprehensive Plan

The site is currently designated as High-Density Residential [HDR] under the City's current Comprehensive Plan, while the request is to re-designate the site from High-Density Residential to Commercial .

The Comprehensive Plan defines High-Density Residential [HDR] lands as follows:

The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.

The Comprehensive Plan defines Commercial [C] lands as follows:

The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-related uses and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

Land Use Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Land Use Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Zoning

The site is currently zoned Commercial Limited Business [C-LB], while the request is to rezone the site to Waterfront [WF].

The Richland Municipal Code [RMC] defines the Commercial Limited Business district as follows:

The limited business use district (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the city that are designated either commercial or high-density residential under the city of Richland comprehensive plan.

The Richland Municipal Code [RMC] defines the Waterfront [WF] district as follows:

The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices and other similar commercial, apartment, and multifamily uses which are consistent with waterfront-oriented development, and which are in conformance with RMC Title 26, Shoreline Management, and with applicable U.S. Corps of Engineers requirements. This zoning classification encouraged mixed special commercial and high-

density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e., related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the city that are designated waterfront under the city of Richland comprehensive plan.

Zoning Map

Item: 2599 Duportail St
Applicant: J-U-B Engineers
File #: CPA2024-101

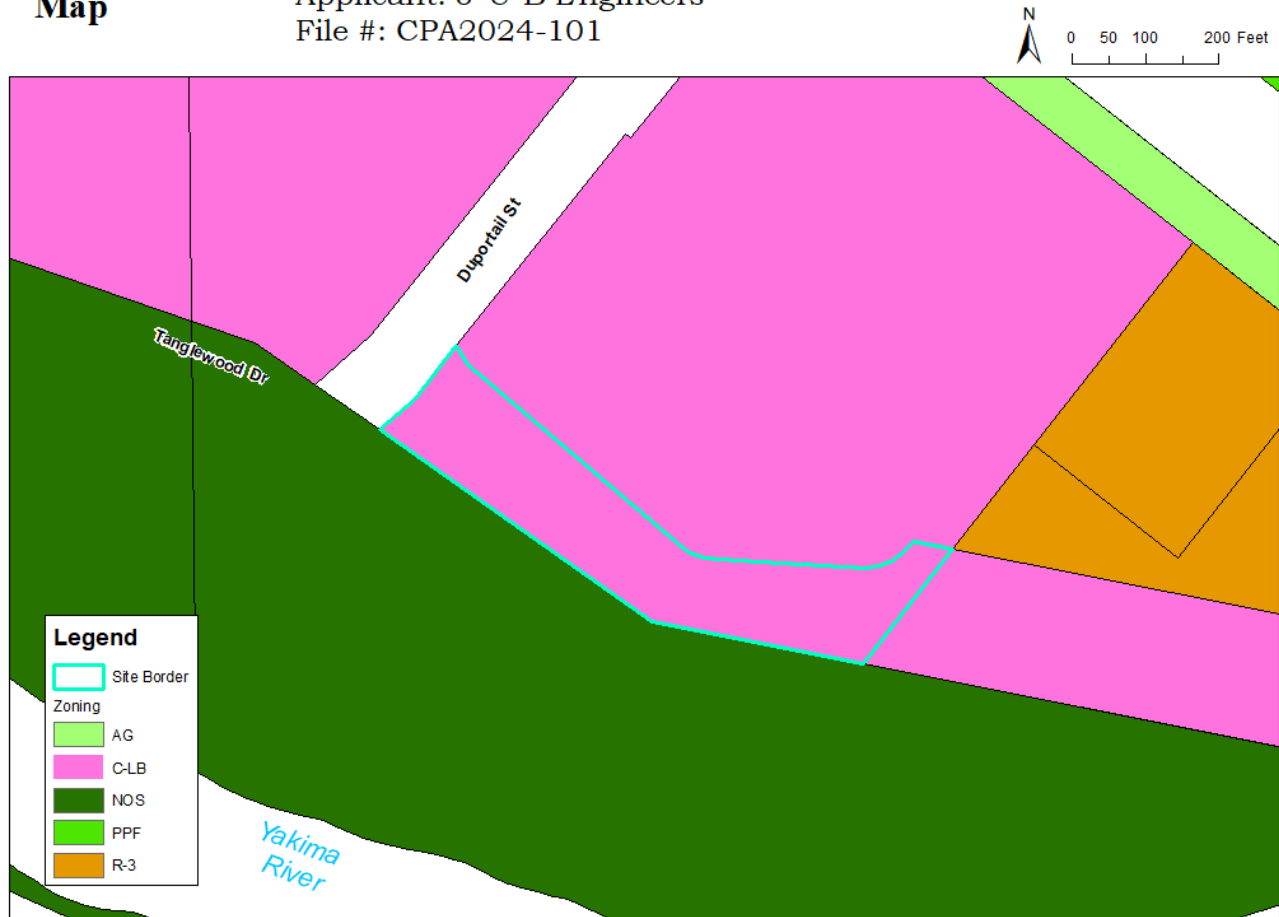


Figure 3 – Zoning Land Use Categories

Utility Availability

There are existing domestic water, sewer and electrical power line connections in place, available within existing rights-of-way and/or easements on or near the site with adequate capacity to supply anticipated development.

Transportation & Access

Primary access into the site will come from Tanglewood Drive, which extends easterly from Duportail Street, which is classified by the City as a “Major Collector”. This area is largely characterized by multi-family residential development to the north, east and west and open space/natural area associated with the Yakima River to the south.

Schools

The subject site falls within the boundaries of the Richland School District. The closest schools to this site are approximately one mile away.

Parks

While the majority of land in the nearby vicinity is zoned Parks & Public Facilities [PPF], there most of the land associated with this zoning category is in use either as educational or other public facilities, and not traditional park land. To that end, the most substantial, park-like asset near the subject site is the Columbia River trail some three-quarters of mile to the east.

Environmental Review

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2024 Comprehensive Plan Docket on August 6, 2024 (PLN-T1-2024-00071). No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

Analysis

The proposed Comprehensive Plan map amendment proposes to provide commercial opportunities for the site that would provide additional services for the adjacent multi-family residential neighborhood.

Unfortunately, the applicant has applied for a request to amend the Comprehensive Plan Land Use designation to Commercial, rather than Waterfront, as necessary in order to rezone the site to the Waterfront zoning district. This likely occurred due to the fact that the zoning table for Commercial zoning districts lists the Waterfront zone as one of the zoning districts in which commercial uses may occur. As a result, staff recommends that the Comprehensive Plan Land Use designation be changed to Waterfront rather than Commercial. The only zoning district allowed within the Waterfront Land Use designation is the Waterfront zone, while the Waterfront zone is not an allowable zoning district within the Commercial Land Use designation. Staff contends that the impacts of having the site zoned Waterfront would be less than if the site were designated as Commercial and then ultimately re-zoned to one of the more intensive commercial zoning districts. Ultimately, given the size of the site and the proposed uses, the Waterfront zoning district is likely the most appropriate zoning district for that location.

Approval Criteria

1. *Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?*

The subject site has remained largely vacant over the preceding decades due to its relatively small size, irregular/elongated shape and other inherent limitations which did not make the lot especially ripe for multi-family residential development interest. This parcel has potential to be developed in a way appropriate to its location and the adjacent land uses.

2. *Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?*

The assumptions on which the current Comprehensive Plan is based took into consideration the property's location adjacent to other multi-family residential development. However, as indicated above, the size and shape of the site, and the fact that two (2) access easements cross the site make multi-family development of the site extremely limited and unlikely. As a result, Planning Staff currently believes that the highest and best use of the site is for small commercial developments, such as drive-thru coffee stands or other smaller sized commercial uses that would be accessory to the neighboring high-density residential development.

Summary

Approval of the proposed Comprehensive Plan amendment would provide areas for commercial development which could serve the nearby multi-family residential developments with various commercial opportunities.

RICHLAND PROPERTIES, LLC MAP UPDATE (CPA2024-102 & Z2024-103)

Description of Proposal

Richland Properties, LLC is proposing to change the Comprehensive Plan Land Use designations upon property that is approximately 12.62 acres in size by relocating/swapping the locations of the existing commercial and low-density residential comprehensive plan designations. Assessor's Parcel Number 134983000001009, located at 560 Bermuda Road.

Vicinity Map

Item: 560 Bermuda Road
Applicant: Richland Properties LLC
File #: CPA2024-102

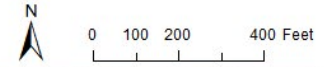


Figure 7 – Vicinity Map

Site Description & Adjacent Land Uses

The site is approximately 12.62 acres in size and is located along the east side of Bermuda Road upon parcel 134983000001009 (highlighted in turquoise, above).

Land Use Map

Item: 560 Bermuda Road
Applicant: Richland Properties LLC
File #: CPA2024-102

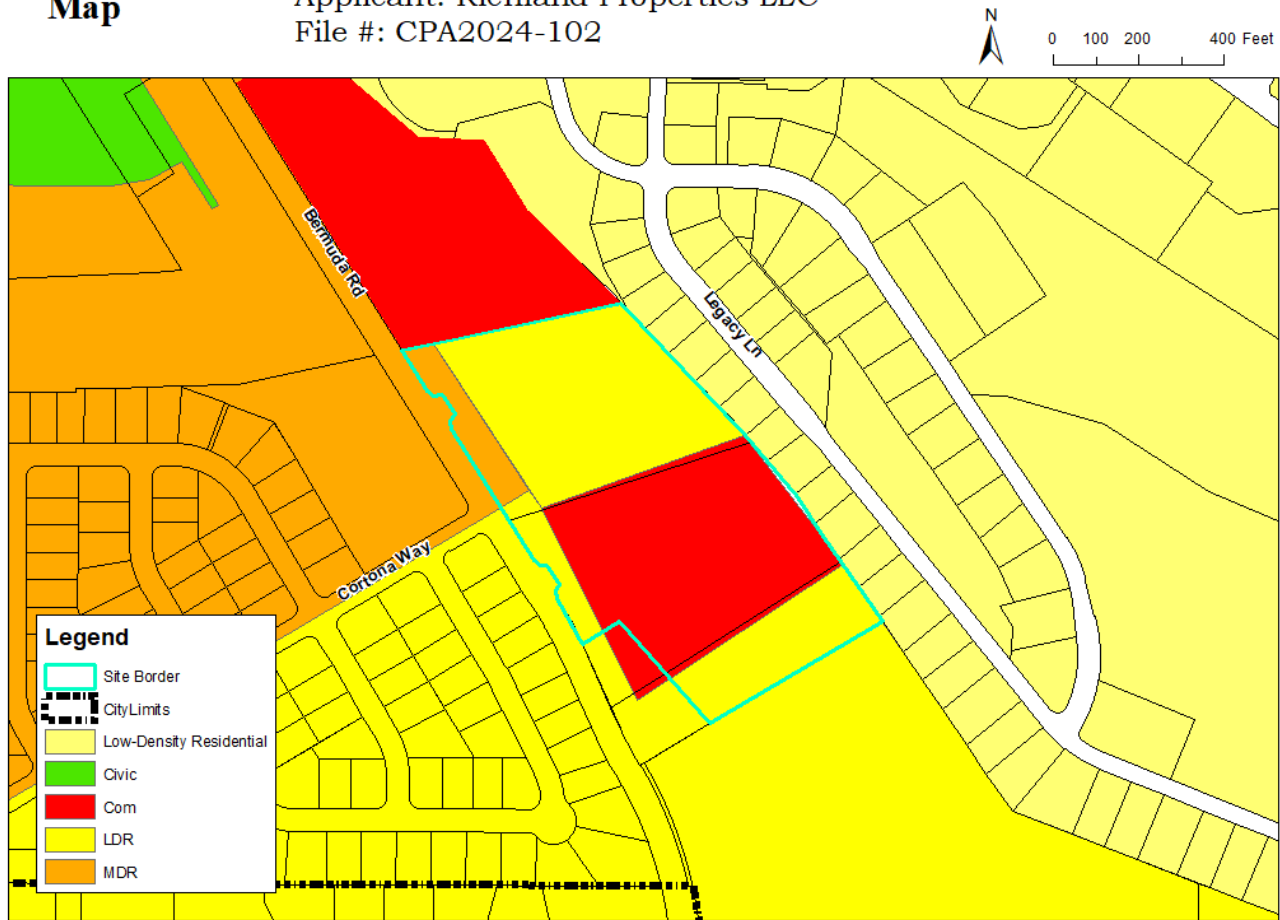


Figure 8 – Badger Mountain Subarea Land Use Designations

Comprehensive Plan

The site is currently designated as Commercial [COM] and Low-Density Residential [MDR] under the City's current Badger Mountain Subarea Plan. The intent of the proposed "swap" is to create a larger commercial node (when taken into consideration with the property to the north) with residential on either side, rather than have commercial areas separating residential areas.

The Badger Mountain South Subarea Plan Low-Density Residential land use category is described as follows:

The Badger Mountain Low-Density Residential (BMLDR) designation includes the existing and vested low-density subdivisions within the Subarea while also accommodating the development of new low-density dwellings. It is intended to accommodate a variety of housing types and sizes. It supports the idea that housing choice and opportunities for homeownership responds best when a mixture of price ranges are available within the new neighborhoods of the Badger Mountain Subarea.

The BMLDR designation also provides a transition between the existing Badger Mountain Plateau and El Rancho Reata neighborhoods with the new, denser neighborhoods proposed within the Badger Mountain South development.

The Badger Mountain South Subarea Plan Commercial land use category is described as follows:

The Commercial (C) designation would allow retail business and service uses that provide products and services. It is found in future commercial nodes in areas outside of Badger Mountain South. The Commercial designation may include areas that provide limited retail business for the convenience of nearby neighborhoods or areas that provide a wider array of business and service uses.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

Land Use Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 2: Facilitate planned growth and infill developments within the City.

Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

Land Use Goal 8: Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

Zoning

The subject property is currently split between the Commercial Limited Business zone [C-LB] and Single-Family Residential [R-1-10]. The requested Comprehensive Plan map amendment and associated rezone will not change the zoning classifications of the property, rather, it will just swap the locations resulting in a larger area of commercially designated property when looked at in conjunction with the land use designation of the property located to the northwest. The proposal will also remove the separation between single-family residentially zoned land on the subject property.

Zoning Map

Item: 560 Bermuda Road
Applicant: Richland Properties LLC
File #: CPA2024-102

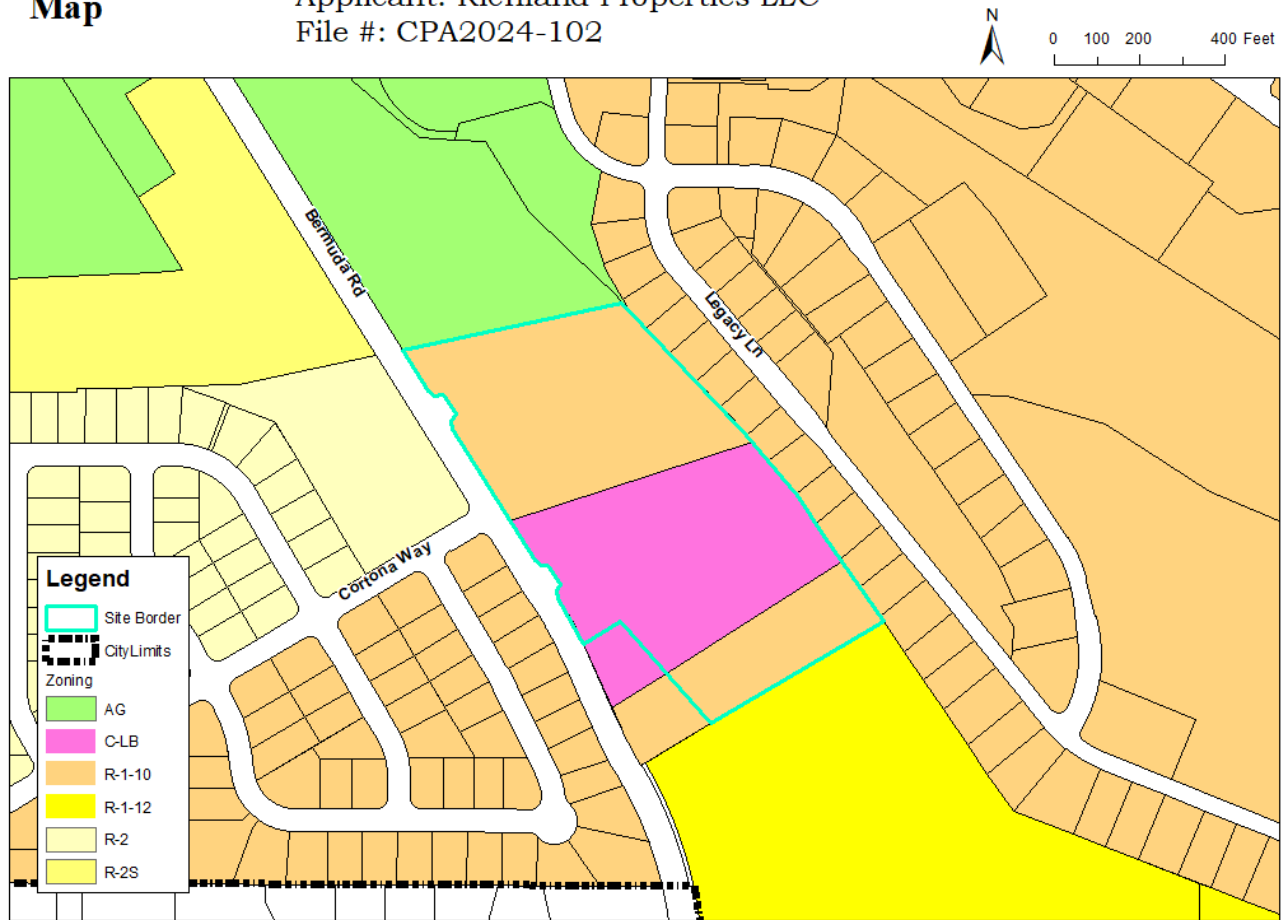


Figure 9 – Zoning Land Use Categories

Utility Availability

There are existing domestic water, sewer, natural gas, fiber, and electrical power line connections in place, available within existing rights-of-way or otherwise on property near the site with adequate capacity to supply anticipated development.

Transportation & Access

Primary access into the site will come from Bermuda Road, classified by the City as a “Major Collector”. This area is largely characterized as single-family housing in transition from undeveloped and agricultural uses. As such, there are currently no significant nodes of employment or shopping amenities via suburban scale commercial, office or industrial development within close proximity. This proposal, along with the establishment of a commercial area to the north will ultimately result in a relatively large commercial node that will help create jobs and provide commercial services to this area of the city.

Schools

The plat falls within the boundaries of the Richland School District. The school district anticipates the siting of a future elementary school in this area. Recent land actions have contemporized the District’s land holdings in preparation for future phases of this development. Secondary education is not in the immediate vicinity of this proposed development.

Parks

Other than the existing private park within the Siena Hills development, immediately west, there are no other parks planned at this time. Crested Hills Park is one-half mile due east and the Badger Mountain Centennial Preserve is 0.8-miles to the northwest. Of these, the latter is a more significant asset to future residents, but as of yet, there are no formal connections to the Preserve from areas southeast, though at least two separate connections are proposed.

Environmental Review

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2024 Comprehensive Plan Docket on August 6, 2024 (PLN-T1-2024-00071). No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

Analysis

The requested Comprehensive Plan amendment and associated rezone request will not result in any new land use designations or zoning districts. Rather, the current land use and zoning designations will just be "swapped" in their locations to help facilitate a more congruent development pattern on that side of Bermuda Road. The current size of the residential area is approximately 5.42 acres, while the current size of the commercial area is approximately 5.34 acres, a difference of approximately 3,350 square feet.

Approval Criteria

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?

The property to the northwest was re-designated via the City's Comprehensive Plan update in 2023 to create a commercial area, where previous low-density residential existed. The proposed map amendment will simply "swap" locations of the residential and commercial designations on the subject property so that the commercial area will be immediately adjacent to the commercially designated area on the neighboring property, thus creating a larger commercial node, rather than two (2) separate commercial areas.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

The Comprehensive Plans original assumptions are correct, but the specific bounds of the land use designations need to be updated based on recent changes.

Summary

Approval of the proposed Comprehensive Plan amendment will simply swap the locations of the existing low-density residential and commercial designations on the subject property. The "swap" results in an overall loss of approximately 3,350 s.f. of low-density residential area. This amount is negligible and does not create any significant loss of residentially designated land.

ASSOCIATED REZONE ANALYSIS

The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas, and zoning. As a result, any time land use designations are changed, the underlying zoning district must be brought into conformance with the Comprehensive Plan. The City is requesting that the Planning Commission authorize an area-wide rezone in order to bring the zoning into compliance with the change of land-use designation authorized by the passage of the two (2) above listed Comprehensive Plan amendment applications.

The associated rezones must be a separate action by the Planning Commission and must result in the rezoning of lands so that the underlying zoning regulations are consistent with the intent and goals of the City's Comprehensive Plan. Failure to have the zoning designations match the underlying Comprehensive Plan designation usually results in "spot-zoning", which is not allowed in the State of Washington.

In determining whether an area shall be rezoned, the Planning Commission and City Council should consider how the proposed area-wide rezone implements the Comprehensive Plan, growth management act and benefits the community:

1. *The manner in which the proposed rezone conforms to patterns in adjacent zones;*
The proposed rezones would not result in any non-conformities as it would just effectuate the intent of the already approved Comprehensive Plan changes. Denial of the rezoning would result in a situation in which the zoning districts are out of compliance with, and do not effectuate, the Comprehensive Plan.
2. *The benefits or detriments accruing to the city which would result from the approval of the associated rezones; and,*
Benefits to the city as a result of the granting of the associated rezones come primarily in the form of additional tax revenue due to the creation of additional housing and additional commercial development, though there are ancillary benefits of significance as well.
3. *The impacts on the environment and public safety.*
Both the change in land-use designation and subsequent area-wide rezonings have been reviewed by the City of Richland and other local and state agencies for compliance with the State of Washington's Growth Management Act and State Environmental Policy Act (SEPA). Development Review Staff will likewise condition future projects to meet Code and other applicable safety and sanitary standards.

SEPA THRESHOLD DETERMINATION

The City of Richland issued a Determination of Non-Significance (DNS) for the proposed Comprehensive Plan amendment and associated rezoning on August 6, 2024 (PLN-T1-2024-00071). No challenges or appeals to the SEPA Determination of Non-Significance (DNS) were filed.

RECOMMENDATION

1. Staff recommends that all text and map amendments included in the 2024 Comprehensive Plan Docket (as amended by staff during the public hearing) be incorporated into the City's official Comprehensive Plan Document.
2. Staff recommends that the associated rezoning be approved, on condition of approval of the Comprehensive Plan amendments.

Commission Alternatives:

- a. Recommend approval of the amendments and subsequent associated rezones as proposed.
- b. Hold additional public hearings.
- c. Modify the proposed changes before forwarding the document to City Council.

SUGGESTED CONCLUSIONS OF LAW

1. The Planning Commission has a legal obligation to hold an open record public hearing and issue a recommendation to the City Council that meets the requirements of Chapter 36.70A RCW.
2. The City Staff, Planning Commission and City Council have involved the public in this planning exercise.
3. The Docket is deemed complete and ready for action by the Planning Commission.
4. For areas that are incorporated into the associated rezoning: future development of any property will be reviewed for consistence and compliance with applicable development regulations in effect at the time of future development. Approval of these zoning map amendments do not vest or imply approval of subsequent developments.
5. The 2017 City of Richland Comprehensive Plan (as amended in 2018-2019, 2020, 21 and again in 2023) and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and City of Richland Municipal Code Chapter 22.09.
6. The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, mandates that Counties and Cities required or choosing to plan under the authority of the Growth Management Act must adopt development regulations consistent with the jurisdictional Comprehensive Plan and state law.
7. The 2024 Comprehensive Plan Amendment Docket will produce no probable significant adverse environmental impacts. A determination of non-significance (DNS) under the State Environmental Policy Act (SEPA) is appropriate for this Comprehensive Plan amendment and Zoning Ordinance Map changes.

SUGGESTED FINDINGS OF FACT

1. RMC 19.90 indicates that the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.
2. The deadline for the submittal of Private Party Applications for the consideration as part of the 2024 Comprehensive Plan Docket Policy and Map, and Code Amendments Docket was March 1, 2024.
3. Two (2) applications were received and deemed complete.
4. The City Council conducted a Workshop on April 23, 2024 to review the 2024 Comprehensive Plan Policy and Map, and Code Amendment Docket.
5. The City Council conducted a Public Hearing on June 4, 2024 establishing the 2024 Comprehensive Plan Policy and Map, and Code Amendment Docket.
6. The City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance on August 6, 2024 for the proposed 2024 Comprehensive Plan Policy and Map, and Code Amendment Docket (PLN-T1-2024-00071).
7. On August 6, 2024 the City of Richland provided the required sixty (60) day notification under RCW 36.70A.106 to the State of Washington of the City's proposed Comprehensive Plan Policy and Map, and Code Amendment Docket and intent to adopt.
8. On August 26, 2024 the City of Richland provided Notice of Public Hearing to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
9. Public Hearing Notice signs were posted on, or near, the two (2) physical properties which had submitted applications for consideration on August 12, 2024.
10. On August 11, 2024 the Tri-City Herald newspaper published notice of SEPA determination on upcoming Comprehensive Plan Docket.
11. All public notification requirements for the public workshops and public hearings were met.
12. On September 8, 2024 the Tri-City Herald newspaper published notice of upcoming

Comprehensive Plan Docket public hearing (September 25, 2024).

13. Darral Moore, J-U-B Engineers, Inc. on behalf of Tom Fisher, HP Pasco, LLC, is proposing to change the Comprehensive Plan Land Use designation for approximately 2.13 acres of land from High-Density Residential to Commercial and rezone the site from C-LB (Commercial Limited Business) to WF (Waterfront). Assessor's Parcel Number 115982011748012, located at 2599 Duportail Street.
14. Richland Properties, LLC is proposing to change the Comprehensive Plan Land Use designations upon property that is approximately 12.62 acres in size by relocating/swapping the locations of the existing commercial and low-density residential comprehensive plan designations. Assessor's Parcel Number 134983000001009, located at 560 Bermuda Road.
15. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the city's ability to provide sewer and water, and, will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
16. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
17. The proposed amendments are consistent with the goals, policies, and objectives of the Comprehensive Plan.
18. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
19. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
20. The proposed amendments are consistent with the Washington State Growth Management Act, the Benton County planning policies and other applicable local and state policies, agreements, and laws.
21. The proposed amendments will not have a cumulative adverse effect on the planning area.
22. The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
23. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.
24. The City is requesting that the Planning Commission authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the two (2) applications.

RECOMMENDED MOTION

1. "I move that the Planning Commission adopt the findings, conclusions, and recommendation found in the staff report and recommend City Council approve the 2024 Comprehensive Plan Policy and Map, and Code Amendment Docket as amended by staff during the Public Hearing."
2. "I move that the Planning Commission adopt the findings, conclusions and recommendation found in the staff report and recommend City Council approval of the associated rezones."

EXHIBITS

1. Notice of Intent to Adopt Amendment (60-Days Prior to Adoption)
2. PLN-T1-2024-00071 - SEPA Determination of Non-Significance – 2024 Docket
3. CPA2024-101 & Z2024-102 – HP Pasco, LLC
4. CPA2024-102 & Z2024-103 – Richland Properties, LLC
5. Public Notice
6. Agency/Public Remarks and Comments



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☒ 60-Day Notice of Intent to Adopt Amendment. ☐ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment. ☐ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☒ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting. Examples: <i>“Proposed comprehensive plan amendment for the GMA periodic update.”</i> or <i>“Adopted Ordinance 123, adoption amendment to the sign code.”</i> (Maximum 400 characters).	Proposed 2024 Comprehensive Plan Annual Amendment and associated Rezones.



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: October 23, 2024 City Council: November 19, 2024 Proposed / Date of Adoption: December 3, 2024
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

08/07/2024

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2024-S-7321--60-day Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

2024 Comprehensive Plan and Development Regulations annual amendment

We received your submittal on 08/06/2024 and processed it with the Submittal ID 2024-S-7321. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 10/05/2024.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Deanah Watson, (509) 290-4754.

Sincerely,

Review Team
Growth Management Services

Exhibit 2



File No. PLN-T1-2024-00071

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: City of Richland 2024 Comprehensive Plan Amendment Docket and Associated Rezones. The City received two (2) applications and SEPA Checklists for map and/or text amendments. The items have been consolidated into the 2024 Docket of Comprehensive Plan Policies, Maps and Zone Code Amendments (as established by City Council on June 4, 2024) and is file number PLN-T4-2024-00001. Staff has prepared a SEPA Checklist to consolidate environmental review and consider the cumulative effects of the docketed proposals.

The SEPA Checklist and related information can be found by visiting the City of Richland website at <https://www.ci.richland.wa.us/departments/development-services/planning/2024-land-use>

File Number: CPA2024-101 & Z2024-102

Applicant: Darral Moore, J-U-B Engineers, Inc. on behalf of Tom Fisher, HP Pasco, LLC (owner)

Darral Moore, J-U-B Engineers, Inc. on behalf of Tom Fisher, HP Pasco, LLC, is proposing to change the Comprehensive Plan Land Use designation for approximately 2.13 acres of land from High-Density Residential to Commercial and rezone the site from C-LB (Commercial Limited Business) to WF (Waterfront). Assessor's Parcel Number 115982011748012, located at 2599 Duportail Street.

File Number: CPA2024-102 & Z2024-103

Applicant: Richland Properties, LLC

Richland Properties, LLC is proposing to change the Comprehensive Plan Land Use designations upon property that is approximately 12.62 acres in size by relocating/swapping the locations of the existing commercial and low-density residential comprehensive plan designations. Assessor's Parcel Number 134983000001009, located at 560 Bermuda Road.

Lead Agency: City of Richland

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

completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: August 6, 2024

Comments Due: August 21, 2024

Signature



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. **Name of proposed project, if applicable:** 2024 Docket of Comprehensive Plan Policies, Maps and Zoning Code Amendments (CPA2024-103), consisting of two (2) map and/or text amendment applications.
2. **Name of applicant:** City of Richland, Development Services Department
3. **Address and phone number of applicant and contact person:**
City of Richland
Attn: Kyle Hendricks, Planner
625 Swift Blvd. MS-35
Richland, WA 99352
(509)942-7683
4. **Date checklist prepared:** 08/01/2024
5. **Agency requesting checklist:** City of Richland, Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): Fall 2024

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** The city is allowed to amend its Comprehensive Plan and associated development regulations once per year. The landowners who have submitted private-party applications may have future plans to develop their properties.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

City of Richland Comprehensive Plan Integrated Non-project Final Environmental Impact Statement, September 12, 2017.

Individual SEPA Checklists and related information prepared by applicants and submitted for File Numbers CPA2024-101 & Z2024-102 (2599 Duportail Street) and CPA2024-102 & Z2024-103 (560 Bermuda Road).

This checklist is intended to consolidate the private-party applications for the purposes of streamlined environmental review.

No additional environmental information is expected as part of this current proposal. It is likely that some of the properties will require further environmental review when development is proposed.

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.** The rezoning applications will be acted upon subsequent to the Comprehensive Plan Amendments.

- 10. List any government approvals or permits that will be needed for your proposal, if known.**

SEPA review, City of Richland

Comprehensive Plan Amendment, City of Richland

Rezone, City of Richland

Future development will need additional permitting based upon the Richland Municipal Code

The City Council is expected to take action on adopting, modifying, or denying the proposed Comprehensive Plan Amendments and associated rezones via ordinance after receiving a recommendation from the Planning Commission conducts open record public hearing(s).

- 11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The proposal consists of two (2) map amendments (Comprehensive Plan & Zoning).

Site	Parcel #	Size (Acres)	Current Land Use Designation	Requested Land Use Designation	Current Zoning	Requested Zoning
2599 Duportail Street	115982011748012	2.13 acres	High-Density Residential (HDR)	Commercial	Commercial Limited Business (C-LB)	Waterfront (WF)
560 Bermuda Road	134983000001009	12.62	Commercial and Low-Density Residential (LDR)	Swap the locations	Low Density Residential (R-1-10) and Commercial Limited Business (C-LB)	Swap the locations

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
- See attached maps.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

N/A. Non-project Action.

b. What is the steepest slope on the site (approximate percent slope)?

N/A. Non-project Action.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Much of the city contains soils typically classified as sandy loam.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

None known.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

N/A. Non-project action. Future development proposals may include filling, excavation or grading, and will be subject to applicable environmental project review at the time.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

N/A/ Non-project action. Future projects may result in erosion, but will be subject to applicable environmental project review at the time.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

N/A. Non-project action. Future projects will likely result in impervious coverage. Specific projects will be reviewed for compliance with all local, state and/or federal regulations as applicable at time of development.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

N/A. Non-project action. Future projects will be subject to applicable environmental review.

2. Air [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A. Non-project action. Future development of each specific site could result in an increase of emissions. To be reviewed at project time.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A. Non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

N/A. Non-project action.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A. Non-project action.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A. Non-project action.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A. Non-project action.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

N/A. Non-project action.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**
None of the proposed map amendment sites are located within the 100-year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**
N/A. Non-project action.

b. Ground Water: [Find help answering ground water questions](#)

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**
No. Future development will have access to city water.
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**
N/A. Non-project action. Future development is unknown at this time.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**
N/A. Non-project action. Future development may need stormwater management.
2. **Could waste materials enter ground or surface waters? If so, generally describe.**
N/A. Non-project action. Future development proposals are unknown at this time.
3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**
N/A. Non-project action. Future site-specific development proposals are unknown at this time.

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

N/A. Non-project action.

4. Plants [Find help answering plants questions](#)

- a. **Check the types of vegetation found on the site:**

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

- b. **What kind and amount of vegetation will be removed or altered?**

N/A. Non-project action.

- c. **List threatened and endangered species known to be on or near the site.**

N/A/ Non-project action.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

N/A/ Non-project action.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

N/A/ Non-project action.

5. Animals [Find help answering animal questions](#)

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Birds and animals in the general area of each specific site include species that are

commonly found in developed environments, such as squirrels, raccoons, small rodents, etc.

b. List any threatened and endangered species known to be on or near the site.

N/A. Non-project action. Future development proposals will be required to comply with the City of Richland's Critical Areas regulations pertaining to threatened and endangered species (Fish & Wildlife Habitat Conservation Areas).

c. Is the site part of a migration route? If so, explain.

Yes, all of Richland is within the Columbia Flyway.

d. Proposed measures to preserve or enhance wildlife, if any.

None proposed.

e. List any invasive animal species known to be on or near the site.

N/A. Non-project action.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

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

N/A. Non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A. Non-project action.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A. Non-project action.

7. Environmental Health [Find help with answering environmental health questions](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

N/A. Non-project action.

1. Describe any known or possible contamination at the site from present or past uses.

N/A. Non-project action.

- a. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**
N/A. Non-project action.
- b. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**
N/A. Non-project action.
- c. **Describe special emergency services that might be required.**
N/A. Non-project action.
- d. **Proposed measures to reduce or control environmental health hazards, if any.**
None.

b. Noise

- 1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**
N/A. Non-project action.
- 2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site?**
N/A. Non-project action.
- 3. **Proposed measures to reduce or control noise impacts, if any.**
N/A. Non-project action.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**
N/A. Non-project action.
- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other**

uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A. Non-project action. However, none of the specific map amendment sites are known to have been used as working farmlands.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

N/A. Non-project action.

- c. Describe any structures on the site.**

N/A. Non-project action. See site-specific files for further details.

- d. Will any structures be demolished? If so, what?**

N/A. Non-project action.

- e. What is the current zoning classification of the site?**

2599 Duportail = Commercial Limited Business (C-LB). 560 Bermuda = Low Density Residential (R-1-10) and Commercial Limited Business (C-LB).

- f. What is the current comprehensive plan designation of the site?**

2599 Duportail = High Density Residential. 560 Bermuda = Badger Mountain South Commercial and Low-Density Residential.

- g. If applicable, what is the current shoreline master program designation of the site?**

One of the specific sites is located within the shoreline jurisdiction (2599 Duportail St). It is to be located within the Waterfront shoreline use classification.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

N/A. Non-project action.

- i. Approximately how many people would reside or work in the completed project?**

N/A. Non-project action.

- j. Approximately how many people would the completed project displace?**

N/A. Non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any.

N/A. Non-project action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

N/A. Non-project action.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

N/A. Non-project action.

9. Housing [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A. Non-project action. See site-specific files for further details.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A. Non-project action.

c. Proposed measures to reduce or control housing impacts, if any.

N/A. Non-project action.

10. Aesthetics [Find help answering aesthetics questions](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A. Non-project action.

b. What views in the immediate vicinity would be altered or obstructed?

N/A. Non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any.

N/A. Non-project action.

11. Light and Glare [Find help answering light and glare questions](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A. Non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

N/A. Non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?**

N/A. Non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any.**

N/A. Non-project action.

12. Recreation [Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

Golf courses, city parks, movie theaters, Columbia River, Rattlesnake Mountain, Yakima River are all within/near the City of Richland.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

N/A. Non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

N/A. Non-project action.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

N/A. Non-project action. Future projects will be required to comply with all applicable regulations.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

N/A. Non-project action.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A. Non-project action.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

N/A. Non-project action.

14. Transportation [Find help with answering transportation questions](#)

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

N/A. Non-project action.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

N/A. Non-project action.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

N/A. Non-project action.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

N/A. Non-project action. Future development of the various sites may require traffic improvements. See site specific files for additional information regarding traffic.

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

N/A. Non-project action.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

N/A. Non-project action. See site specific files for additional information regarding traffic.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

N/A. Non-project action.

15. Public Services [Find help answering public service questions](#)

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

N/A. Non-project action. Future development may result in the need for increased public services. Each site specific development will be reviewed for impacts to public services at time of application.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

N/A. Non-project action.

16. Utilities [Find help answering utilities questions](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

All typical municipal utilities are located within the City of Richland.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

N/A. Non-project action.

C. Signature [Find help about who should sign](#)

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

Type name of signee: Kyle Hendricks



Position and agency/organization: Planner

Date submitted: 8/1/2024

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposed amendments to the Comprehensive Plan and Zoning Code will not likely have any significant impacts to the items specified above.

- **Proposed measures to avoid or reduce such increases are:**
None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed amendments will not likely have any impacts to plants, animals, fish or marine life.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
None.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed mapping amendments will not result in a depletion of energy or natural resources.

- **Proposed measures to protect or conserve energy and natural resources are:**
None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed mapping amendments will not affect environmentally sensitive areas or areas under governmental protection. The proposed amendments are a non-project action.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**
None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed amendments will not affect shoreline uses and will only result in changes to land uses that are deemed acceptable by the city (if approved).

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**
None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed mapping amendments will not result in an increase to demands on transportation or public services and utilities. Future development proposals for each site will be reviewed for their specific impacts at time of project development.

- **Proposed measures to reduce or respond to such demand(s) are:**
None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed mapping amendments will not result in any conflicts with other local, state or federal laws related to protection of the environment.



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: HP Pasco LLC c/o Tom Fisher

Address: PO Box 752 Richland, WA 99352

Phone: 509-438-1816

Email: tomfisher121@hotmail.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: J-U-B Engineers, Inc.

UBI#:

Contact: Darral Moore, P.E.

Address: 3611 S. Zintel Way, Kennewick, WA 99337

Phone: 509-783-2144

Email: dmoore@jub.com

PROPERTY INFORMATION

Legal Description:

Lot 2 of Record of Survey 4182

Parcel Number: 115982011748012

Current Zoning: C-LB

Current Land Use Designation: High Density Residential

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
 - vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Darral Moore

Applicant Signature:  Date March 01, 2024

Key: 62e6b5f0794ad0c8364e675742f989d38



Zoning Map Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: HP Pasco LLC c/o Tom Fisher

Address: PO Box 752, Richland, WA 99352

Phone: 509-438-1816

Email: tomfisher121@hotmail.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: J-U-B ENGINEERS, Inc.

UBI#

Contact: Darral Moore, P.E.

Address: 3611 S. Zintel Way, Kennewick, WA 99337

Phone: (509) 783-2144

Email: dmoore@jub.com

DESCRIPTION OF WORK

Amend the City's Zoning Map for a property currently zoned C-LB and rezone to Waterfront

PROPERTY INFORMATION

Parcel #: 1-1598-201-1748-012

Legal Description: See attachment A.

Current Zoning: C-LB

Current Comp Plan: HDR

Requested Zoning: Waterfront

Current Use: UNDEVELOPED

Proposed Use: Commercial

Area of Property: 1.6 acres

APPLICATION MUST INCLUDE

1. Completed Application and Filing Fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER QUESTIONS AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

The property owner has a variety of successful commercial properties in the Tri-Cities area.

Any hardship that may result in the event the rezone is not granted:

The property owner will not be able to develop the land for its proposed use

The manner in which the proposed rezone conforms to patterns in adjacent zones:
The site plan for the rezone property will meet all City standards and be cohesive with the adjacent zones.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:
With the approval of this zone change, the surrounding properties (predominately residential) will have more access to commercial use within walking distance.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:
The approval of this rezone will encourage economic diversification and create additional jobs in the area.

The benefits or detriments accruing to the city which would result from the granting or denial of this special permit:
The approval of the rezone will provide commercial development opportunities.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:
The comprehensive plan currently has the property identified as High Density Residential. With a land use change to Commercial, it will create jobs and economic diversification in a predominately residential area, creating mixed-uses.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:
The approval of the rezone will provide commercial flexibility for uses and services compatible to the core of the City.

Identify impacts on the environment and public safety:
There will be no environmental or public safety impacts.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Darral Moore

Applicant Signature: 

Date 3/1/2024

15-9-28

RECORD SURVEY NO. 4185

2/2

FOR A BOUNDARY LINE ADJUSTMENT

WEST 1/2 OF, SEC. 15, T.9 N., R.28 E., W.M.

CITY OF RICHLAND

NEW PARCEL BENTON COUNTY, WASHINGTON

LOT 1:
PARCEL 2, R501-4149:
TRACT 4 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 2917 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1313.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 268.83 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET; THENCE NORTH 68°19'21" WEST 10.00 FEET TO A POINT ON A LINE PARALLEL TO THE CORPS OF ENGINEERS TAKING LINE PER RECORD SURVEY 1-1405 AND 177.00 FEET PERPENDICULAR THEREFROM; THENCE NORTH 78°45'16" WEST ALONG SAID PARALLEL LINE 274.81 FEET; THENCE NORTH 38°08'42" EAST 246.97 FEET TO A POINT ON SAID PLAT BOUNDARY AND THE TRUE POINT OF BEGINNING

TOGETHER WITH THAT PORTION OF TRACT 3 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 2917 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ABOVE SAID TRACT 3 THENCE SOUTH 51°51'18" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 250.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 51°51'18" EAST ALONG SAID LINE 310.24 FEET TO THE NORTHWEST CORNER OF TRACT 4 OF SAID SURVEY; THENCE SOUTH 38°08'42" WEST 246.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 78°45'16" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 3 A DISTANCE OF 628.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 38°08'42" EAST ALONG THE WESTERLY LINE OF SAID TRACT 181.19 FEET; THENCE SOUTH 51°51'18" EAST 250.00 FEET; THENCE NORTH 38°08'42" EAST 350.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

TOGETHER WITH TRACT 5 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 2917 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 166.28 FEET TO THE NORTHEAST CORNER OF LOT 3 AS SHOWN ON SAID SHORT PLAT; THENCE SOUTH 11°14'44" WEST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 200.39 TO THE SOUTHEAST CORNER OF SAID LOT 3 AND A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER THAT RECORD SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID CORPS OF ENGINEERS TAKING LINE 167.54 FEET TO A POINT ON THE WEST LINE OF SAID GAS LINE EASEMENT; THENCE NORTH 03°56'59" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET; THENCE NORTH 44°53'14" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT OF RICHLAND AND THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION OF TRACT 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3572 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03°56'59" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET TO A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER RECORD OF SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID TAKING LINE 1050.23 FEET; THENCE NORTH 38°08'42" EAST 198.47 FEET TO THE SOUTHEAST CORNER OF TRACT 1 OF ABOVE SAID RECORD SURVEY; THENCE SOUTH 78°45'16" EAST ALONG THE SOUTHERLY LINE OF PARCEL 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4149 903.02 FEET; THENCE SOUTH 68°19'21" EAST ALONG SAID SOUTHERLY LINE 10.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 9.13 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

ORIGINAL DESCRIPTIONS

PARCEL 2, R501-4149:
TRACT 4 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 2917 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1313.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 268.83 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET; THENCE NORTH 68°19'21" WEST 10.00 FEET TO A POINT ON A LINE PARALLEL TO THE CORPS OF ENGINEERS TAKING LINE PER RECORD SURVEY 1-1405 AND 177.00 FEET PERPENDICULAR THEREFROM; THENCE NORTH 78°45'16" WEST ALONG SAID PARALLEL LINE 274.81 FEET; THENCE NORTH 38°08'42" EAST 246.97 FEET TO A POINT ON SAID PLAT BOUNDARY AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF TRACT 3 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 2917 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ABOVE SAID TRACT 3 THENCE SOUTH 51°51'18" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 250.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 51°51'18" EAST ALONG SAID LINE 310.24 FEET TO THE NORTHWEST CORNER OF TRACT 4 OF SAID SURVEY; THENCE SOUTH 38°08'42" WEST 246.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 78°45'16" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 3 A DISTANCE OF 628.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 38°08'42" EAST ALONG THE WESTERLY LINE OF SAID TRACT 181.19 FEET; THENCE SOUTH 51°51'18" EAST 250.00 FEET; THENCE NORTH 38°08'42" EAST 350.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINING 4.08 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

TRACT 2, R501-3672:
THAT PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03°56'59" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET TO A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER RECORD OF SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID TAKING LINE 1342.76 FEET; THENCE NORTH 54°59'11" WEST CONTINUING ALONG SAID TAKING LINE 455.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DUPOURTAL STREET; THENCE NORTH 48°10'35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 65.08 FEET; THENCE NORTH 38°18'04" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 91.54 FEET; THENCE SOUTH 32°36'35" EAST 29.67 FEET; THENCE SOUTH 44°11'12" EAST 30.63 FEET; THENCE SOUTH 49°52'56" EAST 351.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 40°07'04" EAST 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE 51.64 FEET; THENCE SOUTH 86°52'12" EAST 198.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 37°07'48" EAST 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE 65.01 FEET; THENCE NORTH 46°34'01" EAST 20.45 FEET; THENCE SOUTH 78°45'16" EAST 955.82 FEET; THENCE SOUTH 68°19'21" EAST 10.00 FEET TO A POINT ON THE WEST LINE OF SAID GAS LINE EASEMENT AND THE SAID TRUE POINT OF BEGINNING.

CONTAINING 6.116 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

TRANSFER PARCEL

THAT PORTION OF TRACT 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3572 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03°56'59" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET TO A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER RECORD OF SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID TAKING LINE 1050.23 FEET; THENCE NORTH 38°08'42" EAST 198.47 FEET TO THE SOUTHEAST CORNER OF TRACT 1 OF ABOVE SAID RECORD SURVEY; THENCE SOUTH 78°45'16" EAST ALONG THE SOUTHERLY LINE OF PARCEL 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4149 903.02 FEET; THENCE SOUTH 68°19'21" EAST ALONG SAID SOUTHERLY LINE 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.99 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

NEW PARCEL

LOT 2:
THAT PORTION OF TRACT 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3572 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET; THENCE SOUTH 03°56'59" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET TO A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER RECORD OF SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID TAKING LINE 1050.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 78°45'16" WEST ALONG SAID LINE 292.52 FEET; THENCE NORTH 54°59'11" WEST CONTINUING ALONG SAID TAKING LINE 455.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DUPOURTAL STREET; THENCE NORTH 48°10'35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 65.08 FEET; THENCE NORTH 38°18'04" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 91.54 FEET; THENCE SOUTH 32°36'35" EAST 29.67 FEET; THENCE SOUTH 49°52'56" EAST 351.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 40°07'04" EAST 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE 51.64 FEET; THENCE SOUTH 86°52'12" EAST 198.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 37°07'48" EAST 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE 65.01 FEET; THENCE NORTH 46°34'01" EAST 20.45 FEET; THENCE SOUTH 78°45'16" EAST 52.80 FEET; THENCE SOUTH 38°08'42" WEST 198.47 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINING 2.13 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

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 TERRY BLANKENSHIP IN SEPT. OF 2010.

12/22/2010
DATE



SURVEY FOR

TERRY
BLANKENSHIP

INDEX

N	E	S	E	R.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF
MAY 2011 AT 27 MINUTES PAST 12
P.M. AND RECORDED IN VOLUME 01 OF
SURVEYS PAGE 4185 AT THE REQUEST OF
AARON A. DYK, P.L.S.
Brent Chilton 1509281X801
BENTON COUNTY AUDITOR INDEX NO.
2011-008089
DEPUTY FEE NO.



COMPREHENSIVE PLAN AMENDMENT APPLICATION

1. The purpose of the proposed amendment;
The purpose of this amendment is to rezone the property currently zoned C-LB (Limited Business). The future zoning is proposed to be Waterfront.
2. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (The goals and the Act for listed in 36.70A.020);
The amendment is consistent Washington State Growth Management Act-RCW 36.70A because the parcel to be rezoned will encourage economic growth and provide opportunities for citizens in the surrounding area, all within the capacities of the state's public facilities.
3. How the amendment is consistent with the adopted countywide planning policies;
Rezoning to Waterfront is consistent with county wide policies creating urban growth. This will encourage development where adequate public facilities exist or can be provided.
4. How the amendment furthers the purpose of the city's comprehensive plan;
Community Goal 2 of the City of Richland Comprehensive Plan states, "Create a vibrant, progressive, and physically, socially, economically, and culturally diverse community providing chooses of jobs, housing, and recreational opportunities to its residents of all ages." The rezone will further the goal to create more economic diversity in the area and increase in jobs for the nearby residents.
5. How the amendment is internally consistent with the city's comprehensive plan, as well as other adopted city plans and codes;
Land Use Goal 2: Establish land uses that are sustainable and create livable and vibrant community encourages a variety of land use designations to accommodate commercial uses that will take advantage of the existing infrastructure network. With the new Duportail Bridge, traffic will increase, therefore the need for retail businesses arises.
6. If applicable, how the project will meet concurrency requirements for transportation;
The proposed use will include sidewalks, improved shoulders, and pedestrian friendly signage.
7. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
The property is located within the Aquifer Recharge Area. Per Richland Municipal Code 22.10.350 Uses prohibited in critical aquifer recharge areas (CARA), the following activities and uses are prohibited: landfills, underground injection wells, mining, wood treatment facilities, and storage, processing, or disposal of radioactive substances. The proposed use of the property may include a drive-thru coffee shop and small strip building for convenient store, permitted uses.
8. Comprehensive Plan TEXT AMEDNMENT application must also include;

Date: 2/27/2024

- a. The proposed element, chapter, section and page number of the comp plan to be amended; **N/A**
 - b. The proposed text change, with new underlined and deleted text crossed out; **N/A**
9. Comprehensive Plan MAP AMENDMENT applications must also include;
- a. The current land use map designation for the subject parcel(s).
The current land use for the parcel is High Density Residential.
 - b. The land use map designation requested.
The amendment is asking for the land use to change to Waterfront.
 - c. A complete legal description describing the combined area of the subject parcel(s)
See Record Survey No. 4185 – New Parcel, Lot 2 (attached).
 - d. A vicinity map showing:
See attachment C.
 - i. All land use designation within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All road abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if application; ***The site is completely within the Aquifer Recharge Area.***
 - v. The location of existing utilities serving the subject parcels including electrical, water, and sewer’
 - vi. The location and uses of existing structures location on the subject parcel(s);
None.
 - e. Topographical map of the subject parcels and abutting properties at a scale of a minimum of one inch represents 200 feet (1:200);
See attachment D.
 - f. The current official zoning map designation for the subject parcel(s);
The property is currently zoned C-LB (Limited Business).

Date: 2/27/2024

- g. A detailed plan within indicates any proposed improve
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply'
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;

See attachment E.

- h. A corresponding zoning map amendment application, where necessary to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;

A zoning map amendment application is attached.

- i. A description of any associated development proposals. Development proposals shall not be processed concurrent with comprehensive plan amendment, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the city's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the city will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The city shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

The proposed rezone design plan has taken the surrounding zones into consideration. The property owner(s) proposes to rezone C-LB to Waterfront, with the ability for commercial use that may include drive-thru restaurant.

The Waterfront zone will give the community opportunities for economic diversification and employment opportunities. The potential uses for the parcel to be rezoned to Waterfront may include a drive-thru coffee shop, restaurant/bar, small convenient store or other similar uses.

The current lot is undeveloped and not improving economic or employment opportunities. The rezone will encourage growth and continue to develop the community with landscaping and streetscape design.



Document Path: \\jub.com\Central\Clients\WA\HFPasco\Projects\30-20-014 Tanglewood\GIS\Projects\TanglewoodPropertyTopo.mxd
Username: eridley



Legend

- 2ft. Contour
- Subject Parcel
- 300 ft. Buffer

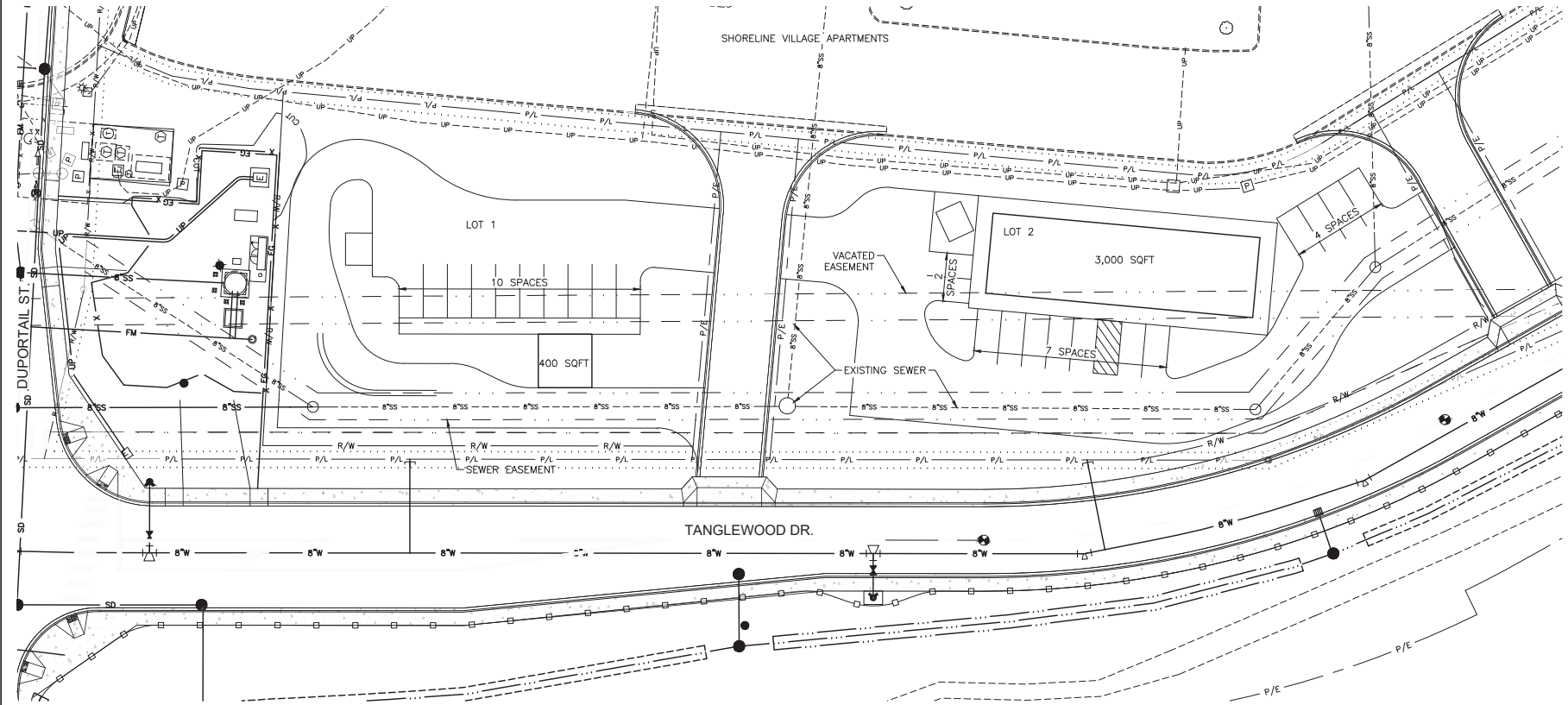
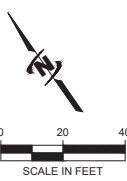
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Attachment D - Topography Map

200 Feet
1 inch = 200 feet
Date: 2/10/2020





LOT 1 SUMMARY

AREA 20,249 SQFT (0.46 AC)
BLDG 400 SQFT
PARKING 10 SPACES

LOT 2 SUMMARY

AREA 25,973 SQFT (0.60 AC)
BLDG 3,000 SQFT
PARKING 13 SPACES



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

REVISIONS			
NO.	DESCRIPTION	BY	DATE

TANGLEWOOD
RICHLAND, WA
CONCEPTUAL SITE PLAN

FILE: EXHIBIT 1
DATE: 10/20/2014
DRAWN BY: JUC
DESIGN BY: DSM
CHECKED BY: DSM
IN CHARGE: DSM
AT FULL SIZE, IF NOT ONE INCH EQUALS ONE FOOT
LAST UPDATED: 10/20/2014
SHEET NUMBER:

EXB 1

RETURN ADDRESS:

NUMERICA CREDIT UNION
ATTN: LOAN
ADMINISTRATION
PO BOX 4000
SPOKANE VALLEY, WA
99037

3164681

113

DEED OF TRUST**DATE: December 6, 2018**

Reference # (if applicable): _____

Additional on page _____

Grantor(s):

1. HF PASCO, LLC

Grantee(s)

1. NUMERICA CREDIT UNION
2. FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee

Legal Description: Portion of Lot 2, Record Survey No. 3572

Additional on page _____

Assessor's Tax Parcel ID#: 115982011748012

THIS DEED OF TRUST is dated December 6, 2018, among HF Pasco, LLC, a Washington limited liability company ("Grantor"); NUMERICA CREDIT UNION, whose mailing address is LOAN ADMINISTRATION, PO BOX 4000, SPOKANE VALLEY, WA 99037 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and FIRST AMERICAN TITLE INSURANCE COMPANY, whose mailing address is 8109 W GRANDRIDGE BLVD SUITE 110, KENNEWICK, WA 99336 (referred to below as "Trustee").

Loan No: 869532-63

**DEED OF TRUST
(Continued)**

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CONVEYANCE AND GRANT. For valuable consideration, Grantor conveys to Trustee in trust with power of sale, right of entry and possession and for the benefit of Lender as Beneficiary, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, **(the "Real Property")** located in BENTON County, State of Washington:

See EXHIBIT A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as **2595 DUPORTAIL ST, RICHLAND, WA 99352**. The Real Property tax identification number is **115982011748012**.

Grantor hereby assigns as security to Lender, all of Grantor's right, title, and interest in and to all leases, Rents, and profits of the Property. This assignment is recorded in accordance with RCW 65.08.070; the lien created by this assignment is intended to be specific, perfected and choate upon the recording of this Deed of Trust. Lender grants to Grantor a license to collect the Rents and profits, which license may be revoked at Lender's option and shall be automatically revoked upon acceleration of all or part of the Indebtedness. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property (this privilege is a license from Lender to Grantor automatically revoked upon default). The following provisions relate to the use of the Property or to other limitations on the Property. The Real Property is not used principally for agricultural purposes.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

Compliance with Governmental Requirements. Grantor shall promptly comply, and shall promptly cause compliance by all agents, tenants or other persons or entities of every nature whatsoever who rent, lease or otherwise use or occupy the Property in any manner, with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

**DEED OF TRUST
(Continued)**

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Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, (A) declare immediately due and payable all sums secured by this Deed of Trust or (B) increase the interest rate provided for in the Note or other document evidencing the indebtedness and impose such other conditions as Lender deems appropriate, upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Washington law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Deed of Trust.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a fair value basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender and issued by a company or companies reasonably acceptable to Lender. Grantor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverages will not be cancelled or diminished without at least ten (10) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may

DEED OF TRUST (Continued)

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make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid without interest to Grantor as Grantor's interests may appear.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Deed of Trust:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust; and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's Indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Deed of Trust:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice all at Grantor's expense, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

**DEED OF TRUST
(Continued)**

Loan No: 869532-63

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Assignment of Proceeds. Grantor hereby assigns to Beneficiary all right, title and interest of Grantor in any award, settlement, sale or purchase, claim for damages (direct, incidental or consequential) or any other proceeds due in connection with any condemnation or other taking of all or part of the Property or for conveyance in lieu of condemnation, all whether now or hereafter existing (hereinafter referred to as "Condemnation").

Application of Net Proceeds. Upon any Condemnation, Lender may at its election require that all or any portion of the net proceeds of the Condemnation be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the Condemnation shall mean the amount after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the Condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Deed of Trust:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Deed of Trust, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Deed of Trust.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Deed of Trust or upon all or any part of the Indebtedness secured by this Deed of Trust; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the Indebtedness secured by this type of Deed of Trust; (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies of reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so

DEED OF TRUST (Continued)

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for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Trustee a request for full reconveyance and shall execute and deliver to Grantor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee shall be paid by Grantor, if permitted by applicable law. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto", and the recitals in the reconveyance of any matters or facts shall be conclusive proof of the truthfulness of any such matters or facts.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

Default on Other Payments. Failure of Grantor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Default in Favor of Third Parties. Should Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or Grantor's ability to repay the indebtedness or Grantor's ability to perform Grantor's obligations under this Deed of Trust or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter or is found not to be as represented. This includes the use of the Note proceeds for a purpose other than the purposes stated in Grantor's loan application.

Defective Collateralization. This Deed of Trust or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Grantor's existence as a going business or the death of any member, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

**DEED OF TRUST
(Continued)**

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RIGHTS AND REMEDIES ON DEFAULT. If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Deed of Trust, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Accelerate Indebtedness. Lender shall have the right at its option to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

Foreclosure. With respect to all or any part of the Real Property, the Trustee shall have the right to exercise its power of sale and to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor to take possession of and manage the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding or pending foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Note or available at law or in equity.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all rights to have the Property marshalled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

Rights of Trustee. Trustee shall have all of the rights and duties of Lender as set forth in this section.

DEED OF TRUST (Continued)

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POWERS AND OBLIGATIONS OF TRUSTEE. The following provisions relating to the powers and obligations of Trustee (pursuant to Lender's instructions) are part of this Deed of Trust:

Powers of Trustee. In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

Obligations to Notify. Trustee shall not be obligated to notify any other party of a pending sale under any other trust deed or lien, or of any action or proceeding in which Grantor, Lender, or Trustee shall be a party, unless required by applicable law, or unless the action or proceeding is brought by Trustee.

Trustee. Trustee shall meet all qualifications required for Trustee under applicable law. In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

Successor Trustee. Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an instrument executed and acknowledged by Lender and recorded in the office of the recorder of BENTON County, State of Washington. The instrument shall contain, in addition to all other matters required by state law, the names of the original Lender, Trustee, and Grantor, the book and page or the Auditor's File Number where this Deed of Trust is recorded, and the name and address of the successor trustee, and the instrument shall be executed and acknowledged by Lender or its successors in interest. The successor trustee, without conveyance of the Property, shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution.

NOTICES. Subject to applicable law, and except for notice required or allowed by law to be given in another manner, any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address, as shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Subject to applicable law, and except for notice required or allowed by law to be given in another manner, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Deed of Trust:

Amendments. This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

Merger. There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Governing Law. This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Washington without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Washington.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of SPOKANE County, State of Washington.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right

DEED OF TRUST (Continued)

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shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

Successors and Assigns. Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

Waive Jury. All parties to this Deed of Trust hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Washington as to all indebtedness secured by this Deed of Trust.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

Beneficiary. The word "Beneficiary" means NUMERICA CREDIT UNION, and its successors and assigns.

Borrower. The word "Borrower" means HF PASCO, LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Default. The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Grantor. The word "Grantor" means HF PASCO, LLC.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means NUMERICA CREDIT UNION, its successors and assigns.

Note. The word "Note" means the promissory note dated December 6, 2018, in the original principal amount of \$168,500.00 from Grantor to Lender, together with all renewals of, extensions of, modifications

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**DEED OF TRUST
(Continued)**

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of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all issues and profits thereon and proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness; provided, that guaranties and environmental indemnity agreements are not "Related Documents" and are not secured by this Deed of Trust.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means FIRST AMERICAN TITLE INSURANCE COMPANY, whose mailing address is 8109 W GRANDRIDGE BLVD SUITE 110, KENNEWICK, WA 99336 and any substitute or successor trustees.

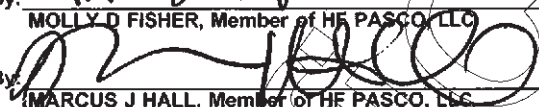
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

HF PASCO, LLC

By: 
THOMAS G FISHER, Member of HF PASCO, LLC

By: 
MOLLY D FISHER, Member of HF PASCO, LLC

By: 
MARCUS J HALL, Member of HF PASCO, LLC

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**DEED OF TRUST
(Continued)**

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington

)

) ss

COUNTY OF Benton

)

This record was acknowledged before me on December 11th, 20 18 by THOMAS G FISHER, Member of HF PASCO, LLC; MOLLY D FISHER, Member of HF PASCO, LLC; and MARCUS J HALL, Member of HF PASCO, LLC.



Ashley Wallis
(Signature of notary public)

Notary
(Title of office)

My commission expires:
Nov. 30th, 2021
(date)

REQUEST FOR FULL RECONVEYANCE

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. You are hereby requested, upon payment of all sums owing to you, to reconvey without warranty, to the persons entitled thereto, the right, title and interest now held by you under the Deed of Trust.

Date: _____

Beneficiary: _____

By: _____

Its: _____

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BENTON, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT 2 OF RECORDS SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3572 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF DUPORTAIL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPORTAIL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET; THENCE SOUTH 03°56'59" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET TO A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER RECORD OF SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID TAKING LINE 1050.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 78°45'16" WEST ALONG SAID LINE 292.52 FEET; THENCE NORTH 54°59'11" WEST CONTINUING ALONG SAID TAKING LINE 455.73 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DUPORTAIL STREET; THENCE NORTH 48°10'35" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 65.08 FEET; THENCE NORTH 38°18'04" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 91.54 FEET; THENCE SOUTH 32°36'35" EAST 29.67 FEET; THENCE SOUTH 44°11'12" EAST 30.63 FEET; THENCE SOUTH 49°52'56" EAST 351.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 40°07'04" EAST 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE 51.64 FEET; THENCE SOUTH 86°52'12" EAST 198.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 3°07'48" EAST 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE 65.01 FEET; THENCE NORTH 46°34'01" EAST 20.45 FEET; THENCE SOUTH 78°45'16" EAST 52.80 FEET; THENCE SOUTH 38°08'42" WEST 198.47 FEET TO THE SAID TRUE POINT OF BEGINNING;

(Also shown as Lot 2 of Survey No. 4185)

EXCEPT that portion described as follows;

THAT PORTION OF TRACT 2 AS SHOWN ON RECORD SURVEY NO. 3572 AND A PORTION OF LOT 2 AS SHOWN ON RECORD SURVEY NO. 4185 (RECORDS OF BENTON COUNTY, WASHINGTON) LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Beginning at a 5/8" diameter Street Pin with a plastic cap marked PLS 14120 on the Easterly right-of-way of Duportail Street and also on the Westerly boundary of said Tract 2 from which the Northwest corner of said Tract 2 bears North 38°17'29" East, 91.54 feet;

Thence South 48°10'35" West, 64.64 feet to the Northerly boundary of the McNary lock and Dam Project shown on Amended Map of Record recorded in Book 1 of Surveys at Page 2316 (Records of Benton County, Washington):

Thence along said Northerly boundary, South $54^{\circ}58'11''$ East, 241.63 feet;

Thence leaving said Northerly boundary, North $40^{\circ}02'11''$ East, 5.02 feet

Thence North $54^{\circ}58'11''$ West, 160.56 feet;

Thence North $38^{\circ}17'29''$ East, 132.23 feet to the Northerly boundary of said Tract 2;

Thence North $49^{\circ}48'32''$ West, along the Northerly boundary of said Tract 2 for a distance of 12.46 feet;

Thence North $45^{\circ}48'54''$ West, 29.71 feet;

Thence North $32^{\circ}14'07''$ West, 29.69 feet to the Easterly right-of-way of Duportail Street said point also being the Northwest corner of said Tract 2;

Thence South $38^{\circ}17'29''$ West along the Easterly right-of-way of Duportail Street and the Westerly boundary of said Tract 2 for a distance of 91.54 feet to the POINT OF BEGINNING.

AND EXCEPT that portion described as follows;

THAT PORTION OF TRACT 2 AS SHOWN ON RECORD SURVEY NO. 3572 AND A PORTION OF LOT 2 AS SHOWN ON RECORD SURVEY NO. 4185 (RECORDS OF BENTON COUNTY, WASHINGTON) LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Commencing at a 5/8" diameter Steel pin with a plastic cap marked PLS 14120 on the Easterly right-of-way of Duportail Street and also on the Westerly boundary of said Tract 2 from which the Northwest corner of said Tract 2 bears North $38^{\circ}17'29''$ East, 91.54 feet;

Thence South $48^{\circ}10'35''$ West, 64.64 feet to the Northerly boundary of the McNary Lock and Dam Project shown on Amended Map of Record recorded in Book 1 of Surveys at Page 2316 (Records of Benton County, Washington);

Thence along said Northerly boundary, South $54^{\circ}58'11''$ East, 407.35 feet to the POINT OF BEGINNING.

Thence leaving said Northerly boundary 109.87 feet along the arc of a curve to the left having a radius of 325.00 feet, a delta of $19^{\circ}22'08''$ and a long chord that bears South $74^{\circ}43'03''$ East a chord distance of 109.34 feet;

Thence South $84^{\circ}24'07''$ East, 108.02 feet;

Thence 24.90 feet along the arc of a curve to the left having a radius of 20.00 feet, a delta of $71^{\circ}20'19''$ and a long chord that bears North $59^{\circ}55'43''$ East a chord distance of 23.32 feet;

Thence North $24^{\circ}15'33''$ East, 10.57 feet;

Thence 56.06 feet along the arc of a curve to the right having a radius of 53.50 feet, a delta of $60^{\circ}02'11''$ and a long chord that bears North $54^{\circ}16'39''$ East a chord distance of 53.53 feet;

Thence North $05^{\circ}10'08''$ West, 35.43 feet to the Northerly boundary of said Tract 2;

Thence along said Northerly boundary the following (4) courses:

South $86^{\circ}47'36''$ East, 44.62 feet;

65.01 feet along the arc of a curve to the left having a radius of 80.00 feet, a delta of $46^{\circ}33'36''$ and a long chord that bears North $69^{\circ}55'36''$ East a chord distance of 63.24 feet;

Thence North $46^{\circ}38'48''$ East, 20.45 feet;

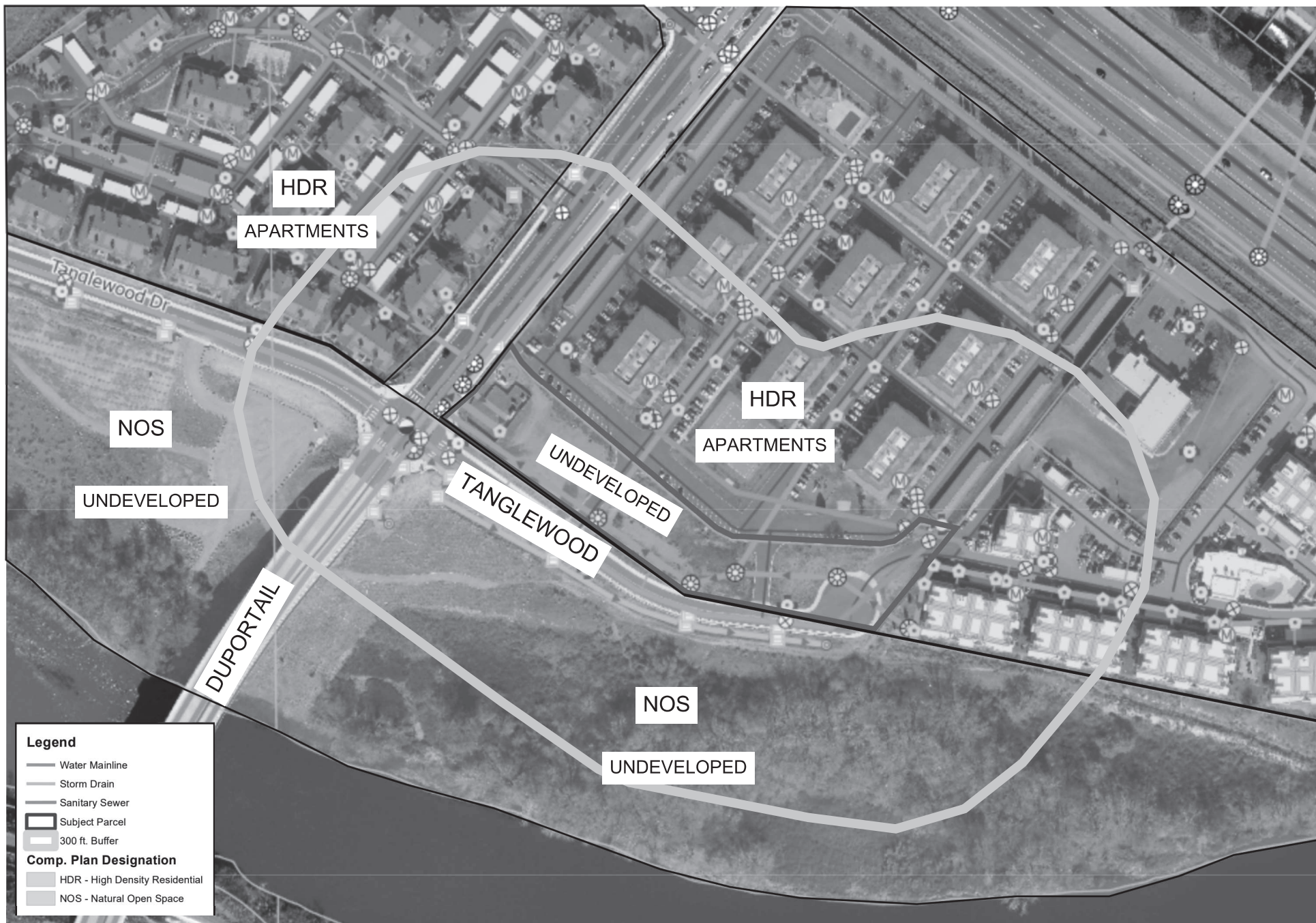
Thence South $78^{\circ}45'17''$ East, 52.80 feet to the Northeast corner of said Lot 2, also being the Easterly boundary of said Tract 2;

Thence leaving the Northerly boundary of said Tract 2, along said easterly boundary South $38^{\circ}12'42''$ West, 199.10 feet to the Northerly boundary of said McNary Lock and Dam Project;

Thence along said Northerly boundary the following (2) courses:

North $78^{\circ}44'46''$ West, 290.45 feet to Army Corp of Engineers monument U-6;

North $54^{\circ}58'11''$ West, 49.29 feet to the POINT OF BEGINNING.



15-9-28

ORIGINAL DESCRIPTIONS

PARCEL 2, 8541-4149

THAT PORTION OF TRACT 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 2917 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1313.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 288.83 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET; THENCE NORTH 68°19'21" WEST 10.00 FEET TO A POINT ON A LINE PARALLEL TO THE CORPS OF ENGINEERS TAKING LINE PER RECORD SURVEY 1-1405 AND 177.00 FEET PERPENDICULAR THEREFROM; THENCE NORTH 78°45'16" WEST ALONG SAID PARALLEL LINE 274.81 FEET; THENCE NORTH 38°08'42" EAST 246.97 FEET TO A POINT ON SAID PLAT BOUNDARY AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF TRACT 3 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 2917 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ABOVE SAID TRACT 3 THENCE SOUTH 51°51'18" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 250.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 51°51'18" EAST ALONG SAID LINE 310.24 FEET TO THE NORTHWEST CORNER OF TRACT 4 OF SAID SURVEY;
THENCE SOUTH 38°08'42" WEST 246.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;
THENCE NORTH 78°45'16" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 3 A DISTANCE OF 628.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE NORTH 38°08'42" EAST ALONG THE WESTERLY LINE OF SAID TRACT 181.19 FEET;
THENCE SOUTH 51°51'18" EAST 250.00 FEET;
THENCE NORTH 38°08'42" EAST 350.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINING 4.08 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

TRACT 2, 8541-3572

THAT PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03°56'59" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET TO A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER RECORD OF SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID TAKING LINE 1342.76 FEET; THENCE NORTH 54°59'11" WEST CONTINUING ALONG SAID TAKING LINE 455.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DUPOURTAL STREET;
THENCE NORTH 48°07'35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 65.08 FEET; THENCE NORTH 38°18'04" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 91.54 FEET; THENCE SOUTH 32°36'35" EAST 29.67 FEET; THENCE SOUTH 44°11'12" EAST 30.63 FEET; THENCE SOUTH 49°52'56" EAST 351.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 40°07'04" EAST 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE 51.64 FEET; THENCE SOUTH 86°52'12" EAST 198.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 3°07'48" EAST 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE 65.01 FEET; THENCE NORTH 46°34'01" EAST 20.45 FEET; THENCE SOUTH 38°08'42" WEST 198.47 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINING 6.116 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

TRANSFER PARCEL

THAT PORTION OF TRACT 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3572 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03°56'59" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET TO A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER RECORD OF SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID TAKING LINE 1050.23 FEET; THENCE NORTH 38°08'42" EAST 198.47 FEET TO THE SOUTHEAST CORNER OF TRACT 1 OF ABOVE SAID RECORD SURVEY; THENCE SOUTH 78°45'16" EAST ALONG THE SOUTHERLY LINE OF PARCEL 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4149 903.02 FEET; THENCE SOUTH 68°19'21" EAST ALONG SAID SOUTHERLY LINE 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.99 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

NEW PARCEL

LOT 2:

THAT PORTION OF TRACT 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3572 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET; THENCE SOUTH 03°56'59" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET TO A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER RECORD OF SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID TAKING LINE 1050.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 78°45'16" WEST ALONG SAID LINE 292.52 FEET; THENCE NORTH 54°59'11" WEST CONTINUING ALONG SAID TAKING LINE 455.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DUPOURTAL STREET; THENCE NORTH 48°07'35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 65.08 FEET; THENCE NORTH 38°18'04" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 91.54 FEET; THENCE SOUTH 32°36'35" EAST 29.67 FEET; THENCE SOUTH 44°11'12" EAST 30.63 FEET; THENCE SOUTH 49°52'56" EAST 351.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 40°07'04" EAST 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE 51.64 FEET; THENCE SOUTH 86°52'12" EAST 198.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 3°07'48" EAST 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE 65.01 FEET; THENCE NORTH 46°34'01" EAST 20.45 FEET; THENCE SOUTH 38°08'42" WEST 198.47 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINING 2.13 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

RECORD SURVEY NO. 4185

FOR A BOUNDARY LINE ADJUSTMENT
WEST 1/2 OF, SEC. 15, T.9 N., R.28 E., W.M.
CITY OF RICHLAND
BENTON COUNTY, WASHINGTON

NEW PARCEL

LOT 1:

PARCEL 2, 8541-4149

THAT PORTION OF TRACT 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 2917 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1313.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 288.83 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET; THENCE NORTH 68°19'21" WEST 10.00 FEET TO A POINT ON A LINE PARALLEL TO THE CORPS OF ENGINEERS TAKING LINE PER RECORD SURVEY 1-1405 AND 177.00 FEET PERPENDICULAR THEREFROM; THENCE NORTH 78°45'16" WEST ALONG SAID PARALLEL LINE 274.81 FEET; THENCE NORTH 38°08'42" EAST 246.97 FEET TO A POINT ON SAID PLAT BOUNDARY AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF TRACT 3 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 2917 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ABOVE SAID TRACT 3 THENCE SOUTH 51°51'18" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 250.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 51°51'18" EAST ALONG SAID LINE 310.24 FEET TO THE NORTHWEST CORNER OF TRACT 4 OF SAID SURVEY;
THENCE SOUTH 38°08'42" WEST 246.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;
THENCE NORTH 78°45'16" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 3 A DISTANCE OF 628.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE NORTH 38°08'42" EAST ALONG THE WESTERLY LINE OF SAID TRACT 181.19 FEET;
THENCE SOUTH 51°51'18" EAST 250.00 FEET;
THENCE NORTH 38°08'42" EAST 350.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

TOGETHER WITH TRACT 5 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 2917 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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THENCE CONTINUING SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 166.28 FEET TO THE NORTHEAST CORNER OF LOT 3 AS SHOWN ON SAID SHORT PLAT; THENCE SOUTH 11°44'44" WEST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 200.39 TO THE SOUTHEAST CORNER OF SAID LOT 3 AND A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER THAT RECORD SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID CORPS OF ENGINEERS TAKING LINE 167.54 FEET TO A POINT ON THE WEST LINE OF SAID GAS LINE EASEMENT; THENCE NORTH 03°56'59" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET; THENCE NORTH 44°53'14" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT OF RICHLAND AND THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION OF TRACT 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3572 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPOURTAL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND; THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPOURTAL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND; THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748; THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03°56'59" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET TO A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER RECORD OF SURVEY 1-1405; THENCE NORTH 78°45'16" WEST ALONG SAID TAKING LINE 1050.23 FEET; THENCE NORTH 38°08'42" EAST 198.47 FEET TO THE SOUTHEAST CORNER OF TRACT 1 OF ABOVE SAID RECORD SURVEY; THENCE SOUTH 78°45'16" EAST ALONG THE SOUTHERLY LINE OF PARCEL 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4149 903.02 FEET; THENCE SOUTH 68°19'21" EAST ALONG SAID SOUTHERLY LINE 10.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 9.13 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY REGISTRATION ACT AT THE REQUEST OF TERRY BLANKENSHIP IN SEPT. OF 2010.

12/22/2010
DATE

**SURVEY FOR**

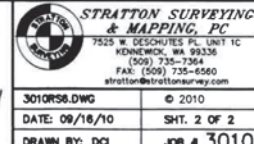
**TERRY
BLANKENSHIP**

INDEX

X	Y	SEC	T.	R.
15	9	N	28	E

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF
MARCH 2011 AT 2:17 MINUTES PAST 8
P.M. AND RECORDED IN VOLUME 41
OF SURVEYS PAGE 4185 AT THE REQUEST OF
AARON A. DYCK, P.L.S.
Brent Chittum 15092818X01
BENTON COUNTY AUDITOR INDEX NO.
2011-008089
DEPUTY FEE NO.



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Tanglewood Development

2. Name of applicant:

HP Pasco LLC - Tom Fisher

3. Address and phone number of applicant and contact person:

Tom Fisher Phone: 509-438-1816
PO Box 752 Email: tomfisher121@hotmail.com
Richland, WA 99352

4. Date checklist prepared:

2-27-24

5. Agency requesting checklist:

City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

2024/2025

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Comprehensive Plan Amendment, Zone Change, LOMAR Updates

10. List any government approvals or permits that will be needed for your proposal, if known.

Comprehensive Plan Amendment, Zone Change, Building Permit, Right of Way Permit

- 12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

Develop undeveloped property into a commercial use in compliance with City code requirements. Commercial uses could include but not be limited to a drive-through coffee stand, drive-through/sit-in restaurant/bar, convenience store or other commercial use. This is a non-project proposal to change the City Comprehensive Plan to a Waterfront designation.

- 13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Project is located just east of the Duportail/Tanglewood intersection and just north of the Yakima river. The address is 2595 Duportail Street. The Parcel # is 115982011748012. Legal description is Lot 2 of Record of Survey 4182.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The site is generally flat and is undeveloped with minimal vegetation.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

2-3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Gravelly soils

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Overall development area is approximately 1.6 acres. Earthworks is anticipated to be minimal.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion caused by wind may cause airborne dust to occur during construction activities.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

85%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Best management practices will be used to reduce and control erosion. Local and state laws will be followed. Silt fence, construction entrance, inlet protection.

2. Air [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and machinery exhaust from construction activities. Anticipate additional vehicular trips to occur in the general area as the area develops.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Dust control would be enacted during construction activities. Construction machinery and vehicles are required to satisfy current State emissions requirements.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yakima River near the site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

No

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [Find help answering ground water questions](#)

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None anticipated.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be collected from impervious surfaces throughout the development. Stormwater will be retained in below grade stormwater facilities. Stormwater is planned to be infiltrated into the ground.

2. Could waste materials enter ground or surface waters? If so, generally describe.

Stormwater runoff can contain sediments, oils, and metals. The stormwater collection system will be designed in accordance with the Stormwater Management Manual for Eastern Washington.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Areas will be graded to various stormwater collection points and to direct stormwater runoff to onsite stormwater systems.

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

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

b. What kind and amount of vegetation will be removed or altered?

Existing vegetation will be removed for overall project development.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Project area will be landscaped in accordance with local jurisdiction landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

Pacific Flyway Migration

d. Proposed measures to preserve or enhance wildlife, if any.

None

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

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

Electrical power and natural gas will be needed for heating and cooling.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Energy conservation as required by local and state energy codes.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

1. Describe any known or possible contamination at the site from present or past uses.

None known

- a. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

- b. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known

- c. Describe special emergency services that might be required.

None known

- d. Proposed measures to reduce or control environmental health hazards, if any.

None

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Existing vehicular and train traffic

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Short term – construction noise generally 6 am to 8 pm

Long term – vehicular generally 6 am to 10pm

3. **Proposed measures to reduce or control noise impacts, if any.**

As required by local code requirements

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Site is undeveloped. Adjacent areas are multi-family apartment complexes.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No

- c. **Describe any structures on the site.**

None

- d. **Will any structures be demolished? If so, what?**

No

- e. **What is the current zoning classification of the site?**

Site is zoned as C-LB

- f. **What is the current comprehensive plan designation of the site?**

HDR

g. If applicable, what is the current shoreline master program designation of the site?

Recreation Conservancy

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

Not yet determined

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any.

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

By complying with Richland zoning code requirements.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None

9. Housing [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any.

None

10. Aesthetics [Find help answering aesthetics questions](#)

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

To be in compliance with City code requirements.

- b. **What views in the immediate vicinity would be altered or obstructed?**

None

- c. **Proposed measures to reduce or control aesthetic impacts, if any.**

Compliance with City code requirements.

11. Light and Glare [Find help answering light and glare questions](#)

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Overall development will include additional lighting for security and safety. Lighting would generally occur from sunset to sunrise.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No

- c. **What existing off-site sources of light or glare may affect your proposal?**

None

- d. **Proposed measures to reduce or control light and glare impacts, if any.**

Compliance with City code requirements.

12. Recreation [Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Yakima River public access area

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

None

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Area was recently developed as a part of the Duportail Bridge project and no findings of artifacts were discovered during that project.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If applicable, Inadvertent Discovery Plan during construction activities.

14. Transportation [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

HWY 240, Duportail and Tanglewood.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. Approximately 1,500 feet to the nearest stop

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Will occur in the vicinity of rail.

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

It is unknown what the project may consist of so vehicle trips per day is unknown at this time.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- g. Proposed measures to reduce or control transportation impacts, if any.

None

15. Public Services [Find help answering public service questions](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, an increase in the need for fire and police protection.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities [Find help answering utilities questions](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, natural gas, water, telephone, sanitary sewer

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project will require domestic water services, sanitary sewer services, electrical power and communications.

C. Signature [Find help about who should sign](#)

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

X 
SEPA Responsible Official

Type name of signee: Darrell Moore, J-U-B Engineers, Inc.

Position and agency/organization: Project Manager, J-U-B Engineers, Inc.

Date submitted: 3/1/2024

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Increase in emission to include dust and exhaust from machinery during construction activities. Additional vehicular trips to occur in the general area as the project develops.

- **Proposed measures to avoid or reduce such increases are:**

Dust control would be enacted during construction activities. Construction machinery and vehicles are required to satisfy current State emissions requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Existing vegetation to be removed to accommodate development.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Project area will be landscaped in accordance with local jurisdiction landscaping requirements. All disturbed areas will be hydro-seeded with an arid dry land grass mix.

3. How would the proposal be likely to deplete energy or natural resources?

Proposal will require electrical power demand.

- **Proposed measures to protect or conserve energy and natural resources are:**

Energy conservation as required by local and state energy codes.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Project area does not contain sensitive areas.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Project is located on the north side of Tanglewood Drive and would not impact shoreline uses.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The development will have a slight increase vehicular traffic throughout the general area.

- **Proposed measures to reduce or respond to such demand(s) are:**

None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None known

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

February 29, 2024

Mike Stevens, Planning Manager
City of Richland
625 Swift Blvd, MS-35
Richland, WA 99352

RE: Tanglewood Comprehensive Plan Amendment – Traffic Analysis

Dear Mr. Stevens:

This letter is prepared to discuss traffic issues associated with the proposed Comprehensive Plan Amendment and Zoning request for the property situated on the north side of Tanglewood Drive east of Duportail Street. The parcel address is 2595 Duportail Street, Richland, WA. The Benton County Tax Parcel is #115982011748012.

The current land use designation in the Comprehensive Plan is High Density Residential, with the zoning of the 1.38-acre parcel being C-LB Limited Business. The owner of the property is seeking for a Comprehensive Plan amendment to Waterfront with zoning designation of WF, Waterfront.

To determine the potential traffic impacts of the proposed Comprehensive Plan amendment and zoning change, a comparison of trips under the allowed zoning with the highest trip making land use allowed under the Waterfront zone. This will be done by assuming development similar to the adjacent apartment complex for the existing zoning, since it shares the C-LB zoning.

In the C-LB zone one apartment is allowed for every 1500 sq ft of parcel size, subject to a height limitation of 55', which would amount to 40 units on the 1.38 acres. According to the Institute of Transportation Engineers Trip Generation Manual 11th Edition, Land Use 220 Multi-Family housing, 40 apartments would typically generate 332 average weekday trips with 35 during the AM peak hour (8 in/27 out) and 38 during the PM peak hour (24 in/14 out).

The Richland Zoning Code section 23.22.030 was examined to determine the land uses allowed under the proposed Waterfront zoning. There are several land uses allowed in the Waterfront Zone that are not allowed in the existing C-LB zone, namely: marina uses, health spa, video rental store, drinking establishment, microbrewery, restaurants – drive-thru, lounge or take-out, vehicle-based food services and wineries. The highest trip making of any of these uses in the ITE Trip Generation Manual is land use 934, Fast Food with Drive-thru window which typically generates 467.48 per 1,000 sq ft of floor area on a typical weekday, with 44.61 trips during the AM peak hour (51% in, 49% out) and 33.03 trips during the PM peak hour (52% in, 48% out). Assuming that two 2,000 sq ft fast food restaurants with drive-

thru could be accommodated on the parcel, in between the two existing access easements to the apartments, combined they could generate approximately 1,870 trips on a weekday, with 178 during the AM peak hour (91 inbound and 87 outbound) and 120 Pm peak hour trips (62 in, 58 out). This is an increase of 1,538 daily trips and 143 during the AM peak hour and 82 during the PM peak hour.

The potential increase in traffic initially may appear to be a lot of vehicles. When considering the transportation network that will serve the parcel and the fact that the intersection of Tanglewood Drive/Duportail Street has a traffic signal as well as exclusive left turn lanes on each approach, the intersection is well suited to serve the additional traffic. With approximately half of the traffic inbound and half outbound, there will be approximately 1-2 more vehicles per signal cycle approaching from the east leg which will use very little of the capacity of the signal cycle. Duportail Street will continue to dominate the intersection and it is unlikely that the traffic signal cycle will need to be modified to give additional green time to the Tanglewood approach. Inbound trips to any development on the parcel will not take green time away from the main traffic flow on Duportail Street.

From a traffic perspective the proposed zoning is unlikely to have a significant impact on the transportation system when compared to the existing zoning. The proposed zoning is likely to generate additional traffic, but the parcel is not significant in size, and the street network is already built to accommodate this level of traffic.

We hope this answers any questions there may be regarding the transportation network serving the subject parcel. Please feel free to contact me at (509) 783-2144 or dmoore@jub.com if there are any questions.

Sincerely,



Darral Moore, PE
Land Development Manager



Spencer Montgomery
Transportation Planner



Cascade Title Company of Benton-Franklin Counties
8203 W. Quinault Ave. Ste 10
Kennewick, WA. 99336

Date	Invoice #
2/21/2024	17943

Tom Fisher
PO Box 752
Richland, WA 99352
tomfisher121@hotmail.com
509-438-1816

HF Pasco, LLC
2595 Duportail Street

Due Date	Terms
3/22/2024	Net 30

Description	Amount
Limited Liability Report	250.00T
Check No. Received 1781	-271.75
	Sales Tax (8.7%) \$21.75
	Total \$0.00



8203 West Quinault Ave, Suite 10, Kennewick, WA 99336
 Phone: 509-783-0660 Fax: 509-783-6612

DISTRIBUTION LIST

Our Order No.: CBF17943
Reference No:
Re: HF PASCO, LLC/
Property Address: 2595 DUPORTAIL ST
 RICHLAND, WA 99352

This Preliminary Commitment has been prepared and distributed to the following parties:

	Lender
Tom Fisher PO Box 752 Richland, WA 99352 509-438-1816 Email: Tomfisher121@hotmail.com	
Selling Agent	Listing Agent
Additional Selling Agent	Additional Listing Agent
Buyer's Attorney	Seller's Attorney
Mortgage Broker	Additional Lender

LIMITED LIABILITY REPORT

SCHEDULE A

Office File Number CBF17943 Ref. No.:	Effective Date February 15, 2024 at 8:00 a.m.	Premium \$250.00
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THE ASSURED REFERRED TO ON THE FACE PAGE ARE: **TOM FISHER**

THAT ACCORDING TO THE COMPANY'S PROPERTY RECORDS RELATIVE TO THE FOLLOWING DESCRIBED REAL PROPERTY (BUT WITHOUT EXAMINATION OF THOSE COMPANY RECORDS MAINTAINED AND INDEXED BY NAME):

SEE ATTACHED EXHIBIT "A"

A. THE LAST RECORDED INSTRUMENT PURPORTING TO TRANSFER TITLE TO SAID REAL PROPERTY INDICATES THAT TITLE WAS CONVEYED TO:

HF PASCO, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

B. THERE ARE NO MORTGAGES OR DEEDS OF TRUST WHICH PURPORT TO AFFECT SAID PROPERTY, OTHER THAN THOSE SHOWN BELOW UNDER EXCEPTIONS.

NO GUARANTEE IS MADE REGARDING (A) MATTERS AFFECTING THE BENEFICIAL INTEREST OF ANY MORTGAGE OR DEED OF TRUST WHICH MAY BE SHOWN HEREIN AS AN EXCEPTION, OR (B) OTHER MATTERS WHICH MAY AFFECT ANY SUCH MORTGAGE OR DEED OF TRUST.

NO GUARANTEE IS MADE REGARDING ANY LIENS, CLAIMS OF LIEN, DEFECTS OR ENCUMBRANCES OTHER THAN THOSE SPECIFICALLY PROVIDED FOR ABOVE, AND, IF INFORMATION WAS REQUESTED BY REFERENCE TO A STREET ADDRESS, NO GUARANTEE IS MADE THAT SAID REAL PROPERTY IS THE SAME AS SAID ADDRESS.

EXCEPTIONS:

1. **GENERAL TAXES FOR THE YEAR 2024. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2024, TO AVOID INTEREST AND PENALTIES;**

AMOUNT BILLED: \$2,560.81

AMOUNT DUE: \$1,280.46

TAX ACCOUNT NO.: **1-1598-201-1748-012**

2. **TERMS AND CONDITIONS CONTAINED IN PROPERTY USE AND DEVELOPMENT AGREEMENTS DISCLOSED BY CITY OF RICHLAND;**

ORDINANCE NO. 53-79

RECORDED: **AUGUST 20, 1979**

RECORDING NO.: **800290 (INCLUDES OTHER PROPERTY)**

ORDINANCE NO.24-92

RECORDED: **AUGUST 31, 1992**

RECORDING NO.: **92-21216** (INCLUDES OTHER PROPERTY)

CONTINUED

ORDINANCE NO. 34-01

RECORDED: JANUARY 9, 2002

RECORDING NO.: [2002-000734](#) (INCLUDES OTHER PROPERTY)

3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;

RECORDED: April 30, 1991

AUDITOR'S FILE NO.: [91-6922](#)

(COPY IS HERETO ATTACHED)

SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY INSTRUMENT;

RECORDED: February 10, 1994 AND June 10, 2010

AUDITOR'S FILE NO.: [94-6264](#) AND [2010-012642](#)

(COPY IS HERETO ATTACHED)

4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: CITY OF RICHLAND AND FOUNTAIN OF LIFE CHRISTIAN , ET AL

REGARDING: PROPERTY USE AGREEMENT

RECORDED: August 11, 1992

AUDITOR'S FILE NO.: [92-21217](#) (INCLUDES OTHER PROPERTY)

5. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED;

FROM: DESERT STREAMS BIBLE CHURCH (GRANTOR)

TO: JAMES R. HALFORD, A SINGLE MAN

RECORDED: AUGUST 20, 2001

RECORDING NO.: [2001-025797](#)

AS FOLLOWS:

SEE DEED ATTACHED FOR ALL RESERVATIONS AND EASEMENTS

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: DESERT STREAMS BIBLE CHURCH

PURPOSE: RIGHT OF WAY EASEMENT AND WELLHOUSE ACCESS

RECORDED: August 30, 2001

AUDITOR'S FILE NO.: [2001-027096](#)

AREA AFFECTED: INCLUDES OTHER PROPERTY

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: DESERT STREAMS BIBLE CHURCH AND JAMES R. HALFORD

PURPOSE: RIGHT OF WAY EASEMENT AND IRRIGATION LINES

RECORDED: August 30, 2001

AUDITOR'S FILE NO.: [2001-027097](#)

AREA AFFECTED: INCLUDES OTHER PROPERTY

CONTINUED

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: GTE NORTHWEST INCORPORATED
PURPOSE: RIGHT OF WAY EASEMENT AND COMMUNICATION SERVICES
RECORDED: May 23, 2002
AUDITOR'S FILE NO.: [2002-020160](#)
9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CITY OF RICHLAND, A WASHINGTON MUNICIPAL CORPORATION AND
SHORELINE LLC, A LIMITED LIABILITY WASHINGTON CORPORATION
REGARDING: FOR IMPLEMENTATION OF A RAILROAD CROSSING SYSTEM UPGRADE
RECORDED: May 29, 2003
AUDITOR'S FILE NO.: [2003-024853](#)
10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: RIVER TRAILS CLUB, LLC, A WASHINGTON LIMITED LIABILITY
COMPANY
PURPOSE: EMERGENCY VEHICLE ACCESS
RECORDED: March 16, 2011
AUDITOR'S FILE NO.: [2011-007985](#)
11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF RICHLAND
PURPOSE: UTILITY EASEMENT
RECORDED: April 27, 2011
AUDITOR'S FILE NO.: [2011-011974](#)
12. EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;
RECORDED: May 5, 2017
RECORDING NO.: [2017-011984](#)
IN FAVOR OF: CITY OF RICHLAND
FOR: ACCESS
AFFECTS: PORTION OF SUBJECT PROPERTY
13. EASEMENTS SHOWN ON THE FACE OF SURVEY NO. 1405 FOR ACCESS, UTILITY, OVERHEAD
POWER LINE AND ALSO DISCLOSING A PUMP HOUSE.
14. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE YAKIMA
RIVER DUE TO SAID YAKIMA RIVER HAVING CHANGED ITS COURSE.
15. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES OF AMERICA TO
REGULATE COMMERCE, NAVIGATION, FISHING AND PRODUCTION OF POWER.
16. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND
RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS
WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY
FORMERLY HAVE BEEN COVERED BY WATER.
17. UNRECORDED TELEPHONE EASEMENT AS DISCLOSED BY SURVEY 2917 UNDER JOB NO. 3010
CONDUCTED BY STRATTON SURVEYING.

END OF SCHEDULE A EXCEPTIONS.

NOTES:

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

2595 DUPORTAIL ST
RICHLAND, WA 99352

- b. ACCORDING TO THE RECORDS OF BENTON COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.: 1-1598-201-1748-012

LAND: \$274,680.00

IMPROVEMENTS: \$0.00

TOTAL: \$274,680.00

- c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

PTN W2 OF 15-9-28

EXHIBIT "A"

THAT PORTION OF TRACT 2 OF RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3572 LYING IN THE WEST HALF OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUPORTAIL STREET AND STATE ROUTE 240 (BYPASS HIGHWAY) AS SHOWN ON THE PLAT OF RICHLAND;

THENCE SOUTH 38°08'18" WEST ALONG THE CENTERLINE OF DUPORTAIL STREET 185.18 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE BOUNDARY OF SAID PLAT OF RICHLAND;

THENCE SOUTH 51°51'18" EAST ALONG SAID PLAT BOUNDARY 1582.28 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE GAS LINE EASEMENT AS SHOWN ON SHORT PLAT 1748;

THENCE SOUTH 44°53'14" WEST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 120.64 FEET;

THENCE SOUTH 03°56'59" EAST ALONG THE WEST LINE OF SAID GAS LINE EASEMENT 181.54 FEET TO A POINT ON THE CORPS OF ENGINEERS TAKING LINE PER RECORD OF SURVEY 1-1405;

THENCE NORTH 78°45'16" WEST ALONG SAID TAKING LINE 1050.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 78°45'16" WEST ALONG SAID LINE 292.52 FEET;

THENCE NORTH 54°59'11" WEST CONTINUING ALONG SAID TAKING LINE 455.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DUPORTAIL STREET;

THENCE NORTH 48°10'35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 65.08 FEET;

THENCE NORTH 38°18'04" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 91.54 FEET;

THENCE SOUTH 32°36'35" EAST 29.67 FEET;

THENCE SOUTH 44°11'12" EAST 30.63 FEET;

THENCE SOUTH 49°52'56" EAST 351.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 40°07'04" EAST 80.00 FEET;

THENCE EASTERLY ALONG SAID CURVE 51.64 FEET; THENCE SOUTH 86°52'12" EAST 198.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 3°07'48" EAST 80.00 FEET;

THENCE EASTERLY ALONG SAID CURVE 65.01 FEET;

THENCE NORTH 46°34'01" EAST 20.45 FEET;

THENCE SOUTH 78°45'16" EAST 52.80 FEET;

THENCE SOUTH 38°08'42" WEST 198.47 FEET TO THE SAID TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RICHLAND BY STATUTORY WARRANTY DEED RECORDED May 5, 2017, UNDER RECORDING NO. 2017-011983.

(ALSO KNOWN AS LOT 2 OF SURVEY NO. 4185 RECORDED March 18, 2011, UNDER RECORDING NO. 2011-008089)

Cascade Title Company of Benton-Franklin Counties

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Cascade Title Company of Benton-Franklin Counties**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.

- Information about your transactions we secure from our files, or from [our affiliates or] others.

- Information we receive from a consumer reporting agency.

- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



Memorandum

DATE: February 28, 2024

TO: Mike Stevens, Planning Manager
City of Richland
625 Swift Boulevard, MS-35
Richland, Washington, 99352

FROM: Jason Mattox, PE, PBS Engineering and Environmental Inc. Engineering Department Manager

PROJECT: 66150.004

REGARDING: Siena Hills Comprehensive Plan Amendment Application

Richland Properties, LLC is respectfully requesting a Comprehensive Plan Amendment to reclassify portions of parcel ID number 134983000001009. The applicant proposed a mix of low-density residential and commercial for the site. The proposal will join similar Land Uses to adjacent Land Uses to eliminate spot Land Uses.

The project site is part of the Siena Hills subdivision. Siena Hills is a planned low- and medium- density residential development located in Richland, Washington on the south side of the Bermuda Road and Legacy Lane intersection. The site had undeveloped land to the west and single-family homes on three of its sides. The adopted comprehensive land use designations for the site include medium density residential (MDR), commercial (COM), and low density residential (LDR).

We believe our application is consistent with the submittal requirements set forth by the City. If you are in need of additional information or clarification, please advise as soon as possible.

Thank you for your review of this application. We look forward to working with you toward approval of our application.

Attachment(s):
Comprehensive Plan Map Amendment Application
Narrative for Comprehensive Plan Map Amendment
Legal Descriptions
Exhibits
SEPA Checklist
Rezone Map Amendment Application
Title Reports

cc: Taylor Merrill, Richland Properties, LLC



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland Properties, LLC c/o: Greg Johnson

Address: 2436 E. Gala St. Ste. 120, Meridian, ID 83642

Phone: 208-888-9946

Email:

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Richland Properties, LLC

UBI#:

Contact: Taylor Merrill

Address: 2463 E. Gala St. Ste. 120, Meridian, ID 83642

Phone: 208-870-3432

Email: Taylor@westparkco.com

PROPERTY INFORMATION

Legal Description:

See Attached legal description

Parcel Number: 134983000001009

Current Zoning: C-LB and R-1-10

Current Land Use Designation: BMS: Commercial, Low
Density Residential

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Taylor Merrill

Applicant Signature: [Signature] Date Feb 26th 2024



Zoning Map Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland Properties, LLC c/o: Greg Johnson

Address: 2436 E. Gala St. Ste. 120, Meridian, ID 83642

Phone: 208-888-9946

Email:

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Richland Properties, LLC

UBI#:

Contact: Taylor Merrill

Address: 2463 E. Gala St. Ste. 120, Meridian, ID 83642

Phone: 208-870-3432

Email: Taylor@westparkco.com

DESCRIPTION OF WORK

Rezone of commercial and low density residential to group zoning of similar types surrounding parcel.

PROPERTY INFORMATION

Parcel #: 134983000001009

Legal Description: See Attached legal description

Current Zoning: C-LB and R-1-10

Current Comp Plan: BMS: COM & LDR

Requested Zoning: C-LB and R-1-10

Current Use: undeveloped

Proposed Use: single family residential and
neighborhood business

Area of Property: 12.62 acre

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

None

Any hardship that may result in the event the rezone is not granted:

Low density residential will be surrounded by commercial properties. With the rezone, commercial properties will be continuous.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The proposed rezone matches corresponding zones in the area.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

No adverse effects on the surrounding zones.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

No adverse effects on the overall purpose and intent of the comprehensive plan.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

None.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

None

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

Proposed rezone is not a spot rezone and is consistent with surrounding zoning.

Identify impacts on the environment and public safety:

No impacts on the environment or public safety.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Taylor Merrill

Applicant Signature:  Date 2/28/24

Narrative for Comprehensive Plan Map Amendment

Siena Hills
Richland, Washington

Prepared for:
Richland Properties, LLC
2436 E. Gala St. Ste. 120
Meridian, ID 83642

February 29, 2024
PBS Project 66150.004



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PROJECT SUMMARY

Introduction

This narrative accompanies the comprehensive plan map amendment application for Richland Properties, LLC (applicant). The application package was submitted to the City of Richland (City) in accordance with Title 19 of the Richland Municipal Code (RMC).

Site Information

The project site comprises of a single tax lot, totaling 12.62 acres. The site is identified by the Benton County Assessor as Parcel ID numbers 134983000001009.

The project site is part of the Siena Hills subdivision. Siena Hills is a planned low and medium-density residential development located in Richland on the south side of the Bermuda Road and Legacy Lane intersection. The site has single family homes on three of its sides—parcel number 134984000002002 to its southern boundary is cultivated agriculture land. See Figure 1 for the vicinity map.

The adopted comprehensive land use designations for the site include commercial (COM) and low density residential (LDR). The site is currently zoned as commercial (COM) and low density residential (LDR). The current comprehensive land use designations map can be found on Figure 2.

Surrounding Uses and Zones

The uses and zones surrounding the site are noted as follows:

Table 1. Surrounding Uses and Zones

Direction	Land Uses	Zone
North	Low Density Residential (LDR), City of Richland	AG – Agriculture, City of Richland
South	Low Density Residential (LDR), City of Richland	Single Family Residential (R-1-12), City of Richland
East	Low Density Residential (LDR), City of Richland	Single Family Residential (R-1-10), City of Richland
West	Low Density Residential (LDR) and Medium Density Residential (MDR), City of Richland	Single Family Residential (R-1-10) and Medium Density Residential (R-2), City of Richland

Project Description

The applicant proposes to amend the Land Use Map for approximately 12.62 acres from COM and LDR to LDR and COM on the comprehensive plan map, and to apply comprehensive plan land use designations to the entire project area as shown on Figure 3. The proposal will unify the commercial availability, providing for a variety of housing at different price points. In addition, the proposal will provide complete streets and multi-use paths to ensure residents have multimodal accessibility to the future elementary school and neighborhood friendly retail establishments.

The proposed land use designations include COM and LDR.

Table 2. Proposed Land Use Designations

	Site 1 – Low Density Residential	Site 2 – Commercial
Existing Acres	7.25 acres	5.36 acres
Proposed Acres	7.21 acres	5.40 acres
Current Zoning	R-1-10 – Single Family Residential	C-LB – Limited Business
Parcel ID Numbers	134983000001009	134983000001009
Current Land Use Designation	COM and LDR	COM and LDR
Proposed Land Use Designation	COM and LDR	COM and LDR

PURPOSE OF PROPOSED AMENDMENT

The Badger Mountain Subarea Plan (BMSP) is consistent with the City of Richland Comprehensive Plan, the Benton County-Wide Planning Policies, and the Washington State Growth Management Act (GMA). The BMSP further implements those goals in an identified area where the City's growth will occur, accommodating its future land use needs.

The purpose of the proposed comprehensive plan map amendment is to reclassify portions of parcel ID number 134983000001009. The applicant proposes a mix of low-density residential and commercial for the site. The proposed comprehensive plan land use designation can be found on Figure 3.

GROWTH MANAGEMENT ACT CONSISTENCY

Response: The GMA identifies planning goals in the Revised Code of Washington (RCW) 36.70A.020. The table below lists each goal and explains how the proposed land use map amendment is consistent with each goal.

Table 3. Consistency with GMA Planning Goals

GMA Planning Goal	Project Consistency
Urban Growth. <i>Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i>	The proposed site for reclassification is located in the defined urban setting and is located within both the city limits and its urban growth area of Richland. The site is or will be served by public facilities and services, including streets, water, sanitary sewer and stormwater systems, schools, fire protection, emergency, and police services. The request does not seek an expansion of the urban growth area, nor does it seek to rescind the City's previous approval of the site as an area designated for urban growth. Rather, this action simply seeks to revise the site's prior-approved land use classification areas.

GMA Planning Goal	Project Consistency
Reduce Sprawl. <i>Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</i>	The site is designated in the City's current comprehensive plan, urban growth area, and city limits. The site area adjacent to developed and developing properties make this proposal a natural extension of the adjacent development. The proposed amendment could not be reasonably described as sprawl. The vision is to create a development that provides a range of residential densities and supporting commercial uses to provide employment opportunities and services within walking distance or reduce the need for vehicles.
Transportation. <i>Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</i>	The site will be served by Queensgate Drive/Bermuda Road, the extension of Gage Boulevard, and a series of to-be-constructed local streets. The concept of Siena Hills includes the incorporation of multi-use paths to connect greenbelts and parks with schools, neighborhoods, and retail centers. The proposed amendment will not result in significant adverse impacts to the transportation network and will not place uncompensated burdens upon existing or planned services.
Housing. <i>Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</i>	The proposed comprehensive plan amendment would not negatively impact housing affordability. If approved the proposal will increase the availability of middle housing types, diversifying the housing price point options. No decrease in the land area available for housing would result from approval of the application.
Economic Development. <i>Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i>	The proposed comprehensive plan amendment would neither increase or decrease the amount of land available for the expansion or retention of businesses and so it does not have an impact on this goal.
Property Rights. <i>Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.</i>	The proposal does not involve the taking of private lands for public purposes. The proposed request is being submitted to the City for due and fair consideration through the appropriate process prescribed by city and state law. The prescribed process protects the property rights of landowners from arbitrary and discriminatory actions. Accordingly, the request is consistent with this goal.

GMA Planning Goal	Project Consistency
Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.	This request for a comprehensive plan map amendment does not involve an application for a state permit. As per RMC 19.90.060, the required local government application will be considered during the current annual review period. Accordingly, the request is consistent with this goal.
Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.	The proposed site will not enhance or detract any natural resource industry such as timber, high producing agricultural lands, or fishery industries. The site does not contain, nor is it adjacent to, any productive timber or fisheries industries. No productive forest lands will be removed since the site does not contain any forest lands. The site is presently in use for agricultural purposes, and that use will cease once the land is developed. However, it is noted that the site is within the city limits, is designated for development in the City's comprehensive plan, is within the urban growth area, and is not part of any area that has been designated for exclusive farm use.
Open Space and Recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.	The proposed application will not remove any existing or proposed recreational activities. Future applications for development of the site will include parks and multi-use trails.
Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.	The proposed application will reclassify one site from COM and LDR to COM and LDR. The site has been disturbed in the past and is surrounded by residential development. Consequently, it lacks natural vegetation and viable wildlife habitat. The proposed comprehensive plan amendment would not negatively impact the environment. The proposed plan would not result in either impacts to air or water quality. Any future development of, on, or to the site will comply with all state and federal environmental regulations
Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.	The site will be subject to several public hearings if the application is approved to move forward. The public will have the opportunity to comment on the Comprehensive Plan Amendment, and the State Environmental Policy Act (SEPA) application. The City's Planning Commission will hold a public hearing and make a recommendation, followed by the City Council's review and consideration of the request during a regular City Council hearing. Accordingly, the request is consistent with this goal.
Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.	Collectively, the proposed comprehensive plan amendment would not result in increased demands for City water, sewer, or power. A future development proposal will provide details regarding Siena Hills demands on the City's water and sewer. As part of the review process of future development actions and applications, utilities plans will be submitted for review and approval.

GMA Planning Goal	Project Consistency
Historic Preservation. <i>Identify and encourage the preservation of lands, sites, and structures, which have historical or archaeological significance.</i>	There are no known historical or archaeological resources on the site. This request does not entail any ground disturbance. Development will comply with all applicable state rules and regulations that are in place to protect historical or archaeological resources. A cultural report will be completed as part of the planned action Environmental Impact Statement (EIS).

As noted in the above table, the proposed comprehensive plan land use map amendment is consistent with the planning goals identified in the GMA.

HOW THE AMENDMENT IS CONSISTENT WITH THE ADOPTED COUNTY'S PLANNING POLICIES

The county-wide planning policies serve as guidelines and principles used by all cities within Benton County (County) to ensure regional coordination and smart growth. It is also used to avoid inconsistencies or incompatible strategies, particularly transportation networks, public services, and provisions for affordable housing. Specifically, pertinent to land use, page 13 of the Comprehensive Plan states that the land use element "is written with the intent to be harmonious with the policies set forth in Benton County's Countywide Planning Policies, which is intended to serve as a framework for this Comprehensive Plan." On page 28, the Comprehensive Plan states: "In accordance with Benton Countywide Planning Policy #2, the City plans for future population growth based on the published, official projections of the state Office of Financial Management, and the allocation for the city as provided by the County" and "the Benton Countywide Planning Policies apply to the City's planning efforts and are intended to provide a framework for development of the Comprehensive Plan." This narrative shows consistency with the City's comprehensive plan, thereby also showing consistency with the county-wide planning policies since the City's comprehensive plan was adopted as being "compatible" and "harmonious" with the county-wide planning policies.

Following is a brief statement identifying how the proposed comprehensive plan amendment relates to the adopted county-wide planning policies.

County's Policies	Response
Policy 1: <i>The County shall allocate future projected populations through the use of the latest population projections published by the Washington State Office of Financial Management (OFM). Allocation of future populations shall be based on the following distribution: City of Kennewick 40% of total county population; City of Richland 28% of total county population, Benton County 19% of total county population; City of West Richland 8% of total county population; City of Prosser 3% of total county population and City of Benton City 2% of total county population. The County, in consultation with the Cities will review the OFM population projection ranges (Low, Medium, and High) and allocation percentages whenever OFM publishes new GMA population projections.</i>	The proposed comprehensive plan amendment would not have any direct impacts on population projections for either the County or the City and would not involve any changes to the population allocation formula.

County's Policies	Response
Policy 3: <i>The locating of Urban Growth Areas within the County shall be accomplished through the use of accepted planning practices which provide sufficient land and service capacity, up to the determined need, to meet project populations at urban densities and service standards within the Cities, and urban densities for those portions of the County located within the urban growth areas.</i>	The proposed comprehensive plan amendment would not alter population projections, urban densities, or service standards and therefore does not impact this policy.
Policy 4: <i>That Urban Growth Areas of each City shall be based upon official and accepted population projections for minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient to meet all the land requirements, for the following. Community and essential public facilities, population projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply. (Note: The formula for identifying per capita land needs included in this policy has not been reprinted here.)</i>	The proposed comprehensive plan amendment would not impact population projections, nor the amount of land allocated for various future land uses.
Policy 5: <i>That within the urban growth area, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.</i>	The proposed comprehensive plan amendment occurs in an area where urban services and development already exist.
Policy 6: <i>That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for 50 years.</i>	The proposed comprehensive plan amendment occurs in an area where urban services and development already exist.
Policy 7: <i>Within each Comprehensive Plan, the Land Use Plan for urban growth areas shall designate urban densities and indicate the general locations of greenbelt and critical areas.</i>	The proposed comprehensive plan amendment would not result in the change of any urban growth area boundaries, alter urban densities, or impact critical areas.
Policy 8: <i>Wherever possible, given consideration of all other variables, such as existing unused service infrastructure, the placement of an urban growth line into an area of existing commercial agriculture shall be avoided.</i>	The proposed comprehensive plan amendment does not involve either the movement of an urban growth boundary or the conversion of commercial agricultural lands.
Policy 9: <i>The appropriate directions for the expansion of urban growth areas are those which are unincorporated land with existing service infrastructure and lands adjacent to corporate limits.</i>	The proposed comprehensive plan amendment does not involve an expansion of an urban growth area boundary. The site is located within the existing urban growth area and falls within the limits of the City.
Policy 10: <i>All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.</i>	The proposed comprehensive plan amendment would not require the amendment of any policies within the City of Richland Comprehensive Plan.

County's Policies	Response
Policy 11: <i>The County and Cities, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.</i>	The proposed comprehensive plan amendment does not involve the siting of essential public facilities.
Policy 12: <i>Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County, and encourages public involvement by securing representation of the public in the planning process.</i>	The proposed comprehensive plan amendment would not impact existing solid waste programs.
Policy 13: <i>Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in program activities.</i>	The proposed comprehensive plan amendment would not impact existing solid waste programs.
Policy 14: <i>Maintain active County-City participation in the Regional Transportation Planning Organization in order to facilitate City, County and State coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.</i>	The proposed comprehensive plan amendment would not impact existing City, County, or regional transportation plans.
Policy 15: <i>The County and Cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and county. The following actions should be accomplished:</i> <i>a. Jointly quantify and project total countywide housing needs by income level and housing type (i.e., rental, ownership, senior, farm worker housing, group housing.)</i> <i>b. Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected countywide need.</i> <i>c. Address the affordable housing needs of very low-, low- and moderate-income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).</i> <i>d. Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.</i>	The proposed comprehensive plan amendment would increase the availability of middle housing types in the area, diversifying the housing units' price point for future residents.

County's Policies	Response
Policy 16: <i>Urban growth areas may include territory located outside of a city if such territory may be characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur.</i>	The proposed comprehensive plan amendment is in an area that is incorporated within the City and is already part of Richland's Urban Growth Area. Therefore, the proposed amendment would not impact urban growth area boundaries.
Policy 17: <i>To encourage logical expansion of corporate boundaries into urban growth areas, and to enable the most cost-efficient expenditure of public funds for the provision of urban services into newly annexed areas. The County and each City shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivision within Urban Growth Areas.</i>	As the proposed comprehensive plan amendment site is located within the City, it does not impact City/County efforts to establish joint development standards.
Policy 18: <i>Consistent with the protection of public health, safety, welfare and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the County and region's economic prosperity in order to promote employment and economic opportunity for all citizens.</i>	The proposed comprehensive plan amendment would not impact the region's economic prosperity or affect the use of natural resources on a sustainable basis.
Policy 19: <i>The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to areas of agriculture, agri-business, industrial, commercial, public schools, recreation, and tourism. Key strategies will include promoting family wage jobs, increasing business formation, expansion, and retention, and creating jobs and financial investment to improve the economics of our communities.</i>	Neither the existing land use designation nor the proposed comprehensive plan amendment contemplate any economic related development of the site, so the application does not impact this policy.
Policy 20: <i>Capital Improvement Plans and Land Use Plans, shall conduct fiscal analyses which identify and refine the most cost-effective use of regional and local public services.</i>	The proposed comprehensive plan amendment would not impact regional and local public services.
Policy 21: <i>Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).</i>	The proposed comprehensive plan amendment would support the development of public schools where utilities are present or can be extended.

County's Policies	Response
Policy 22: <i>The Growth Management Act requires counties planning under the Act to adopt a countywide planning policy in cooperation with the cities located in the county. The countywide planning policy is to be a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this (GMA) chapter. The purpose for the Benton County Wide Planning Policies is to meet this requirement of the Act. This document is a tool that will provide the necessary guidance to achieve consistency during the updating of comprehensive plans for the county and the cities.</i>	The proposed comprehensive plan amendment would not directly impact this county-wide planning policy.

HOW THE AMENDMENT FURTHERS THE PURPOSE OF THE CITY'S COMPREHENSIVE PLAN

The goals and policies of the City's comprehensive plan are below followed by a brief response describing how the application is consistent with the goals and policies.

Comprehensive Plan Goal/Policy	Response
LU Goal 1: <i>Plan for growth within the urban growth area and promote compatible land use.</i> <i>Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.</i> <i>Policy 2: Facilitate planned growth and infill developments within the City.</i>	The proposed comprehensive plan amendment would facilitate planned growth and promote compatible land uses. As such, the application is compatible with existing development.
LU Goal 2: <i>Establish land uses that are sustainable and create a livable and vibrant community.</i> <i>Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.</i> <i>Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.</i> <i>Policy 3: Ensure that the intent of the land use and districts are maintained.</i>	The amendment would be a benefit to residents and would help to maintain a livable and vibrant neighborhood.
LU Goal 3: <i>Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.</i> <i>Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.</i> <i>Policy 2: Encourage higher residential densities especially in and near the Central Business District area.</i>	The proposed comprehensive plan amendment will expand the variety of housing opportunities available in the City.

Comprehensive Plan Goal/Policy	Response
<i>Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.</i> LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals. <i>Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.</i> <i>Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high- tech uses.</i> <i>Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.</i> <i>Policy 4: Encourage the use of buffers or transition zones between non-compatible land uses.</i> <i>Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.</i> <i>Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.</i>	The proposed comprehensive plan amendment unifies commercial land uses in a single area of Neighborhood Retail Business area per Policy 3.
LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives. <i>Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.</i> <i>Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.</i>	The proposed comprehensive plan amendment would allow for multiuse paths throughout the development and therefore will promote the overall well-being of neighborhood residents. These paths will provide a safe place for homeowners to walk and ride their bikes.
LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland. <i>Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle- friendly environments.</i> <i>Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.</i> <i>Policy 3: Encourage infill development and redevelopment in the Central Business District.</i>	This proposed comprehensive plan amendment is not located near the existing central business district. However, the proposal will incorporate mixed-used development, using the allowable land uses under the central business district land use designation to showcase and display the unique characters of the Badger Mountain South development and specifically Siena Hills.

Comprehensive Plan Goal/Policy	Response
LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses. <i>Policy 1:</i> Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible. <i>Policy 2:</i> Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas. <i>Policy 3:</i> Wherever possible, the City will locate park and school facilities together for efficient use of public facilities. <i>Policy 4:</i> Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.	The unique circumstances addressed in these land use policies do not apply to this application, as the site is not near a Ben Franklin Transit route.
LU Goal 8: Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights. <i>Policy 1:</i> Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land. <i>Policy 2:</i> Apply the Agricultural designation in the Yakima River floodplain. <i>Policy 3:</i> At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP. <i>Policy 4:</i> Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance. <i>Policy 5:</i> Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially viable basis. <i>Policy 6:</i> Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070). <i>Policy 7:</i> Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.	The unique circumstances addressed in these land use policies do not apply to this application, as the site is not used for agricultural production; is not near the waterfront; is without any known historical or archeological significance; is not a mineral resource area; or near the Richland Airport.

Comprehensive Plan Goal/Policy	Response
LU Goal 9: Within Island View, the City will implement a Single-Family Overlay land use designation for clusters of property that are currently used as single-family residences which have high probability of being redeveloped with non-residential land uses. <i>Policy 1: The city will use the Single-Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.</i> <i>Policy 2: Areas designated as Single-Family Overlay will be zoned for single-family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.</i> <i>Policy 3: Areas designated as Single-Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.</i> <i>Policy 4: Applicants bringing forward a request to change the zoning of property designated Single Family Overlay should demonstrate that the land proposed for amendment is a) large enough to support redevelopment for non-single family residential land uses; and b) will have sufficient access to City streets and utility systems to support redevelopment.</i> <i>Policy 5: Whenever properties designated with the Single-Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation should be removed from the subject property.</i>	The site is not located within the Island View area, so these land use policies do not apply.
LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights. <i>Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.</i> <i>Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.</i> <i>Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.</i>	The application has been prepared and filed in compliance with City regulations that are in place to facilitate a fair and open hearing process and provide the public with adequate notice.

Comprehensive Plan Goal/Policy	Response
Natural Environment NE Goal 1: <i>Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.</i> <i>Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.</i> <i>Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.</i> <i>Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.</i> <i>Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub-steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.</i> <i>Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and Rivershore areas and provide necessary trail linkages between these natural features.</i>	Shoreline policies do not apply to the site. This site does not include prominent ridges, shrub-steppe habitat, sensitive habitat areas, or wildlife habitat areas. The site has not been identified as a critical area on City critical areas maps. The future development does provide for future multi-use paths across the site and would provide expansion of pedestrian trails within the neighborhood.
Historic and Cultural Resources HP Goal 1: <i>Preserve significant historic structures, districts, and cultural resources that are unique to Richland.</i> <i>Policy 1: Encourage preservation and promotion of adaptive reuse of historic "Alphabet Homes" of Richland.</i> <i>Policy 2: Coordinate with local tribes, federal, state, and local agencies to protect historic and cultural resources.</i>	The existing structure on site is to be preserved and no known historic or cultural resources are present.
UD Goal 1: <i>Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.</i> <i>Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.</i> <i>Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.</i> <i>Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.</i> <i>Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.</i>	The proposed plan amendment for future development provides multiuse paths across the site and so would make the Siena Hills more and active transportation friendly.

Comprehensive Plan Goal/Policy	Response
UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area. <i>Policy 1: Enhance the appearance, image, and design character of the Central Business District.</i> <i>Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.</i> <i>Policy 3: Enhance the welcoming experience into the community through well-designed gateway features in prominent locations.</i> <i>Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.</i> <i>Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.</i>	This urban design goal is not directly applicable to the proposed plan amendment.
UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources. <i>Policy 1: Development should be sensitive to existing topography and landscape and should minimize environmental impacts.</i> <i>Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.</i> <i>Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.</i>	The site of the proposed plan amendment does not contain shorelines, steep slopes, or ridgelines and there are no known archeological or historical resources on-site. Therefore, this urban design goal is not directly applicable to this proposed plan amendment.
UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification. <i>Policy 1: Improve the appearance of all city- owned space and major thoroughfares.</i> <i>Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.</i> <i>Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.</i>	The proposed plan amendment would provide opportunities for landowners to make investments to beautify their private property.

HOW THE AMENDMENT IS INTERNALLY CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN

Consistency with the City's Comprehensive Plan is detailed in this narrative on pages 9 through 11. Other adopted city plans and codes, including the BMSP and the Capital Improvements Plan, were adopted to meet and satisfy goals, policies, and objectives outlined in the City's Comprehensive Plan. Accordingly, consistency with the Comprehensive Plan also means consistency with the plans and codes adopted to meet the Comprehensive Plan requirements.

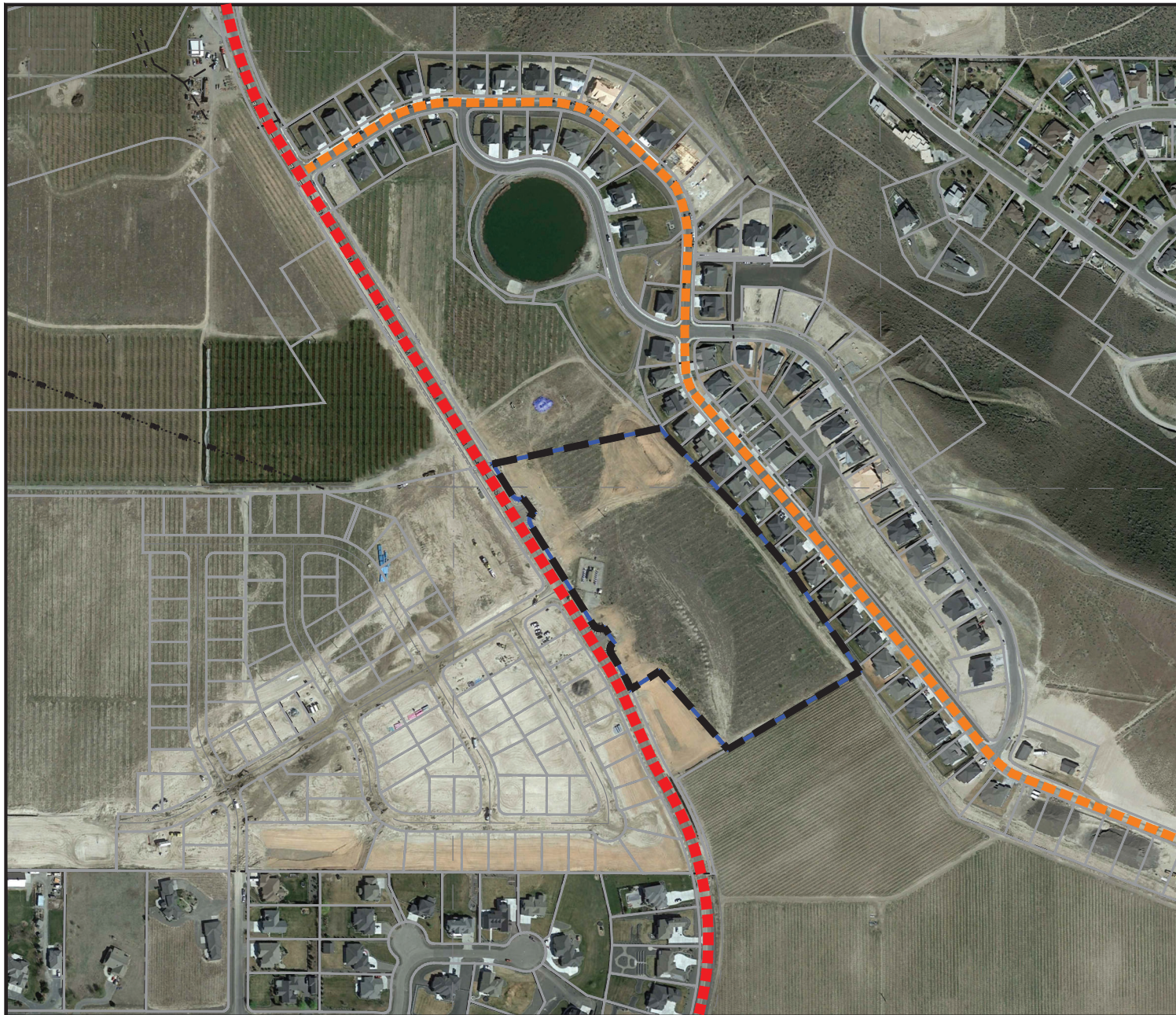
**IF APPLICABLE, HOW THE PROJECT WILL MEET CONCURRENCY REQUIREMENTS FOR
TRANSPORTATION**

The proposed amendment will not result in significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features which cannot be mitigated and will not place uncompensated burdens upon existing or planned services.

Future development of the site will complete public improvements including streets, city water extension, city sewer extension, installation of fire hydrants, installation of required stormwater systems, and parks/opens/trail improvements for the benefit of the site. Such improvements will be designed and reviewed as part of future development applications and will be installed once appropriate approvals have been received.

DESCRIPTION OF ANY ASSOCIATED DEVELOPMENT PROPOSALS

There are no associated development proposals with this application. If Comprehensive Plan Map Amendment is accepted, the applicant would like to move forward with a preliminary plat application for Peach Tree Estates.



PROJECT BOUNDARY

 PROJECT BOUNDARY

 PROJECT PARCELS

 PROPERTY BOUNDARY

ROADWAY CLASSIFICATION

 MAJOR COLLECTOR

 MINOR COLLECTOR



Scale 1" = 300'



SIENA HILLS VICINITY MAP EXHIBIT

DATE: FEB 2024 - PROJECT: 66150.004



FIGURE
1



PROJECT BOUNDARY

-  PROJECT BOUNDARY
-  PROJECT PARCELS

BMS SUBAREA LAND USE

-  COMMERCIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  CIVIC (PARKS, TRAILS, OPEN SPACE)
-  CIVIC SCHOOLS



Scale 1" = 250'



SIENA HILLS CURRENT LAND USE

DATE: FEB 2024 - PROJECT: 66150.004



FIGURE
2



PROJECT BOUNDARY

-  PROJECT BOUNDARY
-  PROJECT PARCELS

BMS SUBAREA LAND USE

-  COMMERCIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  CIVIC (PARKS, TRAILS, OPEN SPACE)
-  CIVIC SCHOOLS



Scale 1" = 250'



SIENA HILLS PROPOSED LAND USE

DATE: FEB 2024 - PROJECT: 66150.004



FIGURE
3

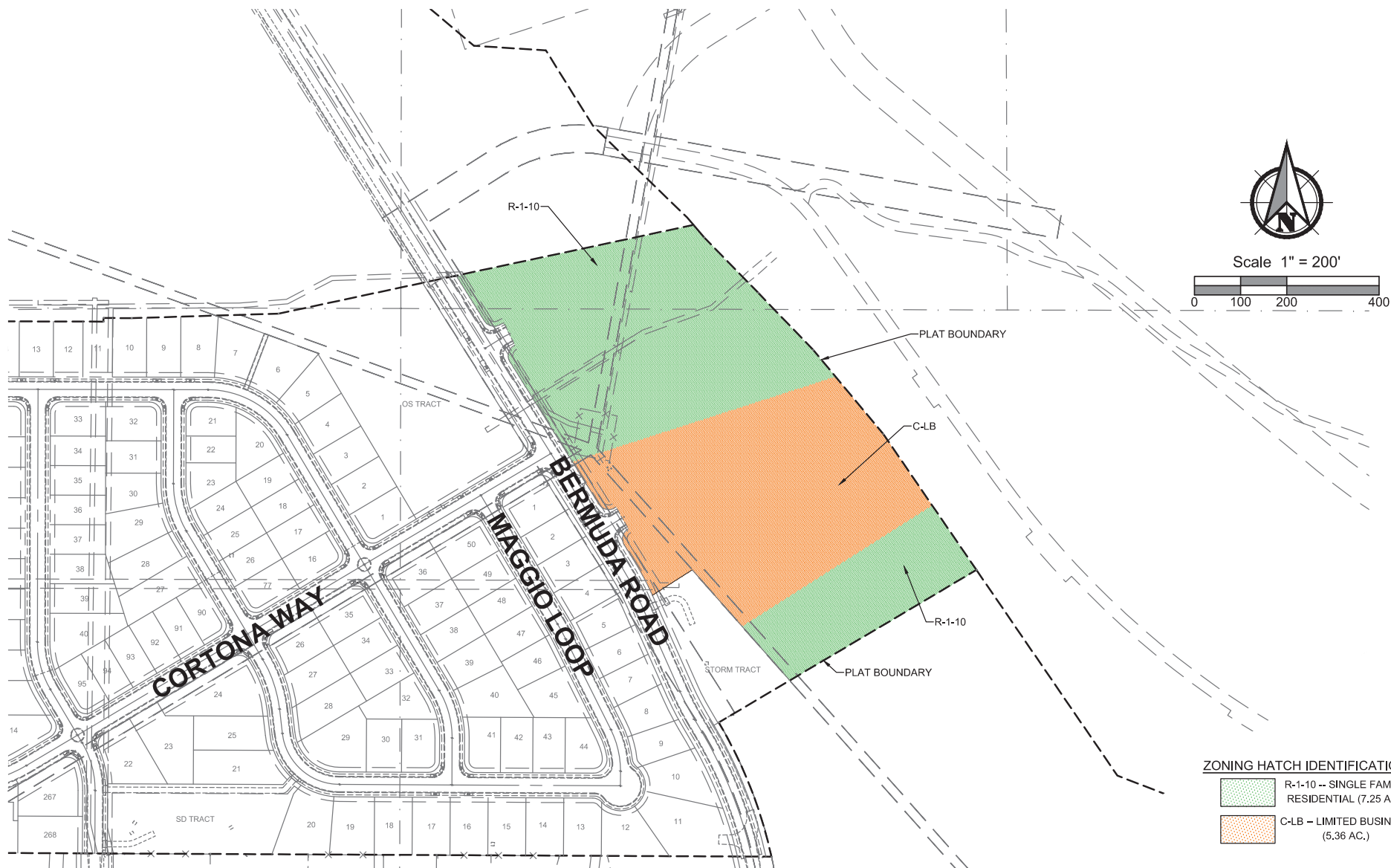




EXHIBIT A

LEGAL DESCRIPTION FOR DESCRIPTION AREA 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34 MARKED BY A "X" CUT IN CULVERT, THENCE NORTH 00°33'09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 2641.77 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34 MARKED BY A WASHINGTON STATE RECLAMATION SERVICES BRASS CAP, THENCE NORTH 89°51'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 1819.02 FEET TO A POINT ON THE EAST BOUNDARY OF PARCEL 3 OF THE RECORD OF SURVEY FOR PLAT EXEMPTION RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 43°56'19" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 121.12 FEET; THENCE SOUTH 39°48'17" EAST A DISTANCE OF 70.10 FEET; THENCE SOUTH 72°06'15" WEST A DISTANCE OF 598.52 FEET TO THE EASTERLY RIGHT-OF-WAY OF BERMUDA ROAD DEDICATED PER THE FINAL PLAT OF SIENA HILLS PHASE 1 RECORDED IN VOLUME 15 OF PLATS AT PAGE 0728 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-051239;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID BERMUDA ROAD THE FOLLOWING COURSES:

THENCE NORTH 31°58'33" WEST A DISTANCE OF 249.53 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 42.03 FEET, WITH A DELTA ANGLE OF 96°18'44", A CHORD BEARING OF NORTH 16°10'49" EAST, AND A CHORD LENGTH OF 37.25 FEET; THENCE NORTH 36°32'48" WEST A DISTANCE OF 54.76 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 28°16'25" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 37.66 FEET, WITH A DELTA ANGLE OF 86°17'52", A CHORD BEARING OF NORTH 75°07'29" WEST, AND A CHORD LENGTH OF 34.20 FEET; THENCE NORTH 31°58'33" WEST A DISTANCE OF 115.42 FEET TO THE NORTH BOUNDARY OF PARCEL 3 OF SAID RECORD OF SURVEY FOR PLAT EXEMPTION;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY NORTH 77°55'39" EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 525.70 FEET TO THE EAST BOUNDARY OF SAID PARCEL 3; THENCE SOUTH 40°37'06" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 36.09 FEET; THENCE SOUTH 44°19'57" EAST A DISTANCE OF 166.89 FEET; THENCE SOUTH 43°56'19" EAST A DISTANCE OF 50.44 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 235,249 SQUARE FEET, 5.40 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



02/28/2024



**PBS Engineering
and
Environmental Inc.**
pbsusa.com

DRAWN BY: BCH

SCALE: N/A

DATE: 02/28/2024

CHECKED BY: ADM

PROJECT NO.: 66150.004

SHEET 1 OF 3

EXHIBIT A

LEGAL DESCRIPTION FOR DESCRIPTION AREA 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34 MARKED BY A "X" CUT IN CULVERT, THENCE NORTH 00°33'09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 2641.77 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34 MARKED BY A WASHINGTON STATE RECLAMATION SERVICES BRASS CAP, THENCE NORTH 89°51'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 1819.02 FEET TO A POINT ON THE EAST BOUNDARY OF PARCEL 3 OF THE RECORD OF SURVEY FOR PLAT EXEMPTION RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 43°56'19" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 121.12 FEET;
THENCE SOUTH 39°48'17" EAST A DISTANCE OF 70.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 39°48'17" EAST CONTINUING ALONG SAID EAST BOUNDARY A DISTANCE OF 167.21 FEET;

THENCE SOUTH 34°25'31" EAST A DISTANCE OF 357.52 FEET;

THENCE SOUTH 59°22'36" WEST A DISTANCE OF 470.10 FEET TO THE EASTERLY RIGHT-OF-WAY OF BERMUDA ROAD DEDICATED PER THE FINAL PLAT OF SIENA HILLS PHASE 1 RECORDED IN VOLUME 15 OF PLATS AT PAGE 0728 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-051239;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID BERMUDA ROAD THE FOLLOWING COURSES:

THENCE NORTH 41°23'22" WEST A DISTANCE OF 319.51 FEET;

THENCE SOUTH 57°27'31" WEST A DISTANCE OF 102.48 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 630.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 66°00'41" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 87.83 FEET, WITH A DELTA ANGLE OF 07°59'14", A CHORD BEARING OF NORTH 27°58'56" WEST, AND A CHORD LENGTH OF 87.76 FEET;

THENCE NORTH 31°58'33" WEST A DISTANCE OF 37.29 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 40.23 FEET, WITH A DELTA ANGLE OF 92°12'05", A CHORD BEARING OF NORTH 14°07'29" EAST, AND A CHORD LENGTH OF 36.03 FEET;

THENCE NORTH 33°24'48" WEST A DISTANCE OF 54.08 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 31°04'06" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 38.88 FEET, WITH A DELTA ANGLE OF 89°05'32", A CHORD BEARING OF NORTH 76°31'20" WEST, AND A CHORD LENGTH OF 35.08 FEET;

THENCE NORTH 31°58'33" WEST A DISTANCE OF 114.27 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY NORTH 72°06'15" EAST A DISTANCE OF 598.52 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 314,268 SQUARE FEET, 7.21 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



02/28/2024



**PBS Engineering
and
Environmental Inc.**
pbsusa.com

DRAWN BY: BCH

SCALE: N/A

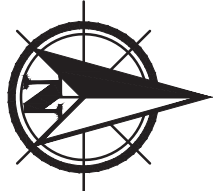
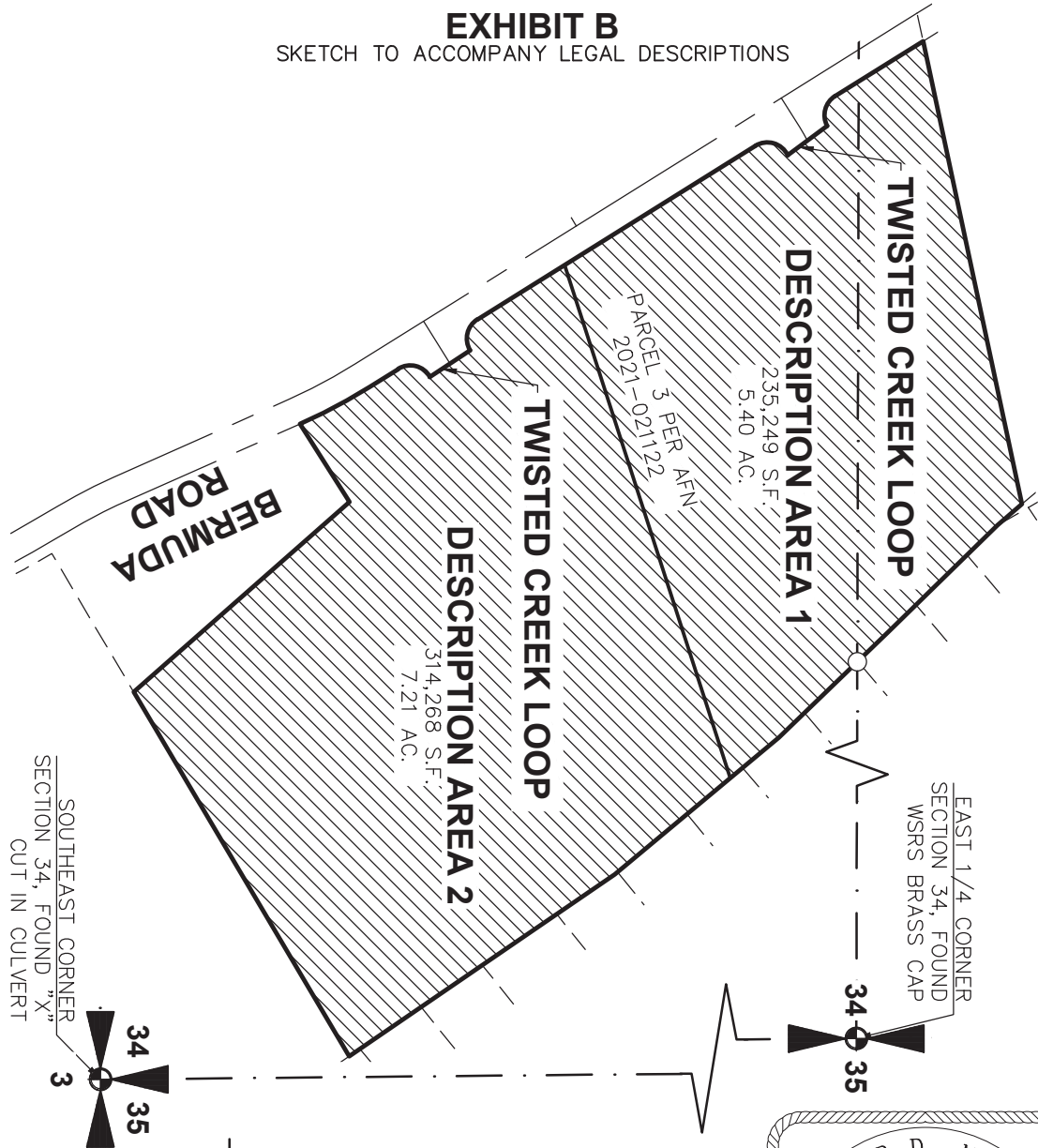
DATE: 02/28/2024

CHECKED BY: ADM

PROJECT NO.: 66150.004

SHEET 2 OF 3

EXHIBIT B
SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS



Scale 1" = 200'



02/28/2024



PBS Engineering and Environmental Inc.
pbsusa.com

DRAWN BY: BCH

SCALE: 1" = 200'

DATE: 02/28/2024

CHECKED BY: ADM

PROJECT NO.: 66150.004

SHEET 3 OF 3



March 1, 2024

Mike Stevens
City of Richland, Development Services
625 Swift Blvd. MS-35
Richland, WA 99352

Via email: mstevens@ci.richland.wa.us

Regarding: Rational for not including a Traffic Study
Siena Hills Comprehensive Plan Land Use Map Amendment Application
Bermuda Road and Cortona Way
Richland, WA 99352
PBS Project 66150.004

Dear Mr. Stevens:

The applicant believes that a traffic study is not warranted in order to make a map amendment in this instance, due to the negligible changes in land use and zoning acreages currently in effect on the site.

The applicant proposes to amend the Land Use Map for the existing commercial (COM) use from 5.36 acres to a proposed 5.40 acres and low density residential (LDR) use from 7.25 acres to a proposed 7.21 acres. This equates to a difference of 0.04 acres (1,742 square feet) which is negligible from the perspective of trip generation.

Please feel free to contact me at 509.942.1600 or jason.mattox@pbsusa.com with any questions or comments.

Sincerely,

Jason Mattox, PE
Engineering Department Manager

cc: Taylor Merrill, Richland Properties, LLC

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Siena Hills Comprehensive Plan Amendment

2. Name of applicant:

Richland Properties, LLC

3. Address and phone number of applicant and contact person:

Taylor Merrill
2463 E. Gala St. Ste. 120, Meridian, ID 83642
208-870-3432

4. Date checklist prepared:

February 23, 2024

5. Agency requesting checklist:

City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

This is a non-project proposal. It addresses proposed comprehensive plan map amendments. No construction is proposed at this time.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The future plans include development of the project. This will include extension of public facilities to and within the project. Development of a street system to support the development for commercial and residential uses.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Soil testing and a geologic engineering report were done for the area.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No, there are no known projects in the project area currently seeking government approval that would directly affect this project.

10. List any government approvals or permits that will be needed for your proposal, if known.

This SEPA checklist is a non-project checklist; when the area within the Comprehensive Plan is developed, the projects will seek the required approvals and permits. The requested comprehensive plan map amendments and the requested zoning map requires approval by the City of Richland of an ordinance adopting the proposed amendments.

- 12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The applicant proposed to modify the approved Badger Mountain Subarea Comprehensive Plan. All portions of this SEPA Checklist submittal are non-project at this time. Any future projects will provide project related SEPA Checklist information, as required.

- 13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The area within the adopted Badger Mountain Subarea Plan can be generally described as;

Property lying east of the intersection Bermuda Drive and Cortona Way.

Further described as: A PORTION OF THOSE LAND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2019-001554 AND SHOWN AS NEW PARCEL 1 ON SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5031

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Topography ranges from nearly rolling to hilly.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

According to the PBS Engineering and Environmental survey, the slopes within the proposed commercial project areas are mapped as 5% to 10% with a portion reaching 15% slope. the slopes within the proposed residential area are mapped as 10% to 15% with a portion reaching 50% slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

HeE - Hezel loamy fine sand, 0 to 30 percent slopes

WfC2 - Warden silt loam, 0 to 5 percent slopes

WdAB - Warden very fine sandy loam, 0 to 15 percent sloaps

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known indications or history of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

2. Air [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface waterbodies on or in the immediate vicinity of the site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The project will not require any work within 200 feet of waterbodies.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project SEPA Checklist - no development is planned at this time.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

This is a planning related project, and no surface water withdrawals are planned.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is not located within the 100-year floodplain.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No waste materials will be discharged to surface waters.

b. Ground Water: [Find help answering ground water questions](#)

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

The project will not involve any groundwater withdrawals.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material will be discharged into the ground.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

This is a planning related project, and no grading or development to change runoff patterns is proposed.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

There are no known opportunities for waste materials to enter ground or surface waters.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The project will not affect drainage patterns within the surrounding area.

- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

None.

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

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

b. What kind and amount of vegetation will be removed or altered?

This is a planning related project, and no vegetation removal will occur.

c. List threatened and endangered species known to be on or near the site.

There are no known ESA listed plant species on or within close proximity to the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

This is a planning related project, and no landscaping is proposed at the site.

e. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds are known to be on-site.

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

Wildlife is limited to common passerine songbirds and small rodents.

b. List any threatened and endangered species known to be on or near the site.

There are no threatened or endangered species known to occur within the project area or general vicinity.

c. Is the site part of a migration route? If so, explain.

The site is part of the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any.

No measures are proposed at this time.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to occur on or near the site.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** This is a non-project SEPA Check - no development is planned at this time.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

This is a non-project SEPA Check - no development is planned at this time.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

This is a non-project SEPA Check - no development is planned at this time.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.

1. **Describe any known or possible contamination at the site from present or past uses.**

The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.

- a. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None. The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.

- b. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

No construction activities are planned at this time so no hazardous or toxic chemicals will be utilized.

- c. **Describe special emergency services that might be required.**

None.

- d. **Proposed measures to reduce or control environmental health hazards, if any.**

None.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

This is a non-project application. There are no known noise generators in the area that would impact the project.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

This is a non-project application. Future development on the site will generate construction-associated noise. As development occurs, traffic and noise associated with the residential and commercial uses would be expected.

3. **Proposed measures to reduce or control noise impacts, if any.**

This is a non-project application. At this time, no measures to reduce or control noise are being considered.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The area has been used as working farmlands. this is a non-project application. The application is for amendments to the Badger Mountain subarea Plan. As no construction is proposed at this time the acreage of converted land cannot be accurately calculated.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. As no construction is proposed at this time, the impact on surrounding working farmland cannot be accurately calculated.

- c. **Describe any structures on the site.**

There is a Badger Mountain Irrigation District pump house on the property.

- d. **Will any structures be demolished? If so, what?**

Not applicable at this time, as this is a non-project SEPA Checklist.

- e. **What is the current zoning classification of the site?**

C-LB and R-1-10

- f. **What is the current comprehensive plan designation of the site?**

Current land use designation is commercial and low density residential.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable. There is no shoreline within the project area.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

According to the WDFW mapping, there are no critical areas in the non-project areas. There are areas of Benton County Presumptive Shrubsteppe to the east of the site.

i. Approximately how many people would reside or work in the completed project?

Not applicable at this time, as this is a non-project SEPA Checklist. Future design and zoning code would determine the number of people.

j. Approximately how many people would the completed project displace?

To the applicant's knowledge, future projects will not cause displacement.

k. Proposed measures to avoid or reduce displacement impacts, if any.

To the applicant's knowledge, future projects will not cause displacement.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Any future projects will be required to comply with the underlying zoning codes as enforced by the City of Richland.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None proposed at this time. Impacts to these land uses are not anticipated.

9. Housing [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable at this time, as this is a non-project SEPA Checklist. Housing design would be considered with future projects.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable at time, as this is a non-project SEPA Checklist. Housing design would be considered with future projects.

c. Proposed measures to reduce or control housing impacts, if any.

Not applicable at time, as this is a non-project SEPA Checklist. Housing design would be considered with future projects.

10. Aesthetics [Find help answering aesthetics questions](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable at time, as this is a non-project SEPA Checklist. Building height would be considered during future design and would follow zoning regulations.

b. What views in the immediate vicinity would be altered or obstructed?

Not currently applicable, as this is a non-project SEPA Checklist. Views would be considered during future designs.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Not applicable, as this is a non-project SEPA Checklist. Aesthetics would be considered during future design.

11. Light and Glare [Find help answering light and glare questions](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable at time, as this is a non-project SEPA Checklist. When the projects occur in the future, the glare will likely come from the residences and commercial areas, along with the accompanying transit areas.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The lighting in the project will likely come from the single family houses to the east and the south, along with the accompanying transit areas. Most of the glare would occur during darkness.

c. What existing off-site sources of light or glare may affect your proposal?

When future development occurs, there could be ambient light from the developed portions of Richland to the north and to the southeast.

d. Proposed measures to reduce or control light and glare impacts, if any.

When the future projects occur, along with the applicable regulations, the proposed lighting would be directed downward to reduce glare.

12. Recreation [Find help answering recreation questions](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Badger Mountain Trail, Chamna Natural Preserve, Claybell Park Trail, Brookstone Park have recreational opportunities around the general area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational uses would be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

This is a non-project SEPA Checklist - future projects will follow State and local guidelines to reduce or control impacts on recreation.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

There are no building, sites, or structures listed or eligible for listing in any preservation registers.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

This is a non-project SEPA Checklist - the applicant will follow State and local guidelines regarding protocol prior to future project construction.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

This is a non-project SEPA Checklist - the applicant will follow State and local guidelines regarding protocol prior to future project construction. When future projects do occur, assessment of potential impacts include the use of Google Earth imagery and the Washington Information System for Architectural and Archaeological Records Data (WISSARD) from the Washington State Department of Archeology and Historic Preservation.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

This is a non-project SEPA Checklist, as such, there are no plans or permits at this time. The applicant will follow State and local guidelines regarding protocol prior to future project construction.

14. Transportation [Find help with answering transportation questions](#)

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The area is served by Queensgate Drive/Bermuda Road, Interstate 182, Interstate 82, and North Bermuda road, and Cortona Drive.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

There is not currently bus service offered in this area. At this time, the nearest service is rout 123, which runs along Keene road and Gage Boulevard.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Yes, the future projects will look to dedicate right of way and install public streets, as required.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

None of the above listed transportation modes occur within the general vicinity.

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

As this is a non-project SEPA Checklist, this information is not currently available. When the future projects are designed the transportation demands will be studied as required. Any new development is anticipated to increase trips per day.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No, the project is not expected to interfere with agricultural equipment.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

As this is a non-project SEPA Checklist, this information is not currently available. When future projects are designed, the transportation demands will be studied, as required.

15. Public Services [Find help answering public service questions](#)

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Yes, the future projects would require additional need for fire protection, police protection, public transit, and schools. The site is seeking to provide housing and commercial uses to the project area.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

The completed project would be subject to property tax value increases and levies upon completion to pay toward public services.

16. Utilities [Find help answering utilities questions](#)

- a. **Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

It is assumed that public water, sewer, industrial sewer service will be extended with road construction and will be provided by the City of Richland. Electricity will be provided by Benton REA. Cable, Internet, and telephone would be provided by Spectrum.

C. Signature [Find help about who should sign](#)

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

X

SEPA Responsible Official

Type name of signee: Click or tap here to enter text.

Position and agency/organization: Click or tap here to enter text.

Date submitted: Click or tap to enter a date.

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

- Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Exhibit 5



CITY OF RICHLAND NOTICE OF PUBLIC HEARING FOR THE 2024 CITY OF RICHLAND ANNUAL COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on Wednesday, September 25, 2024 at 6:00 p.m. to consider proposed amendments to the City's adopted comprehensive plan and zoning ordinance. You are receiving this notice because you own property located within 300 feet of one of the proposed amendment locations. The proposed amendments are as follows:

File Number: CPA2024-101 & Z2024-102

Applicant: Darral Moore, J-U-B Engineers, Inc. on behalf of Tom Fisher, HP Pasco, LLC (owner)

Darral Moore, J-U-B Engineers, Inc. on behalf of Tom Fisher, HP Pasco, LLC, is proposing to change the Comprehensive Plan Land Use designation for approximately 2.13 acres of land from High-Density Residential to Commercial and rezone the site from C-LB (Commercial Limited Business) to WF (Waterfront). Assessor's Parcel Number 115982011748012, located at 2599 Duportail Street.

File Number: CPA2024-102 & Z2024-103

Applicant: Richland Properties, LLC

Richland Properties, LLC is proposing to change the Comprehensive Plan Land Use designations upon property that is approximately 12.62 acres in size by relocating/swapping the locations of the existing commercial and low-density residential comprehensive plan designations. Assessor's Parcel Number 134983000001009, located at 560 Bermuda Road.

Environmental Review: The proposals are subject to environmental review. As lead agency, the City of Richland reviewed the project(s) for probable adverse environmental impacts and issued a determination of non-significance (DNS) for these amendments on August 6, 2024. The end of the SEPA comment period was August 21, 2024.

Application materials can be found by visiting the City of Richland website at <https://www.ci.richland.wa.us/departments/development-services/planning/2024-land-use>.

Any person desiring to express their views or to be notified of any decisions pertaining to any of these amendment requests should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, September 18, 2024 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. The

requested amendment materials are available to the public and can be viewed at www.ci.richland.wa.us . The staff report and recommendation will be available on the city's website beginning Friday, September 20, 2024.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
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AFFIDAVIT OF PUBLICATION

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36823	587525	Print Legal Ad-IPL01915250 - IPL0191525	PC PHN-CPA2024-101-102	\$250.66	2	42 L

Attention: (company)

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

janderson@ci.richland.wa.us

CITY OF RICHLAND NOTICE OF PUBLIC HEARING

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on **Wednesday, September 25, 2024 at or after 6:00 p.m.** to consider proposed amendments to the City's adopted comprehensive plan and zoning ordinance. The proposed amendments are as follows:

CPA2024-101 & Z2024-102: Darral Moore, J-U-B Engineers, Inc. on behalf of Tom Fisher, HP Pasco, LLC, is proposing to change the Comprehensive Plan Land Use designation for approximately 2.3 acres of land from the High-Density Residential to Commercial and rezone the site from C-LB (Commercial Limited Business) to WF (Waterfront). Assessor's Parcel Number 115982011748012, located at 2599 Duportail St.

CPA2024-102 & Z2024-103: Richland Properties, LLC is proposing to change the Comprehensive Plan Land Use designations upon property that is approximately 12.62 acres in size by relocating/swapping the locations of the existing commercial and low-density residential comprehensive plan designations. Assessor's Parcel Number 134983000001009, located at 560 Bermuda Rd.

Environmental Review: The proposals are subject to environmental review. As lead agency, the City of Richland reviewed the project(s) for probable adverse environmental impacts and issued a determination of non-significance (DNS) for these amendments on August 6, 2024. The end of the SEPA comment period was August 21, 2024.

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Date Published: September 8, 2024
IPL0191525
Sep 8 2024

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Mary Castro, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 09/08/2024, and ending on 09/08/2024 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

09/08/24

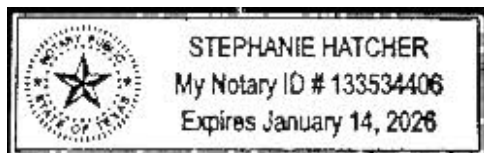
Mary Castro

(Signature of Legals Clerk)

Sworn to and subscribed before me this 9th day
of September in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Exhibit 6

Stevens, Mike

From: Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>
Sent: Friday, August 9, 2024 11:04 AM
To: Stevens, Mike
Cc: Sears, Tricia (DNR); Watson, Deanah (COM)
Subject: Richland's comprehensive plan and development regulations update (Commerce ID# 2024-S-7321): WGS comments

You don't often get email from tricia.sears@dnr.wa.gov. [Learn why this is important](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

8/9/24

Hello Mike,

In keeping with the interagency correspondence principles, I am providing you with comments on Richland's comprehensive plan and development regulations update (Commerce ID# 2024-S-7321).

For this proposal submitted via Planview, I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining, climate change, and natural hazards mitigation plans.

Specifically in this proposal, I reviewed the document, 2024 Comp Plan Docket 60-Day Review Packet.

WGS has no comments on the proposed changes.

Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.
- Consider adding a reference to the WGS Geologic Information Portal in other areas besides the CAO. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)
- If you have not checked out our Geologic Planning page, you may wish to do so. [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 10/5/24.

Cheerio,
Tricia

Tricia R. Sears (she/her/hers)
Geologic Planning Liaison
Washington Geological Survey (WGS)
Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority I - High Performance Government

Subject:

Ordinance No. 2024-42, Amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan

Department/Office
Development Services

Ordinance/Resolution Number:
2024-42

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 2024-42, amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to conform to the updated 2017 Comprehensive Plan.

Summary:

In coordination with the 2024 Comprehensive Plan updates (considered under Ordinance No. 2024-41 on this same agenda), the City is obligated to implement changes to its development regulations as part of the annual update process. There are two (2) proposed applications to amend the Comprehensive Plan Land Use Map. Accordingly, Ordinance No. 2024-42 considers two (2) applications to amend the City's Official Zoning Map consistent with the 2024 updates to the Comprehensive Plan Land Use Map.

Amendments to the Official Zoning Map are RMC 19.20.010 Type IV permit applications requiring open-record public hearings by the Planning Commission and City Council. The Planning Commission conducted a public hearing on September 25, 2024, after which it recommended approval of both proposed amendments to City Council. City Council held an open-record public hearing on December 3, 2024 prior to deliberation on this item.

The Planning Commission material generated in connection with the 2024 Comprehensive Plan amendments process is applicable to both ordinances (2024-41 and 2024-42) and is viewable under the staff report for Ordinance No. 2024-41.

Staff recommends approval of Ordinance No. 2024-42 for second reading and passage.

Fiscal Impact: None.

Attachments:

I. Ordinance No. 2024-42

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2024-42

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE TITLE 23: ZONING REGULATIONS AND THE OFFICIAL ZONING MAP OF THE CITY OF RICHLAND TO CHANGE ZONING ON CERTAIN PARCELS OR PORTIONS OF PARCELS TO CONFORM TO THE UPDATED COMPREHENSIVE PLAN OF THE CITY OF RICHLAND.

WHEREAS, this area-wide rezone includes reclassifying all, or portions of, parcels as indicated in Section 1 herein and depicted in **Exhibit A**; and

WHEREAS, on April 23, 2024, Richland City Council held a workshop to review the proposed 2024 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on June 4, 2024, Richland City Council passed Resolution No. 2024-71, authorizing the 2024 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Richland Development Services Department completed an environmental review (SEPA) for the land use changes and issued a Threshold Determination of Non-Significance (DNS) on August 6, 2024, which was not appealed; and

WHEREAS, on September 25, 2024, the Richland Planning Commission held a duly advertised public hearing to accept testimony from anyone wishing to speak for or against the proposed changes; and

WHEREAS, on September 25, 2024, the Richland Planning Commission voted to recommend approval of two (2) proposed zoning map amendments as evidenced in the Planning Commission's meeting minutes; and

WHEREAS, on December 3, 2024, Richland City Council held a duly advertised public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, Richland City Council reviewed the application materials, staff report, and comments concerning the proposed rezoning action; and

WHEREAS, on December 3, 2024, by approval of Ordinance No. 2024-41 for first reading, Richland City Council voted to amend the City of Richland Comprehensive Plan and change the land use designations for the two (2) parcels that were recommended for zoning map change approval by the Planning Commission; and

WHEREAS, Richland City Council finds the proposed amendments to be in compliance with the Comprehensive Plan of the City of Richland as amended by Ordinance No. 2024-41 and area-wide rezone criteria of the Richland Municipal Code.

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

Section 1. Change in Zones. To implement the 2024 amendments to the Comprehensive Plan of the City of Richland as adopted by Ordinance No. 2024-41, the property listed below is rezoned as follows:

- Parcel No. 1-1598-201-1748-012 (2.13 Acres) is rezoned from Commercial Limited Business (C-LB) to Waterfront (WF).
- Parcel No. 1-3498-300-0001-009 is rezoned by relocating/swapping the locations of the existing Commercial Limited Business (C-LB) and Single-Family Residential (R-1-10) zoning districts.

Section 2. Title 23 of the Richland Municipal Code and the Official Zoning Map of the City of Richland as adopted by RMC 23.08.040 are hereby amended by amending Sectional Map Nos. 12, 13 and 22, which are three (3) of a series of maps constituting said Official Zoning Map of the City of Richland, as shown on the attached **Exhibit A** and bearing the number and date of passage of this Ordinance, and by reference made a part of this Ordinance and of the Official Zoning Map of the City of Richland.

Section 3. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this Ordinance and the attached amended Sectional Map Nos. 12, 13 and 22 (**Exhibit A**), duly certified by the City Clerk as a true copy.

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

Section 5. 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 6. 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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: December 3, 2024

Second Reading: December 17, 2024

Date Published: December 22, 2024

This is a detailed street map of a residential area in Yakima, Washington. The map shows a grid of streets, including Tripp St, Torbett St, Williams Blvd, Duportail St, and many others. The Yakima River is shown at the bottom, and a red outline highlights a specific area near the river and Duportail St. The map includes street names like Tripp St, Torbett St, Williams Blvd, Duportail St, and many others. A large number '12' is in the bottom right corner.

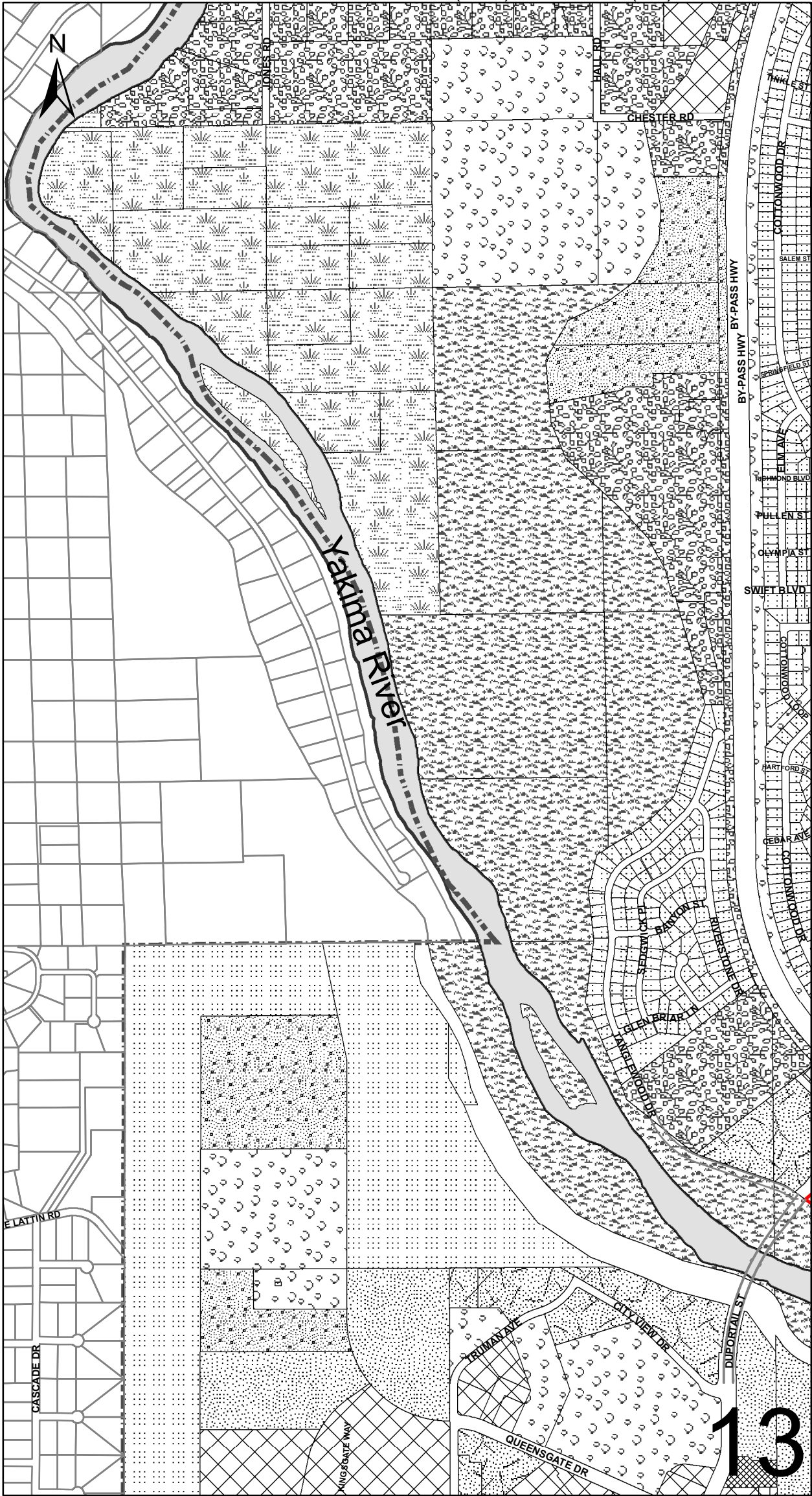
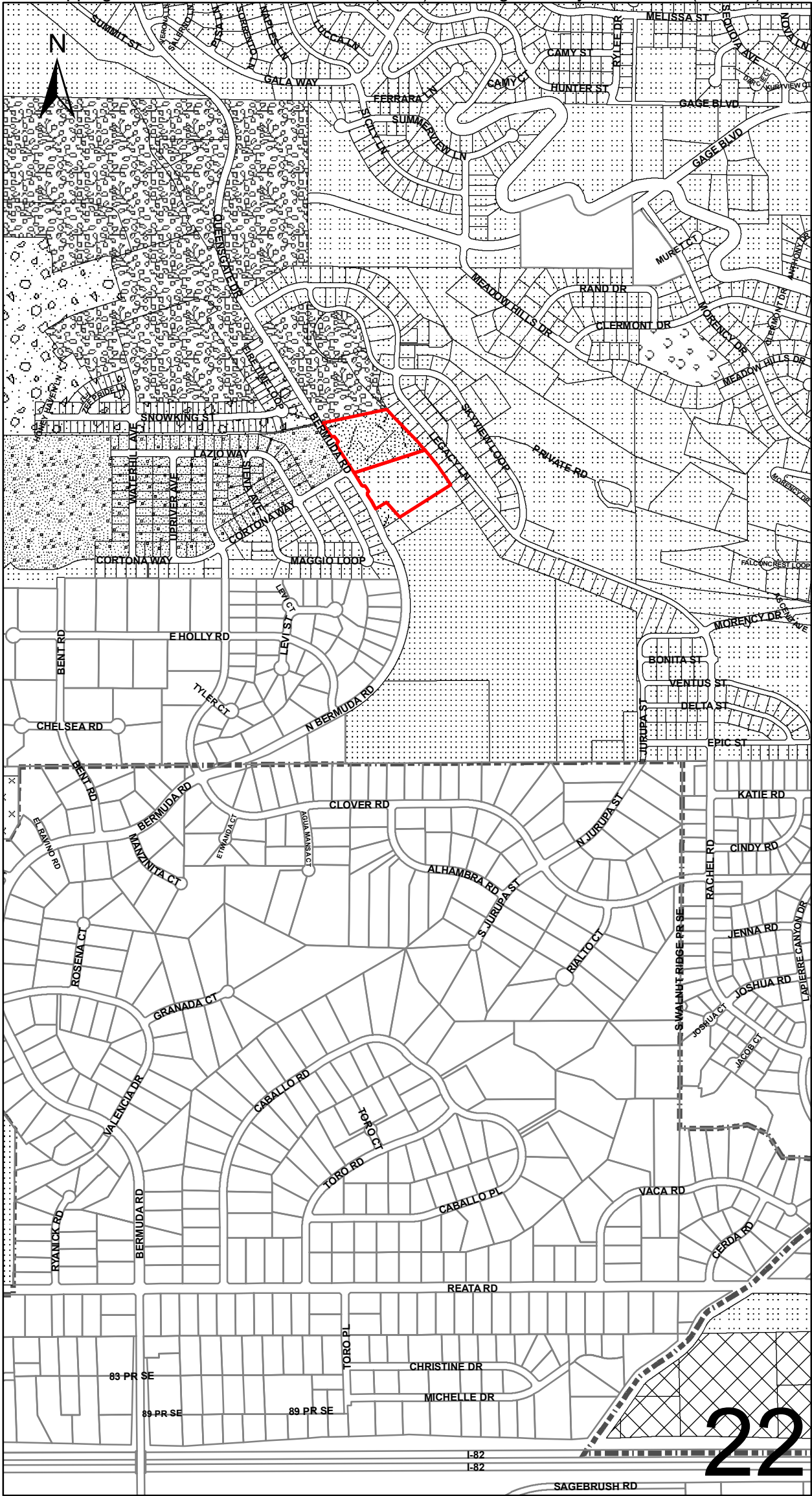


Exhibit A - Pg. 3 to Ordinance No. 2024-42 passed 12/17/2024
Swapping Commercial Limited Business (C-LB) and Single-Family Residential (R-1-10)





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority I - High Performance Government

Subject:

Ordinance No. 2024-43, Vacating a Portion of Robertson Drive Right-of-Way

Department/Office
Public Works

Ordinance/Resolution Number:
2024-43

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 2024-43, authorizing vacation of a portion of Robertson Drive right-of-way as provided therein.

Summary:

An existing small segment of Robertson Drive right-of-way in the Horn Rapids Industrial Park is no longer needed for the future city street network. The City's best interests are served by vacating the right-of-way. Upon vacation of this unneeded right-of-way, staff will record public utility and emergency vehicle easements to protect existing utilities and emergency access to an adjacent privately owned parcel.

On November 5, 2024, Richland City Council adopted Resolution No. 2024-139, setting December 3, 2024 at 6:00 p.m. as the time and place for a public hearing to consider this right-of-way vacation action. On November 13, 2024, notice was published that a public hearing would be held on December 3, 2024 to take public testimony on the proposed right-of-way vacation action. The hearing was held on December 3, 2024, and no public testimony was offered.

Staff recommends approval of Ordinance No. 2024-43 for second reading and passage.

Fiscal Impact: None.

Attachments:

I. Ordinance No. 2024-43

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2024-43

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
VACATING A PORTION OF THE ROBERTSON DRIVE RIGHT-
OF-WAY.**

WHEREAS, the City has a section of the Robertson Drive right-of-way in the Horn Rapids Industrial Park that will not connect to the future city street network; and

WHEREAS, the right-of-way, as depicted on **Exhibit B**, is no longer needed for public road purposes since it will not connect to the street network and no properties are addressed or take access from this section of the street; and

WHEREAS, easements for public infrastructure and secondary emergency vehicle access are drafted and will be recorded within the proposed vacated right-of-way; and

WHEREAS, on November 5, 2024, Richland City Council adopted Resolution No. 2024-139, setting December 3, 2024 at 6:00 p.m. in the City Hall Council Chambers as the time and place for a public hearing as required prior to a right-of-way vacation action; and

WHEREAS, on November 17, 2024, notice was published that a public hearing would be held on December 3, 2024 to take public testimony on the proposed right-of-way vacation action; and

WHEREAS, on December 3, 2024, a public hearing was held by Richland City Council to receive public testimony

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

Section 1. The portion of Robertson Drive, as legally described in **Exhibit A** and depicted on **Exhibit B**, is hereby vacated.

Section 2. Easements for existing utilities and secondary emergency vehicle access within the vacated portion of the Robertson Drive right-of-way shall be filed with the Auditor of Benton County, Washington concurrently with the filing of this Ordinance.

Section 3. 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 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 5. 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 6. 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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: December 3, 2024

Second Reading: December 17, 2024

Date Published: December 22, 2024

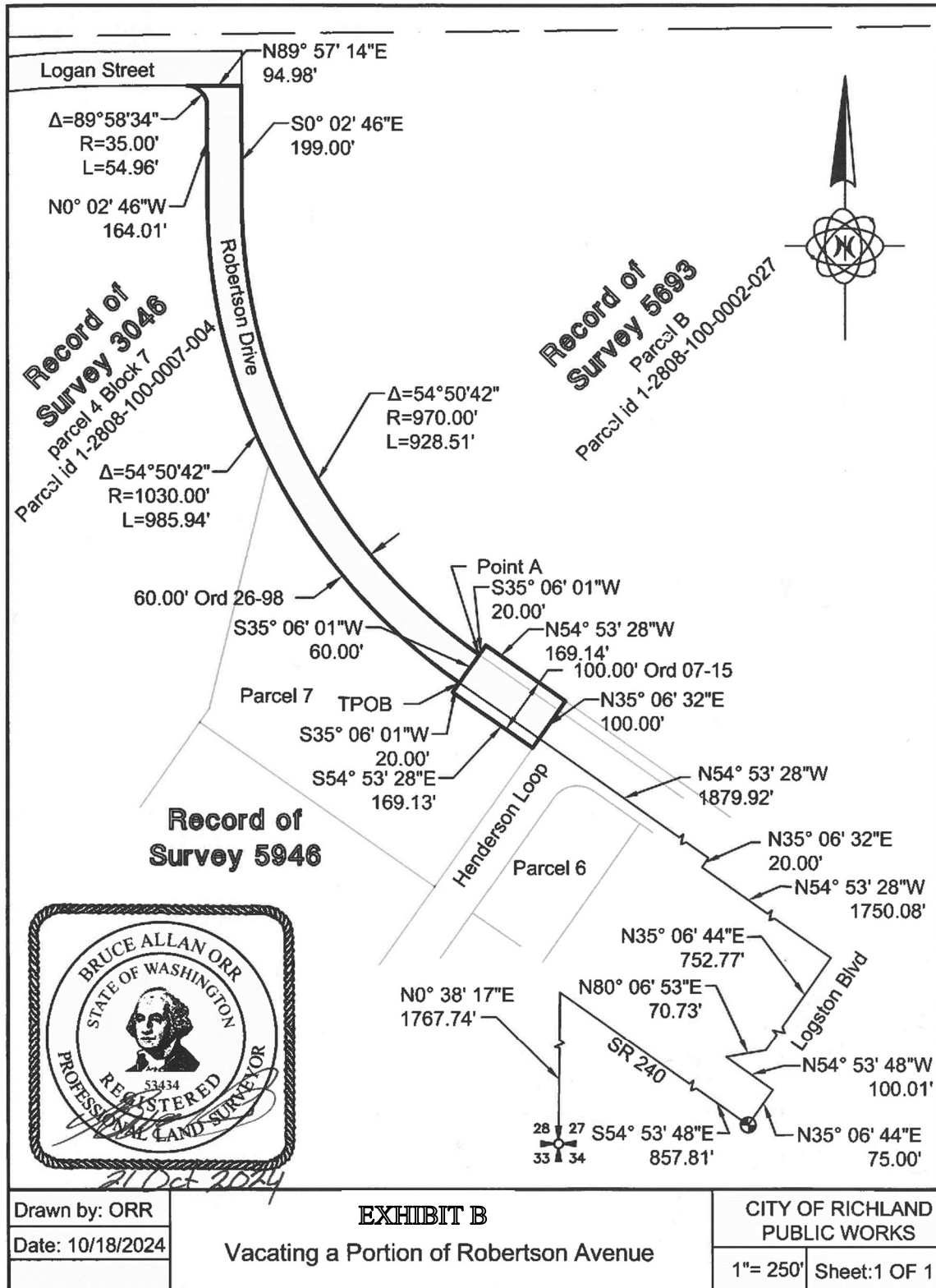
EXHIBIT A
ROBERTSON DRIVE VACATION

A partial vacation of a 60 foot and 100 foot right of way for Robertson Drive as recorded in, City of Richland Ordinance 26-98, Auditor's File Number 2007-022732 and altered by City of Richland Ordinance 07-15, Auditor's File Number 2015-008673 records of Benton County, Washington, situate in the Northwest Quarter of the Northeast Quarter of Section 28 Township 10 North, Range 28 East, Willamette Meridian, of said county being more particularly described follows:

Commencing at the Southeast corner of said Section 28; Thence North 0°38'17" East, 1767.74 feet along the East line of said section 28 to a point on the centerline of State Highway no. 240; Thence South 54°53'48" East, 857.81 feet along the centerline of said highway to the intersection with the centerline of Logston Boulevard; Thence North 35°06'44" East, 75.00 feet along the centerline of said Logston Boulevard to the Northeast right of way of said highway 240; Thence North 54°53'48" West, 100.01 feet along said Northeast right of way; Thence North 80°06'53" East, 70.73 feet to a point on the Northwest right of way of Logston Boulevard; Thence North 35°06'44" East, 752.77 feet; Thence North 54°53'28" West, 1750.08 feet; Thence North 35°06'32" East, 20.00 feet; Thence North 54°53'28" West 1879.92 feet to a curve concave to the northeast with a radius of 1030.00 feet and the **True Point of Beginning** for partial vacation of said Ordinance 26-98; Thence northerly 985.94 feet along curve though a central angle of 54°50'42" (long cord North 27°28'07" West 948.73 feet) Thence North 0°02'46" West 164.01 to a curve concave to the southwest with a radius of 35.00 feet; Thence northwesterly 54.96 feet along curve though a central angle 89°58'34" (long cord North 45°02'03" West 49.49 feet; Thence North 89°57'14" East 94.98 feet; Thence South 0°02'46" East 199.00 feet to a curve concave to the northeast with a radius of 970.00 feet; Thence southeasterly 928.51 feet along curve though a central angle 54°50'42" (long cord South 27°28'07" East 893.46 feet to a point herein after called Point A; Thence South 35°06'01" 60.00 feet West to the **True point of Beginning**.

Together with partial vacation of said Ordinance 07-15, a 100 foot right of way, named Robertson Drive, described as follows;

Beginning at the aforementioned Point A; Thence South 35°06'01" West 60.00 feet; Thence continuing South 35°06'01" West 20.00 feet to the Southwesterly boundary of herein above 100' right of way; Thence along said right of way South 54°53'28" East 169.13 feet; Thence along the prolongation of the Northwesterly right of way of Henderson Loop, dedicated on Record of Survey 5946, Auditor's File Number 2024-000769 of said county North 35°06'32" East 100 feet to the Northeasterly right of way of said 100 foot right of way; Thence along said right of way North 54°53'28" West 169.14 feet; Thence South 35°06'01" West 20.00 feet to Point A and **Terminus of Vacation**.





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority I - High Performance Government

Subject:

Ordinance No. 2024-44, Amending the 2024 Budget in the General Fund, Streets Maintenance Fund, Special Lodging Assessment Fund, Equipment Replacement Fund, Medical Services Fund, Parks Project Construction Fund and Community Development Block Grant Fund

Department/Office
Finance

Ordinance/Resolution Number:
2024-44

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 2024-44, amending the 2024 Budget in multiple funds as provided therein.

Summary:

Ordinance No. 2024-44 includes amendments to the adopted 2024 Budget as follows:

- Tourism Promotional Area revenues collected in 2024 have exceeded budgeted amounts. As these revenues are passed through to the Tri-Cities Visitor & Convention Bureau, additional appropriations in the amount of \$200,000 are required.
- Additional appropriations in the amount of \$408,266 are needed in the Equipment Replacement Fund due to increased costs and long lead times for vehicles purchased over the last 2-3 years.
- Additional appropriations are needed for Fire and EMS overtime costs that are in excess of budget due to vacancies and coverage needs in the amount of \$83,216 in the General Fund and \$31,641 in the Medical Services Fund.
- Additional appropriations in the amount of \$15,300 are required to authorize spending of three (3) library grants previously approved by Council.
- In order to align revenues and expenses for the Uptown Lighting CIP Project, additional appropriations in the amount of \$135,221 are required in the CDBG Fund to transfer to the Parks Project Construction Fund.
- Additional appropriations are needed in the General Fund for unplanned investigative services in the amount of \$19,058.
- Additional appropriations are needed in the Streets Maintenance Fund in the amount of \$30,000 to fund additional plan review for the railroad crossing at Steptoe and Tapteal.
- In order to complete funding of Richland's share of the animal control shelter construction, additional appropriations in the amount of \$665,317 are required in the General Fund. These funds were previously budgeted in prior years.
- The City's share of the 2024 Byrne Justice Assistance Grant (JAG) Program is \$10,326, which will be used to purchase mobile radios for School Resource Officers (SROs).

Staff recommends approval of Ordinance No. 2024-44 for second reading and passage.

Fiscal Impact:

Ordinance No. 2024-44 will add \$1,733,566 in appropriations to the 2024 Budget. Of this amount, \$360,847 is from new revenue sources and \$1,372,719 is from unappropriated fund balance.

Attachments:

I. Ordinance No. 2024-44

ORDINANCE NO. 2024-44

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING THE 2024 BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS IN THE CITY'S GENERAL FUND, STREETS MAINTENANCE FUND, SPECIAL LODGING ASSESSMENT FUND, EQUIPMENT REPLACEMENT FUND, MEDICAL SERVICES FUND, PARKS PROJECT CONSTRUCTION FUND AND COMMUNITY DEVELOPMENT BLOCK GRANT FUND AND DECLARING THAT A PUBLIC EMERGENCY EXISTS IN CERTAIN OF THESE FUNDS.

WHEREAS, on November 21, 2023, Richland City Council approved Ordinance No. 2023-29 adopting the 2024 Budget; and

WHEREAS, certain additional revenue sources have been identified that were not anticipated when the 2024 Budget was approved, the expenditure of which is not included in current appropriations; and

WHEREAS, certain additional expenditures have been identified as necessary or desirable in the current year that do not have a specific new revenue source and no funds were appropriated for these expenditures; and

WHEREAS, sufficient unappropriated funds necessary to support the required budget adjustment are available; and

WHEREAS, a public hearing was held on December 3, 2024 regarding the proposed increase in appropriations from beginning fund balance as required by RCW 35.33.091.

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

Section 1. Facts Constituting Emergency. The expenses contained within this Ordinance were not anticipated when the 2024 Budget was adopted.

Section 2. Declaration of Public Emergency. Due to circumstances described above, the City Council declares that a public emergency exists in the General Fund, Streets Maintenance Fund, Equipment Replacement Fund, Medical Services Fund and Community Development Block Grant Fund.

Section 3. Amendment of the 2024 Budget. The 2024 Budget is hereby amended to provide additional appropriations in the following funds, and from the following sources, as indicated:

BUDGET AMENDMENTS

Fund	Fund Title	Current Appropriations	Change In Appropriations	Amended Appropriations	Source	
					Fund Balance	New Revenue
001	GENERAL FUND	\$ 82,184,836	\$ 793,217	\$ 82,978,053	\$ 767,591	\$ 25,626
101	STREETS MAINTENANCE FUND	\$ 4,441,682	\$ 30,000	\$ 4,471,682	\$ 30,000	
151	SPECIAL LODGING ASSESSMENT FUND	611,250	200,000	811,250	-	200,000
153	COMMUNITY DEVELOPMENT BLOCK GRANT FUND	1,248,884	135,221	1,384,105	135,221	
380	PARK PROJECT CONSTRUCTION FUND	14,964,428	135,221	15,099,649		135,221
407	MEDICAL SERVICES FUND	9,327,454	31,641	9,359,095	31,641	
503	EQUIPMENT REPLACEMENT FUND	11,507,096	408,266	11,915,362	408,266	
TOTAL		\$ 124,285,630	\$ 1,733,566	\$ 126,019,196	\$ 1,372,719	\$ 360,847

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: December 3, 2024
Second Reading: December 17, 2024
Date Published: December 22, 2024



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject:

Resolution No. 2024-165, Authorizing a Consultant Agreement with J-U-B Engineers, Inc. for the Extension of Battelle Boulevard and Utilities Project

Department/Office
Development Services

Ordinance/Resolution Number:
2024-165

Document Type:
Resolution

Recommended Motion:

Approve Resolution No. 2024-165, authorizing a consultant agreement with J-U-B Engineers, Inc. for design of the extension of Battelle Boulevard and utilities.

Summary:

City staff recommends that J-U-B Engineers, Inc. be contracted to provide professional engineering services for the extension of Battelle Boulevard located in the Horn Rapids Industrial Park in north Richland.

A competitive Request for Qualifications (RFQ) process was conducted for this project, and the City received four (4) responses to the RFQ. J-U-B Engineers, Inc. was selected as the most qualified vendor to complete the project. This project will extend Battelle Boulevard into the west segment of the Horn Rapids Industrial Park in response to increasing demand from manufacturers interested in developing this area.

J-U-B Engineers, Inc. has the technical expertise to provide engineering services to complete the design of the project within the required timeframe. A scope and budget has been negotiated with J-U-B Engineers, Inc. that provides the City with the needed services at a good value.

Staff recommends adoption of Resolution No. 2024-165.

Fiscal Impact:

The total cost of the proposed agreement is estimated at \$203,200. Adequate funding is available as provided in the CIP project approved as part of the 2023 and 2024 budgets.

Attachments:

1. Resolution No. 2024-165
2. Draft Consultant Agreement with JUB Engineers, Inc. - Battelle Boulevard Extension

RESOLUTION NO. 2024-165

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A CONSULTANT AGREEMENT WITH J-U-B
ENGINEERS, INC. FOR THE BATTELLE BOULEVARD
EXTENSION AND UTILITIES PROJECT.**

WHEREAS, the City's Development Services Department manages the City's undeveloped properties; and

WHEREAS, Business & Economic Development is responsible for developing this property by installing roads and utilities and developing salable lots; and

WHEREAS, to achieve this outcome, improvements to Battelle Boulevard and its utilities need to be designed and implemented; and

WHEREAS, a competitive Request for Qualifications (RFQ) process was conducted in compliance with the City's purchasing policies to procure engineering services to complete the project planning and design work; and

WHEREAS, the City received four (4) responses to the RFQ; and

WHEREAS, J-U-B Engineers, Inc. was selected as the most qualified vendor to complete the work; and

WHEREAS, a scope of work and budget have been negotiated with J-U-B Engineers, Inc. that provides the City with the needed services at a good value; and

WHEREAS, the City's best interests are served by executing a consultant agreement with J-U-B Engineers, Inc. for engineering design services to complete the Battelle Boulevard Extension and Utilities 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 a consultant agreement with J-U-B Engineers, Inc. to complete the design work for the Battelle Boulevard Extension and Utilities Project.

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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

Extension of Battelle Boulevard and Utilities

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 **J-U-B Engineers, Inc.** ("**Consultant**"), a Washington for-profit corporation with service at 2810 W. Clearwater Ave., Kennewick, WA. **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. 24-0085
 4. ☐ Exhibit B: Solicitation No. proposal response submitted by Consultant dated **date**.
 5. ☐ Additional Documents – .

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 December 31, 2025.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on December 31, 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 **Two hundred three thousand two hundred (\$203,200.00)**, 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: Alex Fazzarii
Name of Firm: J-U-B Engineers, Inc.
Address: 2810 W. Clearwater Avenue
Address: Kennewick, WA 99336
Email: afazzari@jub.com
Phone Number: (509) 783-2144

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

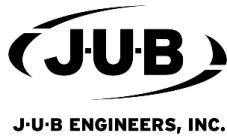
Approved as to form:

Heather Kintzley, City Attorney

EXHIBIT A: Detailed Scope of Work

Exhibit A to Follow

Draft



**J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES**

Exhibit A – Scope of Services, Basis of Fee, and Schedule

PROJECT NAME: Battelle Boulevard Extension

CLIENT: City of Richland

J-U-B PROJECT NUMBER: 07-24-098

The referenced Agreement for Professional Services executed between J-U-B ENGINEERS, Inc. (J-U-B) and the CLIENT is amended and supplemented to include the following provisions regarding the Scope of Services, Basis of Fee, and/or Schedule:

PART 1 - PROJECT UNDERSTANDING

J-U-B's understanding of this project's history and CLIENT's general intent and scope of the project are described as follows:

The City of Richland's (City) objective in this Agreement is to obtain consulting engineering services to extend Battelle Boulevard for approximately 1,200 feet and Village Parkway south for approximately 1,800 feet. Included in the roadway design will be full utility services – water, sewer, power, streetlights, and storm drainage systems matching the existing section of Battelle Blvd west of Kingsgate Way. J-U-B's scope will also include removing the rail spur in conflict with the roadway at the west end of Battelle Blvd and preparing grading plans for parcels adjacent to the street. The Consultant shall prepare plans, specifications and estimates for the City to bid the project. J-U-B will work with City staff from, Energy Services, and Public Works. All work & documents provided by J-U-B shall be in compliance with the City of Richland Standard Details and Specifications, and WSDOT Standard Details and Specifications.

PART 2 - SCOPE OF SERVICES BY J-U-B

J-U-B's Services under this Agreement are limited to the following tasks. Any other items necessary to plan and implement the project, including but not limited to those specifically listed in PART 3, are the responsibility of CLIENT.

A. Task 1: Project Management

1. Set up project into J-U-B's financial and record keeping systems for document retention and project controls.
2. Conduct project planning and risk assessment.
3. Coordinate quality assurance / quality control (QA/QC) processes.
4. Communicate and coordinate J-U-B team activities with kickoff and progress meetings as required.
5. Communicate and coordinate subconsultant activities under J-U-B, if necessary.
6. Regularly monitor project status, budget and schedule.
7. Attend 4 client meetings to report project status.
8. During periods of project activity, provide a regular report to CLIENT on project status, budget and schedule.
9. Provide a monthly invoice including budget status.
10. Provide ongoing document handling and filing.

B. Task 2: QC Reviews

1. Conduct internal reviews at appropriate phases for quality control and assurance.
 - a. 30% Design Level Internal QC Review of Plans and Estimate
 - b. 60% Design Level Internal QC Review of Plans, Specifications, and Estimate
 - c. 90% Design Level Internal QC Review of Plans, Specifications, and Estimate

- d. Final Design Level Internal QC Review of Plans, Specifications, and Estimate

C. Task 3: Verify Basis of Design

1. Facilitate a kick-off meeting between the City of Richland and J-U-B.
2. Confirm basis of design, City needs, project issues, impacts to agricultural irrigation system, water and sewer sizes, other City utilities, and illumination goals.
 - a. Assumptions:
 - i. City will determine pipe size for water and sewer consistent with their Water System Plan and General Sewer Plan.
 - ii. City will determine water, irrigation, and sewer service sizes and locations of fire hydrants, or provided needed flow rates for sizing.
 - b. Deliverables:
 - i. 11x17 exhibit depicting irrigation, water, sewer, services and hydrant(s) locations.
3. Confirm roadway alignment, roadway section, storm drainage collection/treatment methods, and intersection improvements.
 - a. Assumptions:
 - i. Roadway alignment, typical section, and intersection improvements will be established prior to beginning of final design.
 - b. Deliverables:
 - i. 11x17 exhibit depicting alignment, lane/shoulder/sidewalk, and intersection improvement layout.

D. Task 4: Data Collection/Coordination

1. Review City provided survey data, any binding site plans/plats, lot layouts, and utility information available.
 - a. Assumptions:
 - i. City to provide all environmental permitting applications, permits, studies, and coordination.
 - ii. City to provide as-built information on existing Battelle Boulevard and other relevant design information.
 - iii. City to provide Horn Rapids Industrial Park West preliminary grading plan.
 - iv. A project hydrogeologic study is not required.
 - v. City to provide survey control, existing monuments, and topographic survey, and boundary survey in Civil 3D format.
 - vi. No right of way acquisition is anticipated on this project.
 - vii. The City will call in design locates prior to survey and provide they surveyed location of utility paint marks.
2. Subconsultant shall provide on-site exploration and/or testing as required to provide the following:
 - a. Soils data necessary for preparation of the required grading permit and certification of the grading post construction.
 - b. Infiltration rates for planned stormwater collection and treatment.
 - a. Assumptions:
 - i. City shall determine preferred method of stormwater collection, conveyance and treatment upon results from geotechnical field work.
 - ii. All stormwater improvements shall be designed to comply with the current 2024, Department of Ecology's Stormwater Management Manual for Eastern Washington.
3. Review Geotechnical Report, Submit Draft to City of Review, Submit Final Report
 - a. Assumptions:
 - i. City Review time will not exceed two working days for draft report
 - b. Deliverables:

- i. Draft Geotechnical Investigation Report and Recommendations
- ii. Final Geotechnical Investigation Report and Recommendations

E. Task 5: Final Design

1. Convert project basemap in Civil3D to J-U-B drafting standards using survey data provided by City.
2. Develop roadway horizontal and vertical alignments/geometry to blend with adjacent property and Horn Rapids Industrial Park West preliminary grading plan.
3. Design the proposed sanitary sewer main, sanitary sewer service stubs to adjacent lots, and connection to the existing main located in Battelle Boulevard.
 - a. Assumptions:
 - i. Shoring design is not included in this scope of work.
 - ii. Sizing of all proposed sanitary sewer pipes will be provided by the City.
 - iii. Locations of sewer laterals from the mains to parcels will be provided by the City.
4. Design the westerly extension of City water from the existing waterline located in Battelle Boulevard, including water service stubs to the adjacent lots.
 - a. Assumptions:
 - i. Sizing and locations of all water pipes will be provided by the City
 - ii. Locations of water laterals from the mains to parcels will be provided by the City.
5. The Consultant shall design the extension of one irrigation main line within project limits.
 - a. Assumptions:
 - i. City staff will provide the locations, sizes, flows, and pressures of existing irrigation pipes to be connected to, and for all proposed mains and service stub sizes.
6. Provide illumination design to meet City of Richland street lighting standards.
 - a. Coordinate connections and service location with power company.
 - b. Photometric analysis: includes modeling of the proposed illumination system in AGi32 software to provide conformance with City of Richland street lighting standards.
 - c. Assumptions:
7. Prepare grading plan for City owned property adjacent to the new Battelle Boulevard and Village Parkway Extensions per City comments.
 - a. A grading plan will be prepared for the project limits, including the extension of Battelle Blvd and Village Parkway and the adjacent lots based on the Horn Rapids Industrial Park West preliminary grading plan, provided to the City for their preparation and submittal of the Grading Permit Application. The lots will be graded at 2% for 100 feet from the roadway.
8. Prepare drainage design and calculations for the collection, treatment, and disposal of stormwater from the new roadway.
 - a. Prepare and submit the final Engineers drainage report.
 - b. Assumptions:
 - i. Method of stormwater collection, conveyance and treatment will be determined by the City prior to geotechnical field work.
 - ii. It is assumed that stormwater swales will not need to be irrigated or landscaped.
 - c. Deliverables:
 - i. Final Engineer's Drainage Report in PDF format.
9. Prepare plans to remove existing rail spur at the current west end of Battelle Boulevard that is in direct conflict with the proposed project improvements.
 - a. Railroad track, ties, and ballast to be salvaged and stockpile for future use by the City.
 - b. City to determine extents of rail removal.
10. Coordination with Existing Site Utilities (Phone, Power) on impacts and relocations.
 - a. Deliverables:
 - i. Correspondence with Utilities
11. Coordination with Proposed Site Utilities (Power and Fiber Conduits/Vaults)

- a. Deliverables:
 - i. Correspondence with Utilities
- 12. Prepare Construction Stormwater General Permit
 - a. Coordinate with Department of Ecology and prepare the Notice of Intent (NOI) application package for City signature and City submittal of application.
 - b. Prepare the Transfer of Coverage and Notice of Termination forms for City and Contractor signature and submittal which will constitute transfer of coverage to the Contractor.
 - c. Prepare draft Temporary Erosion and Sediment Control (TESC) Plan that will become part of the construction plans that the Contractor may or may not use in the Stormwater Pollution Prevention Plan (SWPPP) that the Contractor develops for the construction site.
 - d. Assumptions:
 - i. City will develop and advertise the public notice required for compliance under the Stormwater General Permit.
 - e. Deliverables:
 - i. NOI application package for City Signature and City submittal
 - ii. Transfer of Coverage and Notice of Termination forms for City and Contractor signature and submittal
 - iii. Draft TESC plan to be included in the construction plan set

F. Task 6: Plans, Specifications, and Estimate Preparation

- 1. Prepare 30% design level plans and estimate, submittal to City
 - a. Assumptions:
 - i. Contract Specifications will not be prepared for this submittal
 - ii. City Review, scheduled for 2 weeks
 - iii. Cost estimate will not be prepared for this submittal.
 - iv. No traffic control plans will be required for this project.
 - v. The railroad SPUR line to be removed is owned and operated by the City. No external coordination with railroads will be required.
 - b. Deliverables:
 - i. 30% Design Level Plans and estimate in PDF format
 - ii. Meeting with City to review comments
- 2. Prepare 60% design level plans and estimate, submittal to City
 - a. Assumptions:
 - i. The plan package is expected to consist of the following sheets:
 - ii. Contract Specifications will not be prepared for this submittal
 - iii. City Review, scheduled for 2 weeks
 - iv. Cost estimate will include a 20% contingency
 - v. No traffic control plans will be required for this project.
 - vi. The railroad SPUR line to be removed is owned and operated by the City. No external coordination with railroads will be required.
 - b. Deliverables:
 - i. 60% Design Level Plans and estimate in PDF format
 - ii. Meeting with City to review comments
- 3. Prepare 90% design level plans, specifications, and opinion of probable costs, submit to City
 - a. Assumptions:

- i. Complete Technical Specifications will be prepared, including amendments, general special provisions, and applicable City of Richland Standard Specifications and Details.
 - ii. City Review, scheduled for 2 weeks
 - iii. Cost estimate will include a 5% contingency
- b. Deliverables:
 - i. 90% Design Level Plans, technical specifications, and Opinion of Probable Costs in PDF format
 - ii. Meeting with City to review comments
 - iii. Provide City with an electronic set.
- 4. Prepare Final Plans, Specifications and Estimate (PS&E) package ready for Public Works advertisement and bidding.
 - a. Assumptions:
 - i. Plans and specifications will be sealed and signed by responsible Professional Engineer licensed in the State of Washington.
 - ii. City will compile final bid ready contract documents including Invitation to Bid and the City's standard construction contract.
 - b. Deliverables:
 - i. Final Bid Ready Plans, Specifications, and Opinion of Probable Costs in PDF format

G. Task 7: Project Closeout

- 1. Prepare record drawings.
 - a. The record drawings will be prepared based on information gathered during field observations as well as information provided by others. The accuracy or completeness of information provided by others will not be verified by J-U-B.
 - b. If the record drawings will be a public record, J-U-B will grant the public entity with jurisdiction the right to copy and disseminate the hard copy or digital image to those who legitimately request the information in writing. Any release, use, or reuse by the public entity, any individual, or organization, shall be at the public entity's, individual's, and/or organization's sole risk and without liability or legal exposure to J-U-B.
 - c. Any seals of the registrants included on the record drawings will represent that the drafting of the record drawing information was completed by staff under the registrants' responsible charge
- 2. Archive paper and electronic files and records.
- 3. Communicate the project completion to CLIENT and other affected agencies and stakeholders, as required.
- 4. Close financial billing and accounting records in J-U-B's financial and record-keeping systems.

PART 3 - CLIENT-PROVIDED WORK AND ADDITIONAL SERVICES

- A. **CLIENT-Provided Work** - CLIENT is responsible for completing, or authorizing others to complete, all tasks not specifically included above in PART 2 that may be required for the project including, but not limited to:
 - 1. Provide AutoCAD drawings of existing topography, utilities, boundary, and property lines.
 - 2. Provide AutoCAD drawings of Horn Rapids Industrial Park West preliminary grading plan.
 - 3. City will hire and provide grading certification.
 - 4. Preparation of City Grading Permit Application
 - 5. Preparation and Submittal of all environmental permitting applications, SEPA (required for the Construction Stormwater General Permit), any required studies (hydrogeologic if required), research, and coordination.
 - 6. Assistance in coordinating with Public Works and Energy Services staff for meetings and reviews.
 - 7. Project oversight and direction

- B. Additional Services** - CLIENT reserves the right to add future tasks for subsequent phases or related work to the scope of services upon mutual agreement of scope, additional fees, and schedule. These future tasks, to be added by amendment at a later date as Additional Services, may include:
1. Project advertisement and bidding assistance
 2. Responding to Contractor Questions during Bidding Process
 3. Construction administration and observation, submittal reviews
 4. Geotechnical Subconsultant involvement during construction phase for Grading Permit Certification.

PART 4 - BASIS OF FEE AND SCHEDULE OF SERVICES

- A.** CLIENT shall pay J-U-B for the identified Services in PART 2 as follows:

1. For Time and Materials fees:
 - a. For all services performed on the project, Client shall pay J-U-B an amount equal to the cumulative hours charged to the Project by each class of J-U-B's personnel times J-U-B's standard billing rates.
 - b. Client shall pay J-U-B for J-U-B's Consultants' charges times a multiplier of 1.1.
2. J-U-B may alter the distribution of compensation between individual tasks to be consistent with services actually rendered while not exceeding the total project amount.

B. Period of Services

1. If the planned period of service for the Tasks identified above extend more than one year, J-U-B's billing rates and/or fees for remaining Tasks may be increased to account for direct labor cost, rate table adjustments, or other inflationary increases. If that occurs, an adjustment to the billing rates and/or Fee will be computed based on remaining scope amount times the specific rate increase.
2. If the period of service for the Tasks identified above is extended beyond 6 months or if the Project has stop/start iterations, the compensation amount for J-U-B's services may be appropriately adjusted to account for salary adjustments, extended duration of project management and administrative services, and/or costs related to stop/start cycles including necessary monitoring and communication efforts during inactive periods.

- C.** CLIENT acknowledges that J-U-B's schedule commitments outlined in Part 4 are subject to the standard of care and J-U-B will not be responsible for delays beyond our direct control.

- D.** The following table summarizes the fees and anticipated schedule for the services identified in PART 2.

Task Number	Task Name	Fee Type	Amount	Anticipated Schedule
1	Project Management	Time and Materials (Ceiling Amount Shown)	\$16,100	Concurrent with work progress
2	QC Reviews	Time and Materials (Ceiling Amount Shown)	\$6,600	30%, 60%, 90%, and Final Submittals
3	Verify Basis of Design	Time and Materials (Ceiling Amount Shown)	\$5,900	January 2025
4	Data Collection/Coordination	Time and Materials (Ceiling Amount Shown)	\$15,300 (Incl. Geotech)	November – December 2024

5	Final Design	Time and Materials (Ceiling Amount Shown)	\$79,300 (Incl. Expenses)	December - March 2025
6	Plans, Specifications, and Estimate Preparation	Time and Materials (Ceiling Amount Shown)	\$75,500	April 2025
7	Project Closeout	Time and Materials (Ceiling Amount Shown)	\$4,500	At end of project
Total:			\$203,200	

Exhibit(s):

- Exhibit 1-A: [Proposal for Geotechnical Engineering Evaluation from GPI dated October 1, 2024.]

For internal J-U-B use only:

PROJECT LOCATION (STATE): Washington

TYPE OF WORK: City

R&D: Yes

GROUP: Transportation

PROJECT DESCRIPTION(S):

1. Traffic/Transportation (T03)
2. Highway/Interstate/Roadway (H07)



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Subject:

Resolution No. 2024-166, Awarding 2025 Business License Reserve Fund Grants

Department/Office
Development Services

Ordinance/Resolution Number:
2024-166

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-166, authorizing the City Manager to sign and execute 2025 Business License Reserve Fund grant agreements as identified in Exhibit A therein.

Summary:

Each year, the City solicits applications from eligible organizations to receive business license reserve funds. The Business License Reserve Fund (BLRF) is funded by 18% of business license fees collected, and said funds are set aside for the purposes of core development, tourism, prevention of blight, and capital expenditures for community improvements.

A balance of \$127,321 is anticipated to be available for award in 2025. The City received six (6) applications requesting Business License Reserve Fund grants in 2025, exceeding the anticipated available funds by \$58,474.

At its December 2, 2024 meeting, the Economic Development Committee (EDC) considered each application and made a funding recommendation to fund five (5) of the six (6) programs for 2025 as outlined in Resolution No. 2024-166.

Staff recommends adoption of Resolution No. 2024-166.

Fiscal Impact:

Resolution No. 2024-166 will commit \$127,321 in Business License Reserve Fund monies in 2025.

Attachments:

- I. Resolution No. 2024-166

RESOLUTION NO. 2024-166

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING THE DISTRIBUTION OF FUNDS FROM THE
BUSINESS LICENSE RESERVE FUND FOR CALENDAR YEAR
2025.**

WHEREAS, pursuant to Richland Municipal Code (RMC) 5.04.385, City Council established a reserve, funded through a portion of fees for business licenses, that is used to promote business activities related to tourism, core development, general economic development, capital expenditures for community improvements, and the prevention of blight; and

WHEREAS, an estimated \$127,321 is available for eligible projects in 2025; and

WHEREAS, applications were solicited and reviewed by the Economic Development Committee (EDC); and

WHEREAS, at its December 2, 2024 special meeting, the EDC recommended allocation of \$127,321 toward projects deemed eligible under RMC 5.04.385 and RMC 5.04.386 as described on **Exhibit A**, attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Business License Reserve Fund funding agreements in the amounts identified and with the applicants listed on **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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

EXHIBIT A

<u>Description</u>	<u>Applicant</u>	<u>Amount</u>
Cougar Tracks Scholarships	Washington State University Tri-Cities	\$12,000
Banner poles for sidewalk lights	Uptown Business Improvement District	\$17,370
Events and marketing activities	Uptown Business Improvement District	\$4,000
Commercial Façade Improvement Program	Economic Development Division	\$78,951
New Venture Adventure Entrepreneurship Program	Fuse Social Purpose Corporation	\$15,000

TOTAL \$127,321



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability
Strategic Priority 3 - Focused Development
Strategic Priority 4 - Quality of Life

Subject:

Resolution No. 2024-167, Increasing the Change Order Threshold for Contract No. 223-23 with Virginia Transformer Corporation for the Purchase of Two Power Transformers

Department/Office
Energy Services

Ordinance/Resolution Number:
2024-167

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-167, increasing the City Manager's change order authority for Contract No. 223-23 to an aggregate amount of up to \$311,045.92 (10% of the contract value).

Summary:

On May 2, 2023, through Resolution No. 2023-66, City Council authorized the City Manager to sign a purchase agreement with Virginia Transformer Corporation ("Virginia Transformer") in the amount of \$3,110,459.20 for the purchase of two power transformers (see Contract No. 223-23). This amount was the bid Virginia Transformer submitted in response to a city solicitation. The resolution did not address a particular change order threshold. Instead, the default authority under RMC 3.04.080(A)(1) applies, which grants the City Manager administrative change order authority of up to \$50,000 to resolve unanticipated issues.

The purchase agreement with Virginia Transformer included a price escalation clause after the first year of the contract period, and allows the vendor to consider increases based on the Producers Price Index for the commodity or a manufacturer's published notification of price changes. Price increases imposed by the vendor will be passed on to the City. Staff anticipates the additional costs to exceed the City Manager's existing \$50,000 change order threshold when billing occurs for the power transformers.

Current market conditions and price increases realized in the metal industry have greatly increased the Specialty Transformer Index and the cost of producing substation power transformers faster than has been typical in the past. Freight rates for these deliveries have also increased significantly in 2024, primarily due to supply chain disruptions, port congestion, and higher operational costs.

Resolution No. 2024-167 will authorize the City Manager to execute change orders to the purchase agreement with Virginia Transformer Corporation in an aggregate amount not to exceed 10% of the purchase price. This will increase the City Manager's authority to \$311,045.92.

Staff recommends adoption of Resolution No. 2024-167.

Fiscal Impact:	The 2024 Capital Improvement Budget included \$10,680,000 of funding in the Electric Fund with \$4,770,000 Substation Improvement funds towards the multi-year Stevens Substation rebuild project. The full project amount of funding remains available prior to the \$3,110,459.20 Contract No. 223-23 and a \$311,045.92 change order being considered from this Resolution 2024-167 item.
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Attachments:

I. Resolution No. 2024-167

RESOLUTION NO. 2024-167

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
INCREASING THE CHANGE ORDER THRESHOLD FOR
CONTRACT NO. 223-23 WITH VIRGINIA TRANSFORMER
CORPORATION FOR THE PURCHASE OF TWO POWER
TRANSFORMERS.**

WHEREAS, on May 2, 2023, Richland City Council approved Resolution No. 2023-66, authorizing a purchase agreement with Virginia Transformer Corporation for the purchase of two (2) substation power transformers in the amount of \$3,110,459.20, inclusive of sales tax (*see* Richland Contract No. 223-23); and

WHEREAS, the purchase agreement included a price escalation clause after the first year of the contract period and may consider increases based on the Producers Price Index for the commodity or a manufacturer's published notification of price changes; and

WHEREAS, current market conditions and price increases realized in the metal industry have greatly increased the Specialty Transformer Index and the cost of producing substation power transformers faster than has been typical in the past; and

WHEREAS, freight rates for these deliveries have also increased significantly in 2024, primarily due to supply chain disruptions, transportation congestion, and higher operational costs; and

WHEREAS, RMC 3.04.080(A)(1) grants the City Manager administrative change order authority equal to or less than \$50,000 to resolve unanticipated issues that may arise for the purchase of goods; and

WHEREAS, the City anticipates the additional costs to exceed the \$50,000 threshold when billing occurs for the power transformers; and

WHEREAS, the City's best interests are served by completing the purchase of the power transformers, despite the cost increase, as they are needed for the City's substations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute change orders to the purchase agreement with Virginia Transformer Corporation in an aggregate amount not to exceed ten percent (10%) of the purchase price or \$311,045.92.

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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability
Strategic Priority 3 - Focused Development
Strategic Priority 4 - Quality of Life

Subject:

Resolution No. 2024-168, Authorizing a Reimbursable Agreement with the Bonneville Power Administration for Expansion of the Stevens Drive and Thayer Drive Substations

Department/Office
Energy Services

Ordinance/Resolution Number:
2024-168

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-168, authorizing the City Manager to sign and execute a reimbursable agreement with the Bonneville Power Administration for expansion of the Stevens Drive Substation and Thayer Drive Substation as provided therein.

Summary:

The purpose of this agenda item is to authorize a reimbursable agreement with the Bonneville Power Administration (BPA) for modifications and improvements to the Stevens Drive Substation and the Thayer Drive Substation. Richland Energy Services (RES) is coordinating capital work at both substations along with transmission upgrades BPA is planning at the same locations. The City owns both substations with RES operating and maintaining them.

BPA agrees to reimburse the City of Richland 50% of the cost of the mutually beneficial capital work occurring at the Stevens Drive Substation. Similarly, BPA agrees to reimburse the City of Richland 100% of the cost for capital work occurring at the Thayer Drive Substation that solely benefits BPA. The transmission upgrades at the First Street Substation are also solely beneficial to BPA and will be performed at BPA's expense. Agreement 23TP-13001 captures the responsibilities of the parties and BPA's specific reimbursement obligations.

Staff recommends adoption of Resolution No. 2024-168.

Fiscal Impact:

The 2024 Capital Improvement Budget includes \$10,680,000 of funding in the Electric Fund with \$4,770,000 Substation Improvement funds identified towards the multi-year Stevens Substation rebuild project. A total of \$1,348,494.88 will remain in 2024 after Contract No. 223-23 is complete. The 2025 Capital Improvement Budget includes \$11,874,000 of funding in the Electric Fund with \$4,558,000 Substation Improvement funds identified towards the Stevens and Thayer Substation rebuild projects in 2025. Resolution No. 2024-169 will enable invoicing BPA for approximately \$1,287,532 of the reimbursable Stevens and Thayer Substation work that benefits BPA.

Attachments:

1. Resolution No. 2024-168
2. Bonneville Power Administration (BPA) Reimbursement Agreement

RESOLUTION NO. 2024-168

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A REIMBURSABLE AGREEMENT WITH THE
BONNEVILLE POWER ADMINISTRATION FOR DESIGN AND
CONSTRUCTION ACTIVITIES REQUIRED FOR THE EXPANSION
OF STEVENS DRIVE AND THAYER DRIVE SUBSTATIONS.**

WHEREAS, the City of Richland is a consumer-owned electric municipal utility obtaining wholesale transmission and power services from the Bonneville Power Administration (BPA); and

WHEREAS, the City provides retail electric utility service to customers with infrastructure planning transmission interconnection requests coordinated through BPA; and

WHEREAS, the Reimbursable Agreement between BPA and the City provides for the design and construction activities required for the expansion of the City's Stevens Drive Substation and Thayer Drive Substation, as well as disconnect replacement at the City's First Street Substation; and

WHEREAS, the Parties will enter into Reimbursable Agreement No. 23TP-13001 in which BPA and the City agree to a fifty percent (50%) cost share for the specified design and installation of activities at the Stevens Drive Substation; and

WHEREAS, the City will invoice BPA for fifty percent (50%) of the reimbursable construction activities at the Stevens Drive Substation; and

WHEREAS, the City will invoice BPA for one hundred percent (100%) of the reimbursable specified design and installation activities at the Thayer Drive Substation; and

WHEREAS, BPA shall complete and fund all of the work at Richland's First Street Substation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Reimbursable Agreement No. 23TP-13001 with the Bonneville Power Administration for design and construction activities required for expansion of the Stevens Drive and Thayer Drive Substations and First Street Substation disconnect replacement.

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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

**U.S. DEPARTMENT OF ENERGY
BONNEVILLE POWER ADMINISTRATION
AGREEMENT**

1. AGREEMENT NUMBER 23TP-13001	2. AGREEMENT EFFECTIVE FROM DATE IN BLOCK 4 UNTIL See Section 10 of the Division of Responsibilities Statement	3. AMENDMENT NO. -0-	4. EFFECTIVE DATE Same as Block #17
ISSUED TO		ISSUED BY	
5. ORGANIZATION AND ADDRESS City of Richland, Washington ATTN: Clinton Whitney, Energy Services Director 625 Swift Boulevard MS-21 Richland, WA 99352		6. ORGANIZATION AND ADDRESS U.S. Department of Energy Bonneville Power Administration ATTN: Allison O'Donnell – TPCC/TPP-4 P.O. Box 61409 Vancouver, WA 98666	
7. TECHNICAL CONTACT Kelly Hill	PHONE NUMBER (509) 942-7416	8. TECHNICAL CONTACT Rasha Kroonen	PHONE NUMBER (360) 619-6918
9. ADMINISTRATIVE CONTACT Clint Whitney	PHONE NUMBER (509) 942-7402	10. ADMINISTRATIVE CONTACT Joseph Braley	PHONE NUMBER (360) 774-9225
11. TITLE/BRIEF DESCRIPTION OF WORK TO BE PERFORMED UNDER THIS AGREEMENT			

**STEVENS DRIVE AND THAYER DRIVE SUBSTATIONS EXPANSION DESIGN AND CONSTRUCTION
AND FIRST STREET SUBSTATION DISCONNECT REPLACEMENT**

This Reimbursable Agreement (Agreement) between the Bonneville Power Administration (BPA) and the City of Richland, Washington (Richland) provides for the design and construction activities required for the expansion of Richland's Stevens Drive and Thayer Drive substations, as well as disconnect replacement at Richland's First Street Substation. BPA and Richland agree to a 50% cost share for the specified design and installation activities at Stevens Drive Substation. Richland shall invoice BPA for 100% of the specified design and installation activities at Thayer Drive Substation. BPA shall complete and fund all of the work at Richland's First Street Substation.

Specific duties are defined in the attached Division of Responsibilities Statement.

The following documents are attached to and become a part of this Agreement:

- Division of Responsibilities Statement
- Financial Terms and Conditions (FTC) Statement

12. AMOUNT TO BE PAID BY BPA \$1,287,532 (estimated)		13. AMOUNT TO BE PAID TO BPA \$-0-	
14. SUBMIT SIGNED AGREEMENT TO U.S. Department of Energy Bonneville Power Administration ATTN: Allison O'Donnell – TPCC/TPP-4 P.O. Box 61409 Vancouver, WA 98666		15. ACCOUNTING INFORMATION <i>(For BPA Use Only)</i>	
16. SUBMIT INVOICE TO <i>(Name and Address)</i> See FTC Statement.		17. SUBMIT INVOICE TO <i>(Name and Address)</i> See FTC Statement.	
PARTICIPANT		BPA	
17. APPROVED BY <i>(Signature)</i>	DATE <i>(mm/dd/yyyy)</i>	18. APPROVED BY <i>(Signature)</i>	DATE <i>(mm/dd/yyyy)</i>
NAME AND TITLE		ERIC CARTER Digitally signed by ERIC CARTER Date: 2024.11.13 13:23:50 -08'00'	
NAME AND TITLE		Senior Transmission Account Executive Transmission Sales	

BPA and Richland hereby agree as follows:

1. DIVISION OF RESPONSIBILITIES

(a) At Richland's Stevens Drive Substation:

(1) BPA shall, at BPA's expense:

- A. Provide preliminary substation and transmission line drawings to Richland for review and comment.
- B. Complete the grounding analysis and provide it to Richland.
- C. Remove the existing line switches B-1024, B-1026, B-1028, B-937, B-1027, B-1025, and B-1563, along with their supporting superstructures.
- D. Install new superstructure and add six (6) new disconnect switches (B-2193, B-2194, B-2195, B-2196, B-2197, and B-2198) on the new White Bluffs-Richland No 1 115 kV line (no loop-break capability).
- E. Add a new double-circuit steel transmission pole along the west fence of the expansion area to facilitate line termination into the substation.
- F. Add a new dead-end structure to terminate the White Bluffs-Richland No 1 115 kV line coming in from the west (from Richland's Richland Substation).
- G. Add a second dead-end tower on the east side of the substation to terminate the Richland line coming from Richland's Snyder Substation.
- H. Design and install footings, grounding connections, structures, and lighting for BPA equipment.
- I. Retire the three (3) revenue meters and associated cables out of the old building.
- J. Provide and install meter rack for three (3) new revenue meters in Richland's relay building, all necessary conduits and cables from Richland's equipment to the BPA meter rack, and a cellular communication unit for meter data.
- K. Demolish and remove the old building after meter removal.
- L. Install flood lights on BPA dead-ends.

(2) **Richland shall, at a 50/50 cost share with BPA:**

- A. Design and build site expansion, which includes fence, grading and any required permitting.
- B. Design, provide, and install the grounding grid system to include new Richland and BPA equipment in the expansion yard.
- C. Provide space and AC power to BPA's new meter rack and communications in Richland's relay building.
- D. Install yard lighting and convenience outlets on Richland's equipment.

(3) **Richland shall, at Richland's expense:**

Design, demolish, and install equipment to relocate Bank 1, including circuit switcher, transformer, and metalclad.

(b) **At Richland's Thayer Drive Substation:**

(1) **Richland shall, at Richland's expense:**

Design, demolish, and install equipment to rebuild Bank 1, including circuit switcher, transformer, and metalclad.

(2) **BPA shall, at BPA's expense:**

- A. Provide preliminary substation and transmission line drawings to Richland for review and comment.
- B. Design and install footings, grounding connections, structures, and lighting for BPA equipment.
- C. Remove line switches B-1029, B-1031, B-1033, B-1032, B-1030, and B-1125, along with their supporting superstructures.
- D. Add three (3) new steel transmission poles along the north substation fence.
- E. Add a new superstructure, dead-end structure and five (5) new disconnect switches (B-2199, B-2200, B-2201, B-2202, and B-2203), and terminate the White Bluffs-Richland No 2 115 kV line coming in from the north side (from Richland's White Bluffs Substation).
- F. Install floodlights on BPA dead-ends.

(3) **Richland shall, at BPA's expense:**

- A. Design and build site expansion, which includes fence, grading and any required permitting.
- B. Design, provide, and install the grounding grid system to include new BPA equipment in the expansion yard.
- C. Install yard lighting on Richland's equipment.

(c) **At Richland's First Street Substation:**

BPA shall, at BPA's expense:

Add two (2) bottles and replace disconnect switch B-1061 for loop-breaking the White Bluffs-Richland No 1 115 kV line between Richland's Sand Hill Crane and First Street Substations.

2. OWNERSHIP, OPERATION AND MAINTENANCE

- (a) BPA shall own the following equipment within the three Richland substations:
 - (1) One (1) disconnect switch, B-1061, inside First Street Substation.
 - (2) Five (5) disconnect switches (B-2199, B-2200, B-2201, B-2202, and B-2203) and the supporting superstructures inside Thayer Drive Substation.
 - (3) Six (6) disconnect switches (B-2193, B-2194, B-2195, B-2196, B-2197, and B-2198), the supporting superstructures, three (3) rack mounted revenue meters and cellular communication inside Stevens Drive Substation.
- (b) The change of ownership within these three Richland substations occurs at the following locations:
 - (1) The change of ownership within the First Street Substation occurs between BPA-owned disconnect switch, B-1061, and Richland-owned switch, B-1067.
 - (2) The change of ownership within the Thayer Substation occurs between the five BPA-owned disconnect switches (B-2199, B-2200, B-2201, B-2202, and B-2203) and the three (3) Richland distribution disconnects (B-1032, B-1030, and B-1125), specifically at the new BPA-owned supporting superstructure.
 - (3) The change of ownership within the Steven's Drive Substation occurs between the six BPA-owned disconnect switches (B-2193, B-2194, B-

2195, B-2196, B-2197, and B-2198) and the three (3) Richland distribution disconnects (B-1027, B-1025, and B-1563), specifically at the new BPA-owned supporting superstructure.

- (c) BPA shall, at BPA's expense, perform all operations and maintenance on the following:
 - (1) 115 kV bus and associated switches described above in Section 2, at First Street, Stevens Drive, and Thayer Drive substations.
 - (2) New revenue meters and associated cellular communication equipment inside Richland's relay building at Stevens Drive Substation.

3. ACCESS

Richland grants BPA access to enter its facilities described under this Agreement at all reasonable times and in accordance with safety and security requirements in order to access the equipment installed by BPA under Section 1 above, as long as such equipment remains within Richland's facilities.

4. RELATED AGREEMENTS

BPA and Richland shall update Exhibit A, Table 1 of Maintenance Obligations and Ownership Agreement, Contract No. 15TX-16082, to document the new equipment installed herein and the parties' respective responsibilities.

5. ENVIRONMENTAL COMPLIANCE

Upon execution of this Agreement the parties may proceed with all preliminary engineering and project management work. The performance of all construction work under this Agreement is contingent on BPA's completion of its environmental review process under the National Environmental Policy Act (NEPA), if applicable, as BPA shall determine. After completion of this process BPA will decide whether to proceed with the construction work and, if so, whether modifications to such work should be made based on the NEPA review. BPA reserves the right to choose any alternatives considered in the NEPA process, including the no-action alternative, and nothing in this Agreement shall be construed as obligating BPA to proceed with construction work under this Agreement or to allow Richland to proceed with construction work under this Agreement before BPA has completed the NEPA review process and made a decision regarding how to proceed. If BPA decides that modifications to the construction work under this Agreement should be made, the parties shall modify their respective obligations under this Agreement to be consistent with such modifications.

6. UNCONTROLLABLE FORCES

The parties shall not be in breach of their respective obligations to the extent the failure to fulfill any obligation is due to an Uncontrollable Force. "Uncontrollable Force" means an event beyond the reasonable control of, and without the fault or negligence of, the party claiming the Uncontrollable Force, that prevents that party from performing its contractual obligations under this Agreement and which, by

exercise of that party's reasonable care, diligence and foresight, such party was unable to avoid. Uncontrollable Forces include, but are not limited to:

- (a) strikes or work stoppage;
- (b) floods, earthquakes, fire, or other natural disasters; terrorist acts; epidemics, pandemics and
- (c) final orders or injunctions issued by a court or regulatory body having competent subject matter jurisdiction which the party claiming the Uncontrollable Force, after diligent efforts, was unable to have stayed, suspended, or set aside pending review by a court of competent subject matter jurisdiction.

Neither the unavailability of funds or financing, nor conditions of national or local economies or markets shall be considered an Uncontrollable Force. The economic hardship of either party shall not constitute an Uncontrollable Force. Nothing contained in this provision shall be construed to require either party to settle any strike or labor dispute in which it may be involved.

If an Uncontrollable Force prevents a party from performing any of its obligations under this Agreement, such party shall: (1) immediately notify the other party of such Uncontrollable Force by any means practicable and confirm such notice in writing as soon as reasonably practicable; (2) use its best efforts to mitigate the effects of such Uncontrollable Force, remedy its inability to perform, and resume full performance of its obligation hereunder as soon as reasonably practicable; (3) keep the other party apprised of such efforts on an ongoing basis; and (4) provide written notice of the resumption of performance. Written notices sent under this section must comply with Section 7, Notices, below.

7. NOTICES

Any notice or other communication related to this Agreement shall be delivered in person, by email, First Class mail or overnight delivery service to the Technical or Administrative contact set forth above. Notices are effective on the date received.

8. LIMITATION OF LIABILITY

Neither party shall be liable to the other party for any lost or prospective profits or any special, punitive, exemplary, consequential, incidental or indirect losses or damages under this Agreement.

Richland is solely responsible to BPA for damage to United States (BPA) property caused by Richland, and its employees, contractors, and agents. Richland is also solely responsible for any claims arising out of negligent conduct by its employees, contractors, and agents performing the work described in this Agreement on or at United States-owned (BPA-owned) real property, facilities, or equipment. Any claim for personal injury, death, or property damage against BPA (the United States) must be made in accordance with the Federal Tort Claims Act, 28 U.S.C. §§ 1346(b), 1402(b), 2401(b), and ch. 171.

9. PROJECT SCHEDULE

The estimated completion date for this project is March 31, 2027. BPA reserves the right to modify the project schedule by providing written notice to Richland of the schedule change.

10. TERMINATION

This Agreement shall become effective upon execution by both parties and shall terminate upon full performance by both parties of their respective obligations set forth herein, but in no event shall the term of this Agreement exceed five years from its effective date.

FINANCIAL TERMS AND CONDITIONS STATEMENT

Within a reasonable time following completion of the specified work below, Richland shall submit an invoice to BPA for BPA's share of the reasonably incurred cost of performing the work described in Section 1 of this Agreement, which is estimated to be \$1,287,532.

BPA hereby agrees to advance \$1,287,532, the estimated cost, to Richland based on the following payment schedules:

BPA's share of the design costs (50/50 cost share at Stevens Drive Substation and 100% at Thayer Drive Substation):

Payment	Estimated Amount	Billing Date
1a	\$50,000	Upon 50% project completion
2a	\$50,000	Upon 100% project completion

Construction Cost at Stevens Drive Substation (50/50 cost share)

Payment	Estimated Amount	Billing Date
1b	\$180,000	Upon 10% project completion
2b	\$180,000	Upon 50% project completion
3b	\$180,000	Upon 75% project completion
4b	\$101,813	Upon 100% project completion

Construction Cost at Thayer Drive Substation (100%)

Payment	Estimated Amount	Billing Date
1c	\$150,000	Upon 10% project completion
2c	\$150,000	Upon 50% project completion
3c	\$150,000	Upon 75% project completion
4c	\$95,719	Upon 100% project completion

Invoices shall include supporting documentation showing cost detail, and sent to BPA at the following address:

Bonneville Power Administration
ATTN: TEBI Financial Analyst
P.O. Box 61409
Vancouver, WA 98666-1409
E-mail: TEBIReimbursableTeam@bpa.gov

BPA shall remit payment within 30 days following receipt of the invoice.

Richland shall notify BPA immediately if, at any time during the course of the project, Richland expects BPA's share of the cost of performing the work identified under this Agreement to exceed \$1,287,532. If BPA agrees to the cost increase, a modification to this Agreement will be prepared to provide for the additional funding amount.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject:

Resolution No. 2024-169, Authorizing a Letter Amendment to the Port of Benton Land Exchange Agreement Authorizing Phase I Closing and Extending the Phase II Feasibility Study Period

Department/Office
City Manager

Ordinance/Resolution Number:
2024-169

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-169, authorizing the City Manager to sign a Letter Amendment to Contract No. 361-24 to extend the feasibility study period for the Phase II properties in the Port of Benton land exchange and to authorize closing on the Phase I properties.

Summary:

On August 20, 2024, Richland City Council adopted Resolution No. 2024-111, authorizing a property exchange agreement with the Port of Benton (see Richland Contract No. 361-24). The 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 properties in play under the Agreement can logically be divided into Phase I properties and Phase II properties, and the parties to the Agreement are prepared to advance to closing on the Phase I properties by January 7, 2025.

The feasibility study period for the Phase II properties expires on December 31, 2024, and requires extension as the parties continue their due diligence. The proposed letter amendment will capture the agreed extension of the due diligence period for properties in Phase II and allow the City and the Port to move to closing on the Phase I properties.

Staff recommends approval of Resolution No. 2024-169.

Fiscal Impact: None.

Attachments:

1. Resolution No. 2024-169
2. Proposed Letter Amendment to Contract No. 361-24

RESOLUTION NO. 2024-169

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A LETTER AMENDMENT TO THE LAND
EXCHANGE AGREEMENT WITH THE PORT OF BENTON TO
EXTEND THE PHASE II FEASIBILITY STUDY PERIOD AND
AUTHORIZE CLOSING OF PHASE I PROPERTIES.**

WHEREAS, on August 20, 2024, Richland City Council adopted Resolution No. 2024-111, authorizing a property exchange agreement with the Port of Benton (*see* Richland Contract No. 361-24; the “Agreement”); and

WHEREAS, the properties in play under the Agreement can logically be divided into Phase I properties and Phase II properties; and

WHEREAS, the Parties to the Agreement are prepared to advance to closing on the Phase I properties by January 7, 2025; and

WHEREAS, the feasibility study period for the Phase II properties expires on December 31, 2024 and requires extension as the Parties continue their due diligence; and

WHEREAS, the City’s best interests are served by extending the feasibility study period for the Phase II properties to April 1, 2025 by letter agreement, and advanced to closing on the Phase I properties by January 7, 2025.

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 letter amendment to Contract No. 361-24 extending the expiration date of the feasibility study period for Phase II properties from December 31, 2024 to April 1, 2025, and authorizing the City Manager to sign all documents necessary for the City to advance to closing on the Phase 1 properties.

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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



PORT OF BENTON

3250 Port of Benton Blvd., Richland Wa. 99354

December 6, 2024

Jon Amundson, City Manager
City of Richland
625 Swift Boulevard
Richland, WA 99352

RE: City of Richland and Port of Benton Land Exchange Agreement of September 4, 2024
City of Richland Contract No. 361-24

Dear Jon,

In reference to the Land Exchange Agreement between the City of Richland (the "City") and the Port of Benton (the "Port") on September 4, 2024 (the "Land Exchange Agreement"), I write this letter to memorialize the status of that agreement and understanding between the parties as to amendments agreed upon. I request you countersign below to indicate your concurrence with the following terms:

Background:

1. Attached as Exhibit 1 is a property description for the twenty-seven (27) parcels originally subject to the Land Exchange Agreement. Parcel identification numbers 1 and 27 were City parcels to be acquired by the Port. Parcel identification numbers 2 through 26 were Port parcels to be acquired by the City.
2. Under paragraph 4.2.1 and 4.5.1 of the Land Exchange Agreement the Port and City, respectively, were entitled to Feasibility Study Periods to December 31, 2024 (the "Feasibility Study Periods").
3. Under paragraph 5 of the Land Exchange Agreement, closing was to occur no later than 90 days following fulfillment of all contingencies, including conclusion of the Feasibility Study Periods.

Amendment:

4. The City and Port have since agreed upon the following:
 - a. Closing under the Land Exchange Agreement is to occur in two phases:
 - i. Phase 1:
 1. Phase 1 pertains to parcel numbers 1 and 5 as depicted in the attached Exhibit 1 and Exhibit 2 (the "Phase 1 Parcels").



PORT OF BENTON

3250 Port of Benton Blvd., Richland Wa. 99354

2. Each party represents that the contingencies to closing under the Land Exchange Agreement regarding the Phase 1 Parcels have been satisfied.
3. The parties wish that the exchange of the Phase 1 Parcels move to closing on or before January 7, 2025.

ii. Phase 2:

1. Phase 2 pertains to parcel numbers 2, and 4 through 26, as depicted in the attached Exhibit 1 and Exhibit 2 (the "Phase 2 parcels").
 2. The parties wish to extend the Feasibility Study Periods, along with all other contingencies to closing for the Phase 2 Parcels to April 1, 2025.
- b. The City and Port agree that parcel number 3 and 27, as depicted in Exhibit 1 and Exhibit 2, are to be removed from the terms of the Land Exchange Agreement.
- c. All other terms of the Land Exchange Agreement will remain in full force and effect. The City and the Port will seek the approval from their respective governing bodies to the terms set forth in this letter. The City and Port agree to cooperate to prepare and execute any additional written agreements necessitated by this letter's terms.

Please contact me with any comments, questions, or concerns. Otherwise, I ask that you return this letter with your signature at your earliest convenience.

Sincerely,

Diahann Howard, PPM® PPX
Executive Director
Port of Benton

Acknowledged and agreed on this ____ day of December 2024.

By _____
Jon Amundson, ICMA-CM
City Manager, City of Richland



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Resolutions - Adoption

Strategic Priority I - High Performance Government

Subject:

Resolution No. 2024-170, Authorizing a Reimbursement Agreement with BNSF Railway Company in support of the Steptoe Street and Tapteal Drive Intersection Improvements Project

Department/Office
Public Works

Ordinance/Resolution Number:
2024-170

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-170, authorizing the City Manager to sign and execute a reimbursement agreement with BNSF Railway Company for preliminary engineering services related to the Steptoe Street and Tapteal Drive Intersection Improvements Project.

Summary:

RCW 81.53.060 requires the City to file a petition with the Washington Utilities and Transportation Commission (WUTC) and receive approval prior to beginning construction of the Steptoe Street and Tapteal Drive Intersection Improvements (the "Project"). The WUTC administrative process requires input from railroad companies operating on the Port of Benton railroad.

The BNSF Railway Company is a Class I railroad operating on Port of Benton railroad tracks at the Project location. BNSF Railway Company requires compensation for their design review of the Project. Sufficient funding exists to reimburse costs for BNSF Railway Company to complete their design review. This agreement with BNSF will pair with a similar agreement with Union Pacific for the same purpose.

The best interests of the City are served by executing an agreement with BNSF Railway Company to support the successful delivery of the Project.

Staff recommends adoption of Resolution No. 2024-170.

Fiscal Impact:

This agreement has been estimated at \$23,000, which is fully funded through a recent budget adjustment approved by City Council on December 3, 2024 to add \$30,000 into the Streets Maintenance Fund.

Attachments:

1. Resolution No. 2024-170
2. Proposed BNSF Reimbursement Agreement

RESOLUTION NO. 2024-170

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A REIMBURSEMENT AGREEMENT WITH BNSF
RAILWAY COMPANY FOR PRELIMINARY ENGINEERING
SERVICES.**

WHEREAS, on July 2, 2024, Richland City Council approved Resolution No. 2024-83, authorizing an interlocal agreement with the Port of Benton for the Steptoe Street and Tapteal Drive Intersection Improvements Project (the “Project”); and

WHEREAS, RCW 81.53.060 requires the City to file a petition with the Washington Utilities and Transportation Commission (WUTC) and receive approval before commencing construction of the Project; and

WHEREAS, the WUTC administrative process requires input from railroad companies operating on the Port of Benton railroad; and

WHEREAS, the BNSF Railway Company (BNSF) is a Class 1 railroad company operating on the Port of Benton railroad tracks at the Project location; and

WHEREAS, BNSF requires compensation for its design review of the Project; and

WHEREAS, costs for reimbursement to BNSF are shared between the City of Richland and the Port of Benton per the terms of an interlocal agreement (*see* Richland Contract No. 331-24); and

WHEREAS, the City’s best interests are served by executing a reimbursement agreement with BNSF to successfully support delivery 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 a reimbursement agreement with BNSF Railway Company for preliminary engineering services related to the Steptoe Street and Tapteal Drive 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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



Contract Number: BF-20536902

PRELIMINARY ENGINEERING SERVICES AGREEMENT
Project Review and Diagnostic Evaluation

BNSF File No.: BF-20536902
Mile Post 10
Line Segment UPRR 8574
U.S. DOT Number 310397T
Subdivision

This Agreement ("**Agreement**") is executed to be effective as of [_____] ("**Effective Date**"), by and between BNSF RAILWAY COMPANY, a Delaware corporation ("**BNSF**") and the City of Richland, a Washington municipal corporation ("**Agency**").

RECITALS

WHEREAS, BNSF operates a line of railroad in and through the City of Richland, State of WA;

WHEREAS, Agency has stated its intention to proceed initially with a project to reconfigure the Steptoe crossing DOT No. 310397T (the "**Project**")

WHEREAS, Agency has requested that BNSF perform certain preliminary engineering review services and other Work (defined below) with respect to its railroad facilities located at or near the Project site to facilitate Agency's evaluation of the feasibility of proceeding with the Project; and

WHEREAS, BNSF is agreeable to performing the Work, subject to the terms and conditions of this Agreement;

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:



Contract Number: BF-20536902

1) Scope of Work

As used herein, the term "**Work**" includes all work performed by BNSF, its employees, contractors, consultants, or other agents (collectively, the "**BNSF Parties**") pursuant to this Agreement, including, but not limited to: (a) conducting on-site visits including diagnostic evaluations; (b) performing preliminary engineering services; (c) developing cost estimates for construction of the Project; (d) preparing draft agreements including legal review; and (e) reviewing and/or providing comments on preliminary layouts or other designs, plans, and/or documents in connection with the Project.

2) Payment and Deposit for Work

Agency authorizes BNSF to proceed with the Work relating to the Project. Agency shall pay and reimburse BNSF for all actual costs and expenses that BNSF incurs in performing the Work, including without limitation: (a) labor, supplies, and material; (b) direct and indirect labor and contractor charges including additives; (c) delivery charges; (d) BNSF's additives and overhead, as such are in effect on the date BNSF prepares its final billing; and (e) all applicable taxes due, paid, or payable by BNSF on such products and services, including sales and use taxes, business and occupation taxes, and similar taxes (collectively, "**Actual Costs**"). BNSF's estimated cost for Work on this Project is twenty-three thousand dollars (\$23,000.00) ("**Estimated Cost**"). Any estimate provided by BNSF for the Work shall not be a limitation on the Work to be performed or the costs and expenses incurred, which Agency shall reimburse to BNSF in full.

During its performance of the Work pursuant to this Agreement, BNSF will send Agency progressive invoices detailing the costs of the Work performed to date. Agency must reimburse BNSF for completed Work within thirty (30) days of the date of the invoice for such Work. Upon final completion of the Work, BNSF will send Agency a detailed invoice of final costs. Agency must pay the final invoice within ninety (90) days of the date of the final invoice. BNSF will assess a finance charge of .033% per day (12% per annum) on any unpaid sums or other charges due under this Agreement which are past such thirty (30) or ninety (90) day terms, as applicable. The finance charge continues to accrue daily until the date payment is received by BNSF, not the date payment is made or the date postmarked on the payment. Finance charges will be assessed on delinquent sums and other charges as of the end of the month and will be reduced by amounts in dispute and any unposted payments received by the month's end. Finance charges will be noted on invoices sent to Agency under this section.



Contract Number: BF-20536902

3) Scope and Limitations of Agreement

The parties acknowledge that entering into this Agreement does not of itself obligate either BNSF or Agency to participate in the construction of the Project. If Agency elects to proceed with the Project after the Work is performed, then BNSF and Agency agree to enter into negotiations for appropriate agreements regarding the construction of the Project and other related activities. Nothing in this Agreement — including BNSF's performance of the Work — shall obligate BNSF to enter into any subsequent agreement or otherwise permit the Project *except and subject to* any terms and conditions that BNSF may subsequently approve in its sole discretion.

Notwithstanding anything to the contrary in this Agreement, BNSF's review, approval, and/or other participation in the Project or any element thereof, including the Work performed by the BNSF Parties hereunder, are expressly limited to — and are intended and understood by the parties to be in furtherance of — BNSF's railroad purposes, and are not in furtherance of Agency's purposes in undertaking the Project. All Work performed hereunder is intended for use in evaluating the impact of the Project on BNSF's railroad and the costs to Agency associated therewith. BNSF is providing the Work in consideration of BNSF's subjective standards for its railroad purposes only. Consequently, the Work shall in no way be construed or deemed to be BNSF's recommendation, condition, or direction to Agency, nor shall the Work be construed or deemed to be BNSF's opinion or approval that the plans and specifications or any work intended or completed on the Project (a) is appropriate for any other purpose including highway purposes; (b) is structurally sound; or (c) meets applicable standards, regulations, laws, statutes, local ordinances, and/or building codes. No benefits to Agency or any third party are provided, intended, or implied herein. Agency shall at all times be solely responsible for the adequacy and compliance of all design elements of the Project for highway and other public purposes. **AGENCY SHALL WAIVE ANY CLAIMS AGAINST BNSF FOR — AND SHALL RELEASE BNSF FROM — ANY AND ALL CLAIMS WHICH MAY OR COULD RESULT FROM THE WORK PERFORMED HEREUNDER, AND IF APPLICABLE TO THE FULLEST EXTENT PERMITTED BY LAW, AGENCY SHALL INDEMNIFY BNSF FOR AND HOLD IT HARMLESS FROM AND AGAINST ANY SUCH CLAIMS.**

4) No Right of Entry

Nothing in this Agreement shall be construed as providing Agency or its contractors, consultants, or other agents any right of entry upon property owned or occupied by BNSF. Any preliminary engineering or other work required by Agency in connection with the Project necessitating entry upon BNSF's railroad right-of-way shall only be conducted as



Contract Number: BF-20536902

authorized by a separate written permit obtained by Agency from BNSF for such entry (**"Entry Permit"**).

The Entry Permit will provide that any on-site visits, including diagnostic evaluations, by Agency and its parties required for the Project shall be conducted only from adjoining properties, and Agency shall ensure that no attendees enter or remain on BNSF's right-of-way, except when using an authorized highway-rail crossing designated for such purpose.

Agency or its agents must contact BNSF's Manager of Public Projects, Kyle Leatham at kyle.leatham@BNSF.com, or BNSF's permitting agent Jones Lang LaSalle Brokerage, Inc. ("JLL") at <http://bnsf.railpermitting.com/> to obtain the required Entry Permit prior to any entry.

5) Disclaimer

BNSF GIVES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, QUALITY, MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, OR ANY OTHER MATTER, OF OR FOR THE WORK PERFORMED PURSUANT TO THIS AGREEMENT OR ANY REPORT OR OTHER DELIVERABLE WHICH BNSF MAY FURNISH TO AGENCY PURSUANT TO THIS AGREEMENT. BNSF SHALL IN NO WAY BE RESPONSIBLE FOR AGENCY'S PROPER RELIANCE UPON, INTERPRETATION OF, OR OTHER USE OF THE WORK. BNSF IS NOT A CONTRACTOR, AGENT, PARTNER, OR JOINT VENTURER OF AGENCY BECAUSE OF THIS AGREEMENT OR BECAUSE OF BNSF'S PERFORMANCE OF THE WORK. LIKEWISE, THE BNSF PARTIES WHO MAY ASSIST BNSF IN PERFORMING THE WORK ARE DOING SO FOR BNSF'S BENEFIT ONLY, AND ARE NOT — AND SHALL NOT BE DEEMED TO BE — CONTRACTORS, SUBCONTRACTORS, OR AGENTS OF AGENCY.



Contract Number: BF-20536902

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first written above.

City of Richland

BNSF Railway Company

By: _____

By: _____

Name: _____

Name: _____

Manager Public Projects

Accepted and effective this ____ day of _____, 20__.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Subject:

Resolution No. 2024-171, Authorizing an Application for an Assistance to Firefighters Grant (AFG) from the Federal Emergency Management Agency (FEMA)

Department/Office
Fire & Emergency Services

Ordinance/Resolution Number:
2024-171

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-171, authorizing submission of a regional grant application to FEMA for an Assistance to Firefighters Grant to purchase portable radios for use on the upgraded 800MHz system.

Summary:

The FEMA Assistance to Firefighters Grant (AFG) program has prioritized portable radios for funding, which provides an opportunity for regional agencies to apply for up to \$2M with a 10% grant match. In order to maximize the funding opportunity, both the City of Richland and the City of Pasco will act as lead agencies on separate grants for a total of \$4 million for the region.

Resolution No. 2024-171 authorizes staff to apply for FEMA AFG funding on behalf of the City and other regional agencies to assist with offsetting project costs associated with the regional 800MHz radio system upgrade for Fire and EMS agencies in Benton and Franklin counties.

Staff recommends adoption of Resolution No. 2024-171.

Fiscal Impact: If awarded at the full request level, this grant would provide \$1.8 million in funding for the regional radio project with a \$200,000 grant match, for a total of \$2 million, which will be split among the regional grant applicants.

Attachments:

I. Resolution No. 2024-171

RESOLUTION NO. 2024-171

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A REGIONAL GRANT APPLICATION TO THE
FEDERAL EMERGENCY MANAGEMENT AGENCY FOR
FUNDING OF A PORTION OF THE REGIONAL 800MHZ RADIO
PROJECT THROUGH THE ASSISTANCE TO FIREFIGHTERS
GRANT PROGRAM.**

WHEREAS, the Federal Emergency Management Agency (FEMA) provides grant funding opportunities for local agencies to acquire fire and emergency response equipment through the Assistance to Firefighters Grant (AFG); and

WHEREAS, the funding opportunity is higher under a regional application; and

WHEREAS, this grant application, if successful, would provide funding to help offset a portion of the approximately \$15,000,000 in radio costs associated with the bi-county 800Mhz system; and

WHEREAS, an award of grant funds through the AFG requires a ten percent (10%) match totaling \$200,000; and

WHEREAS, a portion of the match funds would be allocated to each participating agency based upon the final distribution of grant-funded equipment, thereby reducing the budget impact to the City of Richland and participating agencies for the purchase of this equipment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to prepare and submit a regional grant application to the Federal Emergency Management Agency for funding through the Assistance to Firefighters Grant (AFG) in an amount not to exceed \$2,000,000.

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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Strategic Priority 4 - Quality of Life

Subject:

Resolution No. 2024-172, Authorizing a Finance Agreement with Motorola Solutions, Inc. for Expansion of the 800MHz Land Mobile Radio System on behalf of Benton County Emergency Services

Department/Office

Benton County Emergency Services

Ordinance/Resolution Number:

2024-172

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 2024-172, authorizing a Finance Agreement with Motorola Solutions, Inc. for expansion of the 800MHz Land Mobile Radio System on behalf of Benton County Emergency Services.

Summary:

Benton County Emergency Services (BCES) is currently engaged in a project to replace failing public safety radio infrastructure across both Benton and Franklin counties. Included in this project is both infrastructure and mobile subscriber radios that collectively allow public safety personnel to communicate effectively across the bi-county area. The law enforcement agencies in the area predominantly utilize the 800MHz radio platform and solely use Motorola radios and equipment. Historically, the region's fire departments and districts have utilized a VHF radio platform which has been failing frequently and has reached the end of its useful life.

On behalf of BCES, Richland contracted with Federal Engineering to conduct a study to provide the best recommendation for replacing the failing VHF system. The result was a recommendation for regional fire personnel to transition to the 800MHz system, including additional tower sites to expand and reinforce system capabilities and interoperability. The system will also integrate seamlessly with existing Motorola infrastructure already serving the bi-county area.

Richland is the Administrative Jurisdiction for BCES and enters into contracts and agreements on behalf of BCES. Recently, the cities of Richland, Kennewick and Pasco, and the counties of Benton and Franklin entered into a financing agreement with each promising to pay a 1/5 share of the total contract cost over a period of ten years (see Resolution No. 2024-164).

The savings offered by Motorola are better than the existing cooperative contracts. Waiver of the City's competitive solicitation process is appropriate and has been approved by the City Manager as allowed under RMC 3.04.130. The total cost of the project (excluding tax) is \$29,999,253.00. Total project costs (including interest) will be split equally (one-fifth) between the cities of Richland, Pasco, and Kennewick and the counties of Benton and Franklin. The terms of the agreement with Motorola include a 10-year financing term with a 4.497% interest rate. Total interest paid on the project will be \$8,600,892.00.

Fiscal Impact:

Although Richland is contracting with Motorola on behalf of BCES, the cities of Richland, Kennewick and Pasco, and the counties of Benton and Franklin are each responsible for an equal 1/5th share of the total project cost paid over 10 years. The first payment under the agreement with Motorola is due in January 2026. Richland's portion will be included in Richland's 2026 budget.

Attachments:

1. Resolution No. 2024-172
2. 800MHz Expansion Agreement - Motorola and BCES
3. Proposed Finance Contract - Motorola and BCES

RESOLUTION NO. 2024-172

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING A FINANCE AGREEMENT WITH MOTOROLA SOLUTIONS, INC. FOR EXPANSION OF THE 800MHZ LAND MOBILE RADIO SYSTEM ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES.

WHEREAS, Benton County Emergency Services (BCES) is a local organization created in 1996 pursuant to the Interlocal Cooperation Act (Ch. 39.34 RCW) and RCW 38.52.070 related to Emergency Management; and

WHEREAS, the current members of BCES have agreed that the City of Richland, as the Administrative Jurisdiction, shall continue to serve as the legal entity responsible for employing staff and providing necessary support services for BCES operations; and

WHEREAS, through establishment of the Southeast Communications Center (“SECOMM”), BCES provides communication and dispatching for public safety and emergencies for jurisdictions located in incorporated and unincorporated Benton and Franklin Counties, and for any agencies subscribing to BCES for such services; and

WHEREAS, regional public safety communications equipment is in dire need of replacement and upgrade; and

WHEREAS, the acquisition and ownership allocation of public safety radio equipment, specifically the 800Mhz Radio Project, is of regional concern, and the terms and conditions of the replacement system’s acquisition and ownership will be addressed in the proposed Fourth Amended and Restated Interlocal Agreement for Benton County Emergency Services; and

WHEREAS, the cities of Richland, Pasco, and Kennewick, and the counties of Benton and Franklin will share the cost of the 800MHz Land Mobile Radio Project, with each jurisdiction responsible for one-fifth of the total cost; and

WHEREAS, the cities of Pasco and Kennewick and the counties of Benton and Franklin have each independently authorized, through legislative action, a Financing Agreement between each jurisdiction and the City of Richland detailing their proportionate responsibility for the total project cost; and

WHEREAS, the City of Richland, as the Administrative Jurisdiction for BCES, is responsible for entering into a Finance Agreement with Motorola Solutions, Inc. (Motorola) on behalf of BCES for the total cost of the project; and

WHEREAS, over the past several years, Benton County Emergency Services (BCES) has contracted with Motorola for its current radio and site equipment. BCES has been able to use cooperative purchasing agreements for “piggybacking” for these purchases, as allowed by RCW 39.04.030; and

WHEREAS, Motorola is currently the only supplier able to provide the necessary hardware and software for the new 800MHz LMR System Expansion to ensure continuity of support and compatibility with BCES’s existing system; and

WHEREAS, Motorola is providing significant savings by using the available options described which bypass the “piggyback” option; 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 3.04.130.

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 Agreement with Motorola Solutions, Inc. for expansion of the 800MHz Land Mobile Radio System on behalf of Benton County Emergency 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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Proposal

City of Richland on behalf of Benton County Emergency Services

800 MHz LMR System Expansion

October 31, 2024

The design, technical, and price information furnished with this proposal is proprietary information of Motorola Solutions, Inc. (Motorola). Such information is submitted with the restriction that it is to be used only for the evaluation of the proposal, and is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the proposal, without the express written permission of Motorola Solutions, Inc.

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Motorola Solutions, Inc.
500 West Monroe St, Ste 4400
Chicago, IL 60661

October 31, 2024

Mr. Jay Atwood
Executive Director
Benton County Emergency Services
625 Swift Blvd, MS-36
Richland, WA 99352

Subject: 800 MHz LMR System Expansion

Dear Mr. Atwood,

Motorola Solutions, Inc. ("Motorola") is pleased to have the opportunity to provide the City of Richland (on behalf of Benton County Emergency Services), hereinafter referred to as BCES, with quality communications equipment and services. The Motorola Solutions project team has taken great care to propose a solution that addresses your needs and provides exceptional value. Specifically, this solution expands and upgrades features and functionality of the existing BCES 800 MHz ASTRO 25 trunked radio system, including optional add-ons, as detailed in the enclosed proposal.

This proposal is subject to the Equipment Lease - Purchase Agreement in addition to the enclosed Lease Motorola Solutions Customer Agreement ("MCA"), together with its Exhibits and the accompanying Addenda. This proposal shall remain valid for a period of **60 days** from the date of this cover letter. BCES may accept the proposal by delivering to Motorola both the MCA and the Equipment Lease - Purchase Agreement signed by the appropriate representative. Alternatively, Motorola would be pleased to address any concerns your agency may have regarding the proposal. Any questions can be directed to your Motorola Account Executive, Kevin Haight, at (208) 316-4420.

We thank you for the opportunity to furnish your agency with "best in class" solutions and we hope to strengthen our relationship by implementing this project. Our goal is to provide you with the best products and services available in the communications industry.

Sincerely,

A handwritten signature in blue ink that reads 'Scott Lees'.

Scott Lees
VP, Government Sales - West

Motorola Solutions, Inc.

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Section 1

System Description

After carefully reviewing your requirements for improved radio communications, Motorola Solutions, Inc. (Motorola Solutions) has prepared this firm quote to provide the City of Richland on behalf of the Benton County Emergency Services (BCES) with pricing for the requested expansion.

The new additional proposed equipment will expand Benton County Emergency Service's existing ASTRO 25 system to provide radio coverage across both Benton and Franklin counties.

1.1 Solution Design Highlights

Base Offer:

- Add a 3-site 10-channel North Simulcast Cell (Franklin County). The site names are Mesa, Kahlotus, and Connell.
- Add the Franklin Courthouse sub-site to the existing 10-channel South Simulcast Cell (Benton County).
- Add four (4) 6-channel trunking ASTRO Repeater Sites (ASR). The site names are Hart Rd, Starbuck, Eureka, and Wallula.
- Add MPLS routers for Mesa, Hart Rd, Eureka, and Wallula. Leverage existing MPLS routers at Connell, Kahlotus, Starbuck, and the Courthouse.
- Add Dynamic System Resilience (DSR) backup core at Joe Butte.
- Add 5,000 radio subscriber licenses to the system.
- Add a second redundant Intelligent Middleware (IMW) server at the DSR site for location services and Location over PTT (LoPTT) for 2,000 users.
- Add a redundant KMF server solution for radio encryption.
- Add Critical Connect with WAVE PTx broadband PTT capabilities. One year subscription is included.
- Add five (5) consolettes for backup logging at Dispatch.
- Add seven (7) new 155Mbps Microwave links to tie new sites into the ring network. Upgrade existing Franklin ring from 134Mbps to 155Mbps.
- Add new DC power plants at (4) sites (Mesa, Hart Rd, Eureka, Wallula)
- Add 35kW generators and 500 gallon propane tanks for Mesa, Eureka, and Wallula.
- Provide Frequency Licensing and Coordination services for the North Cell and 4 ASRs.
- Subscriber Radios (please see Section 1.2.11 for further details)

Option 1:

- Add three (3) downtown 12-channel sub-sites to the existing South Simulcast Cell (IRS building, Kennewick PD, Trios Southridge).
- Add three (3) new Microwave spur links to tie the new downtown sites above into the network.

- Add a new DC backup power plant at each of the new downtown sites above.
- Provide Frequency Coordination services for the Courthouse addition to the South Cell.

Option 2:

- Add two (2) channels to the existing 10-channel South Simulcast Cell sub-sites and upgrade the existing prime site comparators to Virtualized Prime. The channel expansion equipment must be ordered before 4Q 2025.
- Provide Frequency Licensing and Coordination services for the two channel expansion to the South Cell.

Option 3:

- Add backup Geo-Virtualized Primes for the North and South Simulcast cells.

As per BCES request, the ASR sites have a lowered channel count of 6 channels as compared to the 10- channel simulcast cell. Motorola additionally performed a loading analysis to verify the feasibility of the 6 channel sites. Additional details pertaining to P25 Phase 1 talkpaths, as well as the maximum capacity of individual repeater sites, are provided in the Capacity Analysis section that follows.

The existing BCES “master site”—where core equipment is located at BCES dispatch—currently provides a central point of control for the operation of the radio communication system. From the master site, BCES system administrators have access to the hardware and software components that control call processing, network management, and system configuration. Common Server Architecture (CSA) reduces physical space and individual component requirements at the master site by using Virtual Management Servers (VMSs) to host server applications in a Virtual Machine (VM) environment.

This proposal adds Dynamic System Resilience (DSR), which provides a geographically separate backup for the Master Site to protect against a catastrophic failure of the ASTRO core equipment.. The backup Core includes the same level of local redundancy as the primary Core; if the backup Core were to take over, it provides redundancy for voice control, management, and other subsystems.

Multi-Site RF subsystems are used for systems that require voting operation, or both voting and simulcast operation. The proposed Simulcast Sites provide simultaneous broadcast of the same voice or message from multiple transmitters on the same frequency. Simulcast sites provide consistent communications throughout large geographical areas, such as a large city, metropolitan area, county, or country. The architecture of a simulcast cell includes a simulcast prime site, which controls the cell and communicates with the system’s master site, and one or more simulcast remote sites, which provide simulcast coverage to users. Because each simulcast cell operates like a single-site system, BCES users benefit from simplified roaming and talkgroup configurations. The term vPrime is used in our current shipping product to identify the new Virtualized Prime site architecture.

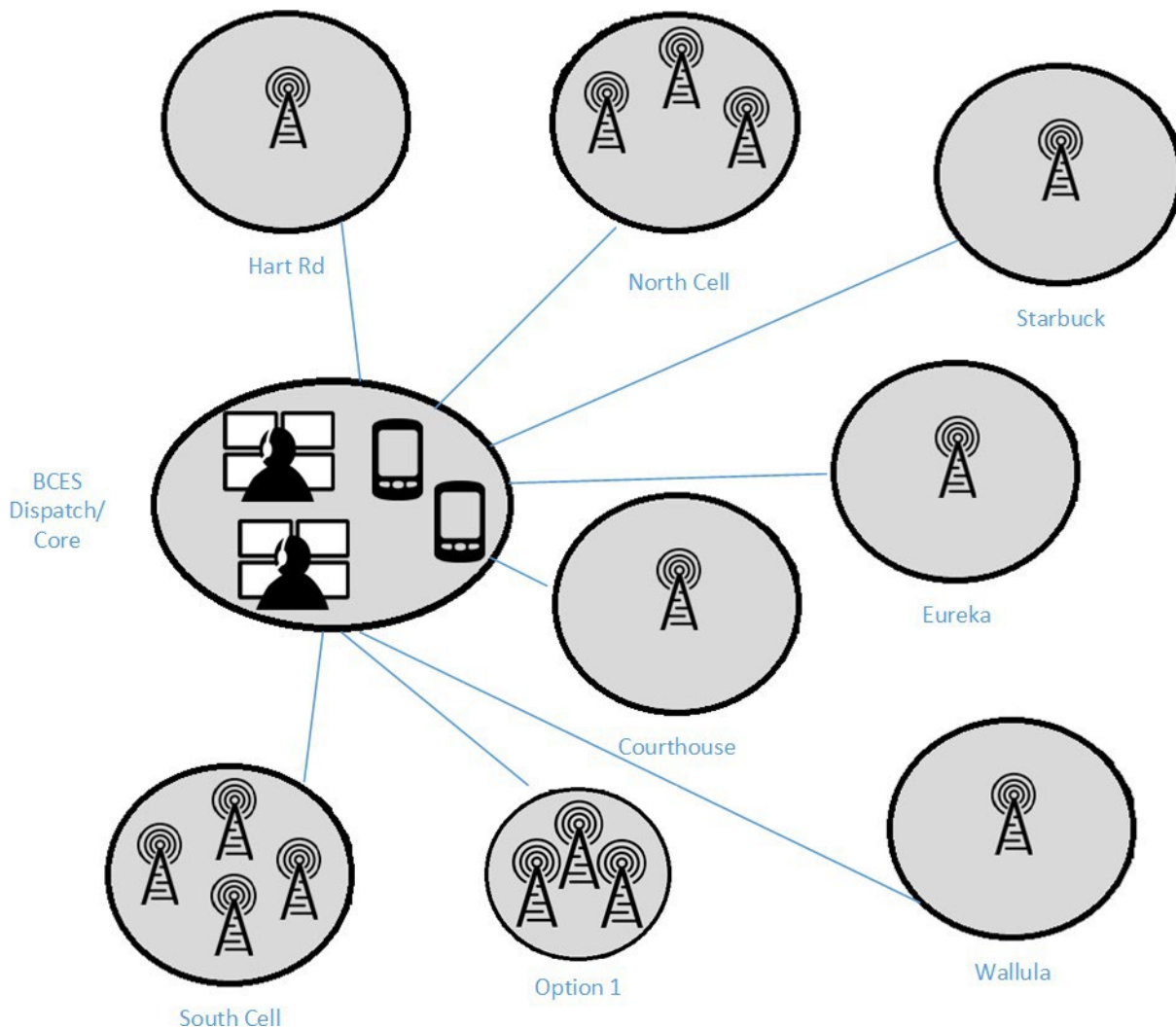
While the standard Simulcast prime site architecture supports redundancy to protect against single points of failure that may occur within the prime site, it does not however, account for events that could knock out an entire prime site (e.g., prime site location being destroyed intentionally by an adversary or natural disaster). Trunked Simulcast Prime Site Geographic Redundancy feature (Geo Prime) addresses that concern by geographically separating a redundant comparator equipped IP Simulcast prime site to two separate locations. This configuration provides a highly available trunked simulcast subsystem where the failure or total destruction of a prime site location will not result in the loss of wide area radio communications for any significant period time. In addition, this objective is met without the need for operator intervention when switching over to backup facilities/equipment.

The proposed ASTRO 25 Standalone Repeater (ASR) Sites provide base radios to route BCES voice traffic to the system for distribution to other sites. The base radios also repeat each transmission to support other local user radios. ASR sites support packet data and route data traffic to the site controller. The site controller then routes these data packets upstream to the zone controller for further processing and routing.

One (1) additional Network Management Terminal (NMT) is included as part of this proposal. The NM terminal will reside at the DSR site to provide the ability for system monitoring and configuration. Additionally the DSR site has been equipped with an Internetworking Gateway to allow remote site connectivity and Smart Connect/Critical Connect services.

BCES is responsible for providing a 25-30 Mbps Bandwidth (Symmetric) Internet connection for the Critical Connect service as other MSI applications will also use the Internetworking Firewall. Assume a port speed of 100 MBps or 1 Gbps. At dispatch, BCES already has a customer provided fiber based Internet connection for SSC and Smart Connect. The Critical Connect server at the dispatch will leverage that connection.

An overview diagram of the proposed expansion is provided below:



1.2 Base Offer Description(s)

1.2.1 Add Three (3) site 10-channel North Simulcast Cell

A new 3-site 10-channel simulcast cell covering the northern portion of Franklin County will be deployed and tied into the existing Benton County P25 radio system. Subscribers will be able to seamlessly roam between the existing Benton County simulcast cell and the Franklin County cell. Since both cells are connected to the Benton County core, these two cells are referred to in this document as the South cell (Benton Co) and North cell (Franklin Co). For the Prime site equipment, Motorola has included our next generation Virtualized Simulcast/Voting Prime Site for ASTRO 25 trunking systems (vPrime). To reduce the impact of a single point (or site) failure, Motorola has proposed placing the North Cell vPrime collocated with one its Remote Simulcast sites (Mesa site has been selected).

The following equipment to be installed at the prime and remote subsites for the North cell are as follows:

- Benton County Dispatch:
 - Add RF site expansion licenses to the core.
- American Tower Mesa Prime and RF Sub-site:
 - Install a refurbished 11x20 shelter
 - Install a 35kW generator and 500 gallon propane tank.
 - One (1) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the tower. Antenna Placements are at approximately 150ft.
 - Install Tower Top Amplifier and test line.
 - Install two (2) GPS antennas for DBR.
 - Install one (1) Remote Simulcast DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.
 - Install (1) DC power plant rack.
 - Install one (1) Wall Mounted MCEdge RTU for site alarms.
 - Add vPrime site equipment for the North cell.
 - Install two (2) GPS antennas for vPrime.
 - Customer to coordinate AC power from the power company to shelter.
- Connell RF Sub-site:
 - One (1) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the tower. Antenna Placements are at approximately 120ft.
 - Install Tower Top Amplifier and test line.
 - Install two (2) GPS antennas.
 - Install one (1) Remote Simulcast DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.
 - Install one (1) Wall Mounted MCEdge RTU for site alarms.
 - Leverage existing DC power plant.
 - Connect site router(s) to existing MPLS routers.
 - Existing space, power and backhaul will be made available for MSI FNE by the Customer.

- Kahlotus RF Sub-site:
 - One (1) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the tower. Antenna Placements are at approximately 250ft.
 - Install Tower Top Amplifier and test line.
 - Install two (2) GPS antennas.
 - Install one (1) Remote Simulcast DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.
 - Install one (1) Wall Mounted MCEdge RTU for site alarms.
 - Leverage existing DC power plant.
 - Connect site router(s) to existing MPLS routers.
 - Existing space, power and backhaul will be made available for MSI FNE by the Customer.

1.2.2 Add the Courthouse Remote Sub-site to the Existing South Simulcast Cell

A remote sub-site at the Franklin County courthouse will be added to the existing South simulcast cell to improve in-building coverage in Pasco (particularly at the Jail). Portable coverage within dense urban buildings is critical for first-responders safety during times of need. The frequencies used on the existing South cell have close TX-to-TX spacing and the existing sub-sites were deployed using two sets of combiners with two TX antennas. The new D-series stations will reduce the rack count however two TX antennas are still required. As described the Courthouse remote sub-site will have two transmit and one receive antennas. Existing MNI microwave and MPLS backhaul will be leveraged.

The following equipment to be installed at the remote sub-sites for the South cell are as follows:

- Franklin County Courthouse RF Sub-site:
 - Two (2) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the tower. Antenna Placements are at approximately 80ft.
 - Install Tower Top Amplifier and test line.
 - Install two (2) GPS antennas.
 - Install one (1) Remote Simulcast DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.
 - Install one (1) Wall Mounted MCEdge RTU for site alarms.
 - Leverage existing DC power plans.
 - Leverage existing MW and MPLS backhaul network. Upgrade this link to 155Mbps.
 - Existing space, power and backhaul will be made available for MSI FNE by the Customer.

1.2.3 Add Four (4) 6-Channel Trunking Astro Repeater Sites (ASR).

Add four (4) new 6-channel trunking Astro repeater sites to the Benton County core. The ASRs are proposed to fill coverage holes that are not 95% reliably covered by the South or North cells. The coverage from the ASRs will overlap with the simulcast cells and the subscribers will seamlessly roam between them. The proposed ASR sites are Hart Rd, Starbuck, Eureka, and Wallula.

The following equipment to be installed at the ASR sites are as follows:

- Hart Rd ASR:
 - One (1) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the tower. Antenna Placements are at approximately 100ft.
 - Install Tower Top Amplifier and test line.
 - Install one (1) ASR DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.
 - Install (1) DC power plant.
 - Install one (1) Wall Mounted MCEdge RTU for site alarms.
 - Install three (3) new MNI Microwave links to Rattlesnake, Mesa and Kahlotus.
 - Install an Exerciser for the existing Automated Transfer Switch.
 - Existing space, and AC power will be made available for MSI FNE by the Customer.
- Starbuck ASR:
 - One (1) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the tower. Antenna Placements are at approximately 100ft.
 - Install Tower Top Amplifier and test line.
 - Install one (1) ASR DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.
 - Use existing DC power plant.
 - Install one (1) Wall Mounted MCEdge RTU for site alarms.
 - Existing space, power and backhaul will be made available for MSI FNE by the Customer.
- Eureka ASR:
 - One (1) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the tower. Antenna Placements are at approximately 100ft.
 - Install Tower Top Amplifier and test line.
 - Install one (1) ASR DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.
 - Install (1) DC power plant.
 - Install a 35kW generator and 500 gallon propane tank.
 - Install one (1) Wall Mounted MCEdge RTU for site alarms.
 - Install two (2) new MNI Microwave links to Red Mtn and Wallula.
 - Existing space, AC power will be made available for MSI FNE by the Customer.
- Wallula ASR:
 - One (1) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the tower. Antenna Placements are at approximately 100ft.
 - Install Tower Top Amplifier and test line.
 - Install one (1) ASR DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.
 - Install (1) DC power plant.
 - Install a 35kW generator and 500 gallon propane tank.

- Install one (1) Wall Mounted MCEdge RTU for site alarms.
- Install one (1) new MNI Microwave links to Badger Mtn.
- Existing space, AC power will be made available for MSI FNE by the Customer.

1.2.4 Add Dynamic System Resiliency (DSR) to the System.

A backup core will be added to the Benton County P25 radio network. DSR provides increased network resiliency to the primary system in the event something unexpected were to happen to the core equipment at the BCES dispatch location. Joe Butte has been selected as the DSR site. Joe Butte is strategic as its location resides within the two microwave rings. A 10Mb constant connection is required between the two cores. In the event the primary core at BCES goes offline, the radio and dispatch sites will connect to the backup core.

The following equipment to be installed at the DSR site is as follows:

- Joe Butte DSR:
 - Install two (2) DSR racks. Placement TBD in the larger building at Joe Butte.
 - Install new TRAK 9100 in the larger building at Joe Butte.
 - Install two (2) GPS antennas.
 - Connect site router(s) to County provided MPLS backhaul device.
 - Existing space, AC power, backup power, and backhaul will be made available for MSI FNE by the Customer.

1.2.5 Add 5,000 Radio Subscriber Licenses to the System.

5,000 radio subscriber licenses will be added to the Benton County P25 radio network. These licenses will cover the new Franklin County subscribers coming over and provide for additional licenses for future Washington State Police (WSP) interoperability.

The following equipment to be installed at the BCES Dispatch site is as follows:

- BCES Dispatch:
 - Install 5,000 radio subscriber licenses on the core.

1.2.6 Add Intelligent Middleware (IMW) for Location Services.

Intelligent Middleware location services for 2,000 users will be added to the Benton County P25 radio network. The system already has one non-redundant IMW server at the primary core location. This design includes adding a second redundant IMW server to be collocated with the DSR core. In the event the primary core at BCES goes offline, the IMW at the DSR site will provide location services. Location on Push-To-Talk (LoPTT) enablement has also been included. The LoPTT feature is the suggested way to deploy location services without affecting the radio system capacity. Once BCES enables the capability with their existing Hexagon CAD, the geo-location information from the subscriber radios will be passed to the CAD for mapping and other functionality.

The following equipment to be installed for location services:

- BCES Dispatch:
 - Install 2,000 LoPTT licenses on the core.
 - Install 2,000 location and presence licenses on the IMW server.

- Install firmware and SQL upgrade licenses on the IMW server.
 - Install IMW redundancy license on the IMW server.
- Joe Butte DSR site:
 - Install one (1) IMW backup server

1.2.7 Add Key Management Facility (KMF).

A redundant Key Management Facility will be added to the BCES radio network. One KMF server will be installed at BCES dispatch with the primary core and the backup KMF will be installed at the Joe Butte DSR site. The KMF is used to manage encryption keys in the radio fleet and enables the core for Over-the-Air-Rekeying (OTAR) functionality. This proposal does not include any upgrades to existing subscriber radios to add encryption or OTAR capabilities. Any subscriber radios or upgrades needed for encryption or OTAR will need to be purchased separately.

The following equipment will be installed for KMF:

- BCES Dispatch:
 - Install one (1) KMF server.
 - Install KMF Web Redundancy SW
 - Install one (1) CRYPTR AES HW Key storage device
- Joe Butte DSR site:
 - Install one (1) KMF server.
 - Install one (1) CRYPTR AES HW Key storage device

1.2.8 Add Critical Connect and Wave PTX for broadband PTT capabilities

This piece of the Base offer adds Critical Connect equipment to the Benton County P25 radio network. The Critical Connect equipment will allow direct communications between Wave enabled/licensed devices and BCES radio subscribers. The Wave application is available for a variety of Android and iOS devices. A backup server for the DSR location is included.

Ten (10) Wave PTX Safeguard licenses are included for test and demonstration purposes. All test licenses and subscriptions are included for 1 year. Motorola understands that each of the participating agencies will pay for their own Wave subscriptions as needed. This option enables the BCES core for future users. BCES is to provide one test device (Android or Apple) to test the Wave client.

The following equipment will be installed for Critical Connect WAVE :

- BCES Dispatch:
 - Install one Critical Connect Wireless Radio Gateway (WRG) enablement server
 - Install one Critical Connect WRG Virtual Site server
- Joe Butte DSR site:
 - Install one Critical Connect backup server

1.2.9 Add Five (5) Consolettes for Backup Logging.

Five (5) APX Consolettes will be added to the racks at BCES dispatch location. These consolettes will be used for backup logging of the Fire TGs. In the event that the primary digital logging system fails,

the existing NICE analog logger stores backup audio. Any expansion license needed for the NICE analog logger are the responsibility of BCES. Control station combining (CSC) equipment has been included to optimize the existing backup radio antenna system in use. The twelve current logging radios are all tied to a single receive multicoupler (RMC). If the multicoupler fails all of the logging radios will be impacted. Motorola has proposed adding two eight (8) channel control station combiners to split the new and existing logging radios across for increased reliability.

The following equipment to be installed at the BCSE site is as follows:

- Five (5) APX 800MHz Consolettes
- Two (2) Control station combiners
- Antennas and lines for the combiners

1.2.10 Add Seven (7) Links to the Microwave Design.

Seven (7) new links will be added to the BCES microwave network. These links will tie into the new microwave network currently being deployed. These links will add to the rings and create additional robustness to the network. Please refer to the Microwave Networks section of this proposal for detailed link information.

The following microwave equipment is to be installed at the remote sites:

- American Tower Mesa Sub-site
 - Install one (1) new MNI Microwave link to Badger Mtn.
- Hart Rd
 - Install three (3) new MNI Microwave links to Rattlesnake, Mesa and Kahlottus.
- Eureka
 - Install two (2) new MNI Microwave links to Red Mtn. and Wallula.
- Wallula
 - Install one (1) new MNI Microwave links to Badger Mtn.

1.2.11 Subscriber Radios

As part of this firm offer, Motorola has included 1729 APX radios. These radios are offered as an equipment only box sale. Implementation services are not included.

A high level summary of equipment is provided below.

- 577 Mobiles
 - 374 APX 8500
 - 149 APX 6500
 - 54 APX 4500
- 1152 Portable radios, each with a single unit charger and remote speaker microphone
 - 1023 APX 8000 model 2.5
 - 9 APX 8000H model 2.5
 - 28 APX 6000 model 2.5
 - 39 APX N70 model 4

- 53 APX N50 model 2
- SmartConnect subscriptions for portable radios for 3 years (not included for mobiles)
- Essential warranty for all APX radios for 3 years
- Radio Management Software
 - Licenses only (customer provided hardware and network)

For more detailed information on quantities, models, features and options, please refer to the equipment list provided below.

1.3 Option 1 Description:

1.3.1 Add Three (3) Sites to the Existing South Simulcast Cell

Three (3) new 12-channel remote sub-sites are proposed to be added to the existing South simulcast cell. The South cell coverage overlaps the southern part of Franklin County up into the Mesa area. Portable coverage within dense urban buildings is critical for first-responders safety during times of need. To increase coverage for the Critical Buildings provided to Motorola, three sites were evaluated to reduce the probability for Bi-Directional Amplification (BDA) system. The sites selected are the Richland IRS building, Kennewick PD, and the Trios Southridge Hospital. With this option, these three (3) sites will be added as remote simulcast cells to the existing South cell. Three (3) new spur links will be added to the microwave network as well. Motorola's critical building probability analysis is no guarantee that BDA will not be needed. BCES will perform their own in building testing to determine the need for BDAs.

The following equipment to be installed at the remote sub-sites for the South cell are as follows:

- Richland IRS Building RF Sub-site:
 - Two (2) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the tower. Antenna Placements are at approximately 80ft.
 - Install Tower Top Amplifier and test line.
 - Install two (2) GPS antennas.
 - Install one (1) Remote Simulcast DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.
 - Install (1) DC power plant.
 - Install one (1) Wall Mounted MCEdge RTU for site alarms.
 - Install one (1) Hot Standby Microwave link to BCES dispatch.
 - Existing space and AC power will be made available for MSI FNE by the Customer.
- Kennewick PD RF Sub-site:
 - Two (2) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the rooftop. Antenna Placements are at approximately 60ft.
 - Install Tower Top Amplifier and test line.
 - Install two (2) GPS antennas.
 - Install one (1) Remote Simulcast DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.

- Install (1) DC power plant.
- Install one (1) Wall Mounted MCEdge RTU for site alarms.
- Install one (1) Hot Standby Microwave link to Badger Mtn.
- Existing space, AC power, backup power, and backhaul will be made available for MSI FNE by the Customer.
- Trios Health Southridge Hospital RF Sub-site:
 - Two (2) new TX and one (1) new RX trunking antenna(s) and line(s) will be installed on the rooftop. Antenna Placements are at approximately 60ft.
 - Install Tower Top Amplifier and test line.
 - Install two (2) GPS antennas.
 - Install one (1) Remote Simulcast DBRM12 rack.
 - Install one (1) networking rack for Motorola equipment.
 - Install (1) DC power plant.
 - Install one (1) Wall Mounted MCEdge RTU for site alarms.
 - Install one (1) Hot Standby Microwave link to Joe Butte.
 - Existing space, AC power, backup power, and backhaul will be made available for MSI FNE by the Customer.

1.4 Option 2 Description:

1.4.1 Add Two (2) 800MHz Channels and Virtual Prime Equipment to the Existing South Simulcast Cell

During the August site walks, Motorola retrieved Air Traffic Information logs for the month of July 2024. Motorola analyzed the logs and created traffic profiles to simulate the loading impact of moving all the new radio subscribers identified in the Federal Engineering specification to the existing Benton County simulcast cell. Based on the simulations, Motorola recommends adding at least one (1) more channel to the existing 10-channel system to maintain <1% Grade of Service. For historical reference, the existing Benton County simulcast cell was deployed in 2010. The radio sites were deployed with two ESS 6-packs for future channel expansion; however the prime site equipment was limited to 10-channels. Based on Motorola Air Traffic simulations, Motorola recommends adding (at a minimum) one (1) additional channel to the Benton County simulcast cell. With this option, Motorola has included pricing for adding two (2) 800MHz channels to the Benton County simulcast cell to alleviate capacity concerns and fully leverage the remaining life cycle of the existing ESS 6-packs. The channel expansion for the existing ESS racks must be ordered before that product's Stop Ship announcement (4Q 2025).

The existing GCM8000 prime site comparators have reached End-of-Life and cannot be expanded to add 2 channels. Motorola has proposed replacing the GCM8000 comparators with the Virtualized Prime (vPrime) comparator solution. The vPrime solution is the next generation Simulcast/Voting Prime Site for ASTRO 25 trunking systems. Site Controller and Comparator voting applications are virtualized onto a common hardware platform, consolidating Fault Management and Configuration capabilities into a centralized location and allowing for easier implementation and maintenance. To reduce the impact of a single point (or site) failure, Motorola has proposed placing the South Cell vPrime collocated with one its Remote Simulcast sites (Joe Butte site has been selected).

BCES is responsible for bringing any required additional DC power to the ESS racks and Virtualized Prime racks for the expansion.

The following equipment to be installed at BCES dispatch and the remote subsites for the existing South cell are as follows:

- Joe Butte Prime and RF Sub-site:
 - Install two (2) vPrime servers, switches and routers into the DSR networking rack.
 - There are two (2) ESS racks with their own TX antennas. One RX antenna is shared between the two ESSs. Install into each GTR 8000 ESS one each power supply, transceiver blade, power amplifier blade, and fan module (total of two (2) new channels added).
- Sillusi RF Sub-site:
 - There are two (2) ESS racks with their own TX antennas. One RX antenna is shared between the two ESSs. Install into each GTR 8000 ESS one each power supply, transceiver blade, power amplifier blade, and fan module (total of two (2) new channels added).
- Prosser Butte RF Sub-site:
 - There are two (2) ESS racks with their own TX antennas. One RX antenna is shared between the two ESSs. Install into each GTR 8000 ESS one each power supply, transceiver blade, power amplifier blade, and fan module (total of two (2) new channels added).
- Rattlesnake RF sub-site:
 - There are two (2) ESS racks with their own TX antennas. One RX antenna is shared between the two ESSs. Install into each GTR 8000 ESS one each power supply, transceiver blade, power amplifier blade, and fan module (total of two (2) new channels added).
- Red Mtn. RF Sub-site:
 - There are two (2) ESS racks with their own TX antennas. One RX antenna is shared between the two ESSs. Install into each GTR 8000 ESS one each power supply, transceiver blade, power amplifier blade, and fan module (total of two (2) new channels added).
- Badger Mtn. RF Sub-site:
 - There are two (2) ESS racks with their own TX antennas. One RX antenna is shared between the two ESSs. Install into each GTR 8000 ESS one each power supply, transceiver blade, power amplifier blade, and fan module (total of two (2) new channels added).

1.5 Option 3 Description:

1.5.1 Add backup Geo-vPrimes for the North and South Simulcast cells.

Two (2) backup vPrimes will be added to the Benton County P25 radio network. Geographically redundant ASTRO 25 prime sites (Geo-Prime) will keep wide-area simulcast subsystems operating even after a catastrophic loss of one of the prime sites. Today, BCES has a single Prime site for the existing Benton County Cell at the dispatch location. While it is locally redundant, if for some reason

the prime site becomes unavailable, the existing simulcast cell will go into site trunking. Meaning that coverage will diminish as all the RF sub-sites will cease to coordinate transmissions and only one failback site will remain active. Keep in mind the existing Benton County Simulcast cell provides coverage across both counties and the loss of coverage will be significant. Motorola recommends Option 3 to prevent a single prime site failure scenario. A backup vPrime for the new North simulcast cell is also included to match. The backup vPrimes ideally would be co-located with one of the respective RF Remote Sites (North or South).

1.6 Coverage Acceptance Test Plan Strategy

A Coverage Acceptance Test Plan (CATP) is designed to verify that the voice radio system implemented by Motorola Solutions for BCES meets or exceeds the required reliability as shown on Motorola Solutions' maps. The CATP defines the coverage testing method and procedure, the coverage acceptance criterion, the test documentation, and the responsibilities of both Motorola Solutions and BCES.

Coverage Acceptance Testing is based upon a coverage prediction that accurately represents the implemented infrastructure and parameters that are consistent with the contract agreements. To characterize system performance accurately, the actual user equipment radio subscribers deployed for BCES will be used to conduct the coverage test.

To facilitate the test, Motorola has created grid maps that overlay on top of the coverage maps. Motorola has included running automated Portable on Street coverage map tests for the new North Cell and the four (4) ASRs. Motorola 95% coverage guarantee is only for the new North Cell and four (4) ASRs.

For the defined test area(s) guaranteed for Covered Area reliability, only the painted covered area on Motorola Solutions' maps will be tested for coverage acceptance. No acceptance testing will be performed in locations predicted on Motorola Solutions' maps to be below the required Covered Area reliability.

Motorola will test Inbound and Outbound Bit Error Rate (BER) for coverage acceptance. Outbound (also called forward link, downlink, or talk-out) is the path from the fixed equipment outward to the mobile or portable radios.] Inbound (also called reverse link, uplink, or talk-in) is the path from the mobile or portable radios inward to the fixed equipment.

Since the IRS building, Courthouse, Kennewick PD, and Trios Southridge Hospital are being added to the existing South cell for in-building improvement (post in-bldg test by BCES), Motorola will not provide a coverage test guarantee for that entire simulcast cell. Instead, Motorola will run a compass radial type informational only test along selected major highways and secondary roads to collect enough data to assure the South cell coverage has not been adversely affected by adding those additional sites to the existing cell. It is Motorola's understanding that BCES will perform its own In-Building coverage test for critical buildings after the Base offer is deployed. Based off BCES' test results, BCES may decide to not proceed with Option 1 (Three (3) sub-site add to South Cell). At the conclusion of the BCES decision, Motorola will either proceed with the Informational Only coverage test or wait until after the Option 1 sites are deployed. In either case, BCES will have data collected to benchmark the South Cell.

See the COVERAGE TEST section for more detail on the CATP specifics.

1.7 Call Capacity Study

The development of Grade of Service (GOS) figures requires the execution of a capacity study that is based on a given call rate and distribution of subscribers for each site in the system.

Motorola Solutions retrieved ATIA logs from July 2024 to create traffic profiles. With the traffic profiles and subscriber counts from the Richland FSD, Motorola used its traffic simulation tool to derive a Grade of Service for each standalone site or cell based on estimated talkgroup distributions and usage across the service area after all subscribers have been moved over to this proposed 800 MHz P25 system. Based on the traffic simulations, Motorola recommends purchasing Option 2 with the Base offer.

The estimates are detailed in the tables below.

10-Channel South Cell Simulation Stats					
10 Base Radios (9 FDMA voice paths)					
Call Type	Total Simulated Calls	Total Simulated Buses	99% Conf GOS (%)	Simulation Error Margin (%)	Offered Traffic (Erlangs)
FDMA Group Calls	1,000,000	32,326	3.23%	0.05%	5.35

11-Channel South Cell Simulation Stats					
11 Base Radios (10 FDMA voice paths)					
Call Type	Total Simulated Calls	Total Simulated Buses	99% Conf GOS (%)	Simulation Error Margin (%)	Offered Traffic (Erlangs)
FDMA Group Calls	1,000,002	9290	0.93%	0.02%	5.37

OPTION 2: 12-Channel South Cell Simulation Stats					
12 Base Radios (11 FDMA voice paths)					
Call Type	Total Simulated Calls	Total Simulated Buses	99% Conf GOS (%)	Simulation Error Margin (%)	Offered Traffic (Erlangs)

FDMA Group Calls	1,000,001	2223	0.22%	0.01%	5.36
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10-Channel North Cell Simulation Stats					
10 Base Radios (9 FDMA voice paths)					
Call Type	Total Simulated Calls	Total Simulated Buses	99% Conf GOS (%)	Simulation Error Margin (%)	Offered Traffic (Erlangs)
FDMA Group Calls	499,123	5	0.00%	0.00%	2.68

6-Channel Hart Rd Site Simulation Stats					
6 Base Radios (5 FDMA voice paths)					
Call Type	Total Simulated Calls	Total Simulated Buses	99% Conf GOS (%)	Simulation Error Margin (%)	Offered Traffic (Erlangs)
FDMA Group Calls	119,081	14	0.01%	0.01%	0.64

6-Channel Starbuck Site Simulation Stats					
6 Base Radios (5 FDMA voice paths)					
Call Type	Total Simulated Calls	Total Simulated Buses	99% Conf GOS (%)	Simulation Error Margin (%)	Offered Traffic (Erlangs)
FDMA Group Calls	127,027	17	0.01%	0.01%	0.68

6-Channel Eureka Site Simulation Stats					
6 Base Radios (5 FDMA voice paths)					
Call Type	Total Simulated Calls	Total Simulated Buses	99% Conf GOS (%)	Simulation Error Margin (%)	Offered Traffic (Erlangs)
FDMA Group Calls	125,346	13	0.01%	0.01%	0.67

6-Channel Wallula Site Simulation Stats					
6 Base Radios (5 FDMA voice paths)					
Call Type	Total Simulated Calls	Total Simulated Buses	99% Conf GOS (%)	Simulation Error Margin (%)	Offered Traffic (Erlangs)
FDMA Group Calls	125,380	8	0.01%	0.01%	0.68

6-Channel Golgotha Site Simulation Stats					
6 Base Radios (5 FDMA voice paths)					
Call Type	Total Simulated Calls	Total Simulated Buses	99% Conf GOS (%)	Simulation Error Margin (%)	Offered Traffic (Erlangs)

FDMA Group Calls	29,969	0	0%	0%	0.15
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The simulation profile included several active talkgroups with varying call durations and call rates, as it is in any real trunked system. Active subscribers are also distributed unevenly among the talkgroups. This is a statistical analysis based on estimates and does not constitute a performance guarantee.

The conventional subsystems existing on the current BCES system have not been addressed in the above capacity study. Due to the conventional operation of those existing systems, users will need to manually switch to the sites corresponding channels when they roam into areas not covered by one of the 800MHz trunking cells.

1.8 Considerations for Data Applications

For the aforementioned traffic analysis, Motorola is assuming that no data applications will be in the system other than the subscribers' data registration with the ASTRO system and Intelligent Middleware.

1.8.1 GPS location

Motorola has included Location on PTT/Location on Receive for 2000 users. The Location on PTT feature will allow an APX radio on the BCES trunked radio system to send their GPS location to a mapping application while in a voice call. Location updates are sent along with voice over a voice channel during group calls or emergency calls. With Location on PTT, radios are no longer required to complete a call and connect to a data channel in order for a location update to be sent to dispatch. The Location updates are sent on the Voice Channel during gaps in the audio as well as the call Hang Time. No additional system capacity is needed.

Motorola has not designed the proposed LMR expansion for any cadence based GPS data usage. Motorola strongly recommends that any cadence based GPS is transmitted using ASTRO 25 Enhanced Data. Enhanced Data is optimized to handle inbound only data applications with different message sizes and variable update rates from different applications. Enhanced Data pricing can be provided upon request.

1.9 ASTRO 25 Trunked Simulcast System

The ASTRO® 25 trunked IP simulcast subsystem consists of an IP simulcast prime site and up to 32 sub-site capacity (IP simulcast remote sites) to provide radio coverage to a large area. In addition to supporting simulcast operations, an IP simulcast subsystem can also support voting, data steering, and console interface operations.

Simulcast operation is a multi-site radio system topology that uses multiple transmitters on the same frequency in separate locations to transmit the same signal. Simulcast operation is desirable in areas where frequencies are scarce and in areas where physical barriers (such as mountains and buildings) can cause deficiencies in signal coverage.

An IP simulcast subsystem can have up to 30 channels with each channel assigned up to 32 sub-site capacity. These channels can operate in the 700 MHz, 800 MHz, 900 MHz, UHF-R1 (380-435 MHz), UHF-R2 (435-524 MHz), and VHF (132 -174 MHz) frequencies.

The following configurations are available for an IP simulcast prime site for up to 32 sub-site capacity:

Trunked IP Simulcast Prime Site – Redundant Comparator Configuration (32 Sub-site Capacity).

Trunked IP Simulcast Prime Site – Geographic Redundancy Configuration.

Motorola Solutions deploys new prime sites as Virtualized Prime Sites. In this configuration, the Site Controller and Comparator voting applications are virtualized onto a common hardware platform: the DSC 8000 Site Controller. This consolidates Fault Management and Configuration capabilities into a centralized location and allows for easier implementation and maintenance. Virtualization also enables remote, software-only expansion. For example, when adding base stations to a simulcast sub-system, the Prime Site only needs to add voting software licenses to expand the capacity.

This fully redundant platform offers a new, web-based configuration tool and access to critical applications for more advanced support without the need for additional hardware. With less equipment to maintain, less power consumed, and a smaller physical footprint, the Virtualized Simulcast Prime Site lowers the total cost of ownership.

The DSC 8000 assigns voice and data channels, manages and reports alarms, provides Ethernet switching capabilities, and offers a timing reference for simulcast synchronization. An internal GPS reference with rubidium backup is integrated into the DSC 8000.

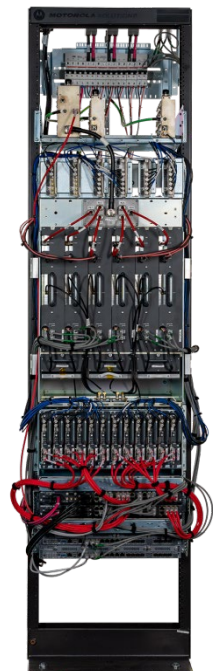
The DSC 8000 also provides an IP-based voting and simulcast operation for trunking channels, receiving audio from multiple sites and performing a frame-by-frame analysis to build a high quality composite audio package for transmission. The DSC 8000 is provided in a redundant configuration, which means no single point of failure will cause the loss of any functionality or capacity at the Prime Site.

1.10 DBR M12 Radio Site

Mission-critical communications is paramount to your needs and modern radio sites are a key component to delivering on that need. Available in either an open rack or cabinet configuration, the DBR M12 Radio Site integrates the key ASTRO radio site components into a single, easy to deploy unit. Built on the flexibility of modern hardware and software architectures, the DBR M12 is designed to minimize downtime, and provide ease of operation while allowing for cybersecurity updates.

The DBR M12 contains the site processors, transceivers, RF distribution systems and DC power distribution for up to 12 carriers (12 FDMA and 24 TDMA talk paths) in a single rack. Multiple racks of up to three (3) can create a site with up to 28 site repeater carriers or 30 simulcast carriers. DBR M12 sites can support up to 12 carriers per transmit antenna and up to 30 carriers per receive antenna.

The DBR M12 can support both 700 MHz and 800 MHz frequency bands. Channels from each band can be integrated into the same cabinet, sharing one antenna or be directed to separate antennas. The DBR M12 is supported on ASTRO 25 Systems starting with the A2021.x release.



1.11 Improving Uptime

The DBR M12 is designed to minimize downtime from failure, maintenance or site updates. The DBR M12 can dynamically allocate resources across available hardware, thereby improving resiliency and

overall uptime. Critical functions are deployed in pairs so that a redundant component can take over functions if needed. The major hardware components of the DBR M12 are hot swappable to ensure repairs cause minimum disruptions.

The multicarrier amplifier bank amplifies all channels simultaneously from a pool of amplifier resources. Upon a Power Amplifier (PA) module failure, the remaining PA modules can continue to service the channels. And depending on the configuration and transmit power requirements, this can be with no loss in channel capacity or no more than one (1) channel lost.

1.12 Simplifying Ownership

Offering up to 12 carriers per rack, the DBR M12 can reduce the impact on space-constrained sites and ease channel expansions within the capacity of the unit. The built-in Radio Frequency Distribution System (RFDS) of multicouplers, preselectors and filters connects the DBR M12 to the receive and transmit antennas. With a narrow adjacent frequency spacing requirement of only 50 kHz, the DBR M12 offers greater flexibility than typical 150 kHz equipment, easing frequency acquisition where spectrum availability is an issue.

The DSC 8500 Site Processor provides a single point of connectivity for all of the DBR M12 components at the site. Configuration, fault management, and software upgrades are managed at the site level, rather than addressing each component individually. This provides a streamlined, intuitive user experience.

1.13 Modernizing Cybersecurity

The DBR M12 is designed to offer protection against an ever-evolving threat landscape following recommendations of the NIST Cybersecurity Framework guidelines to help identify and detect cyber-attacks, and then how to respond, prevent and recover from such events.

1.14 Key DBR M12 Components

DSC 8500 Site Processor – The site processor contains and runs the software used throughout the radio site, including the site controller and base radios. Connections to the base radio transceivers and PAs are provided via the integrated IP switch which has additional capacity for connecting external RF equipment at the site such as conventional stations. The site processor has been equipped with integrated redundant GPS references for the ability to maintain timing for a minimum of four (4) hours without a GNSS signal. The optional rubidium module is included for extended holdover time of 72 hours.

Multicarrier Amplifier Bank – The DBR M12 pools PA resources into a multicarrier amplifier bank. PA resources within this bank can be sized to provide ample power for the active carriers as well as additional capacity to cover for a PA failure in many channel configurations. The bank dynamically amplifies all channels simultaneously. The multicarrier amplifier bank eliminates the need for traditional cavity combiners. The overall result is a small and power efficient system, resilient to failure without the need for periodic combiner tuning.

DC Power System – The DBR M12 offers integrated DC power as standard (+/- 48 VDC) throughout. Designed to be powered by a site DC power system, the DBR M12 rack includes multiple breakers to distribute power to the various components, ensuring a single breaker trip won't disable the entire site.



1.15 Dynamic System Resiliency (DSR)

The availability of the Benton County Emergency Service's LMR system will be strengthened by deploying Motorola Solutions' ASTRO 25 Dynamic System Resiliency (DSR) feature. DSR provides increased network resilience to the primary system. This unique technology ensures if a failure of any node on a network occurs it has virtually no impact on overall system operations.

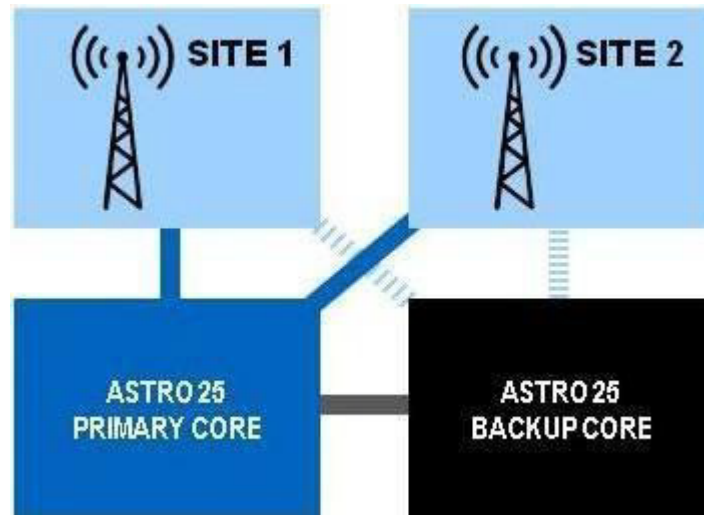


Figure 1-1: Single Zone System with Dynamic System Resiliency – Fully redundant cores provide network management features and core component redundancy.

DSR is a proven and efficient method to achieve geographic redundancy on an ASTRO 25 system. In the event of a catastrophic failure at the active core, all voice, data, and radio management traffic will be seamlessly routed to and processed by the standby core. By using a DSR configuration, all of Benton County Emergency Service's sites would realize the benefits that come with Motorola Solutions' DSR solution, including:

- No loss of fault management, enabling system managers to retain control of the system during critical periods.
- No loss of subscriber provisioning, allowing subscribers to be added to the system when aid from visiting agencies is needed the most.
- No loss of system configuration capability, allowing for system reconfiguration in times of catastrophic impact.
- Fast switchover in seconds, to ensure calls are delivered and service is maintained when it is needed the most.
- Efficient bandwidth utilization to ensure best use of costly backhaul resources.
- Full system switchover in seconds.

It is important to note that DSR will maintain operations—voice, dispatch, network, and mobility management services—without user or system manager action. Further, the failover switchover is automatic, and in the case of voice, very rapid. The switchback after a failover is manual so that Benton County Emergency Services can control this event.

1.16 Option 3 Geographically Redundant ASTRO 25 Prime Sites

Geographically redundant ASTRO 25 prime sites (Geo-Prime) keep wide-area simulcast subsystems operating even after a catastrophic loss of one of the prime sites. If the prime site becomes unavailable, the system automatically restores wide area operation with the secondary prime site. .

The ASTRO 25 system keeps users connected through a major catastrophe:

- Full functionality is provided on all the channels at the sub-sites.
- Redundant systems are easy to operate
- All equipment is centrally managed
- Simple, familiar system configuration and maintenance
- Multiple locations appear to the system as a single prime site

A typical configuration is shown below.

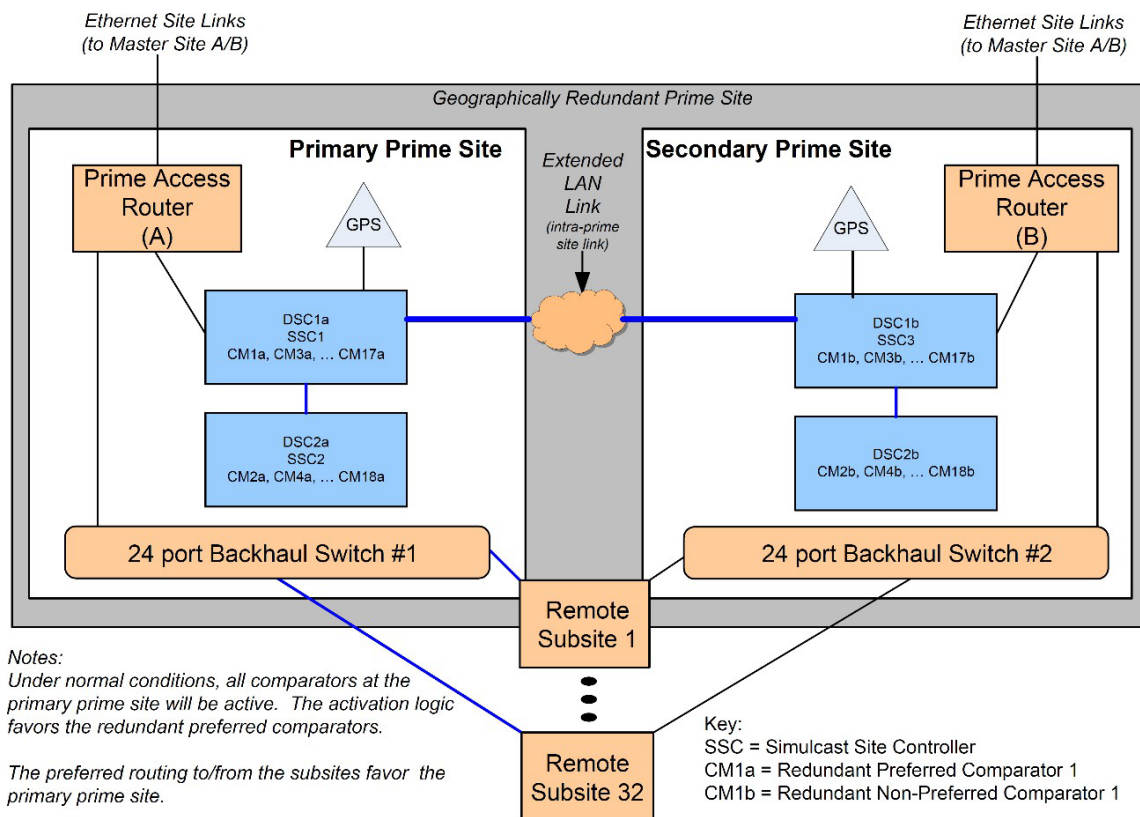


Figure 1-2: Prime Site Typical Configuration

1.17 Trunked Repeater Site

The ASTRO 25 Radio Frequency (RF) site supports a wide variety of configurations to meet critical communications requirements for present and future communication needs. The D-series site equipment offers increased reliability, compliance with cybersecurity standards, and occupies a smaller physical and energy footprint for crowded site locations. The design of this equipment ensures that most upgrades, migrations, and conversions can be completed via software upgrades only. Motorola Solutions D-series trunked repeater sites consist of DBR-M12 Repeaters and DSC 8000 Site Controllers.

The D-series ASR rack consists of a transceiver module, power amplifier module, fan module, and power supply. The transceiver module includes the functionality for the exciter, receiver, and station control. The base radio software, configuration, and network management, as well as inbound/outbound traffic handling, are performed through this transceiver module. On-board serial and Ethernet ports are located on this module for local servicing through Configuration/Service Software (CSS). The power amplifier module amplifies the low-level modulated RF signal from the transceiver module and delivers the amplified signal on the path to the transmit antenna. The power supply module supports the transceiver and power amplifier modules, and can also provide auxiliary power to a connected site controller or receive multicoupler/low noise amplifier.

The DSC 8000 controller consists of a server and embedded LAN switch. The DSC 8000 uses virtualization, which enables multiple software applications to run on one piece of hardware. The main applications that run on the DSC 8000 are the Site Controller application and the Voting/Channel Control applications. The DSC 8000 Site Controller application manages resources at the site, handles MSU mobility messaging to/from the zone controller (ZC), and handles data and voice message routing. Under the direction of the zone controller and depending on the network status, the Site Controller governs whether the site is in wide area mode or local mode. Channel assignment for subscribers, including home channel designation and channel loading features, are directed by the Site Controller application.

1.18 Location On Push to Talk (LoPTT)

The LoPTT feature enables ASTRO 25 trunked radio systems to continuously track the location of individual radio users while they are involved in voice calls. With each transmission, the APX radio with LoPTT will send its Global Positioning System (GPS) location to the dispatch mapping application. ASTRO 25 LoPTT provides timely, accurate location information when needed most – during emergencies and critical incidents that require intense voice collaboration.

LoPTT improves the safety of field personnel by providing more accurate and reliable location services during an emergency call. GPS location data is sent with each PTT or "hot mic" activation, following an emergency button press or man-down situation. This allows dispatchers to effectively coordinate back-up and support services during an emergency situation. Additionally, LoPTT increases location accuracy even during times when the radio system is heavily congested with voice traffic. Every time a first responder presses the PTT button, their location is updated, helping dispatchers make quick decisions based on current location data.

**PROVIDE GREATER ACCURACY
AND RELIABILITY IN LOCATING
RADIO USERS DURING AN
EMERGENCY**

With Location on PTT, radios will no longer be required to complete a call and connect to a data channel in order for a location update to be sent to dispatch. An APX radio in a group call or emergency

call sends its current GPS location over the voice channel during each transmission. Location data is embedded directly in the voice stream and sent continuously, with no impact to voice quality or performance. Radios with LoPTT can be configured to send their location after each PTT during group calls and during emergency calls. LoPTT can be sent over the voice channel, in addition to cadence, distance or manual updates already being sent over the data channel. Once location data is received by the Packet Data Gateway (PDG) at the ASTRO 25 Master Site, it is then forwarded on to the mapping application via Intelligent Middleware (IMW). Dispatch can then use the mapping application to view the location of any APX radio, in near real-time, for faster emergency responses. The figure below demonstrates how a portable radio sends its location via PTT to a dispatch operator.

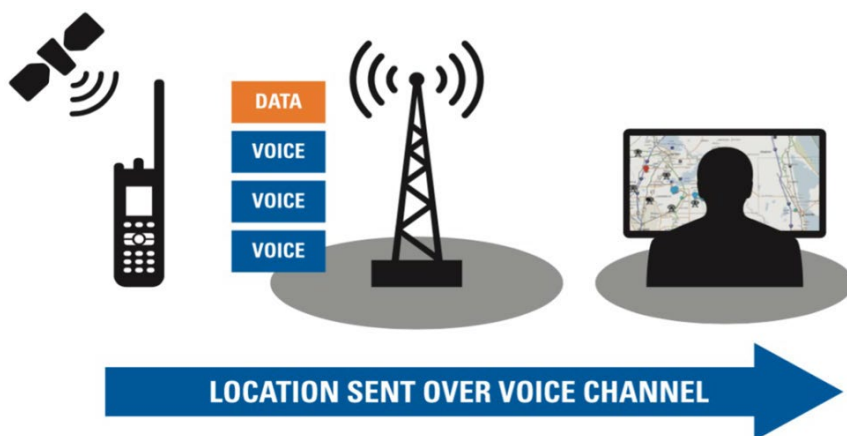


Figure 1-3: LoPTT Over Voice Channels

1.19 Retrieving GPS Location Reports from the ASTRO System

Whether Location data is embedded directly in the voice stream or sent over a data channel, once location data is received by the BCES ASTRO 25 System, it can then be forwarded on to a mapping application via the Motorola Intelligent Middleware (IMW) server. Mapping applications and/or CAD solutions will need network connectivity and API interfaces established to retrieve the GPS information from IMW. Once established, Dispatch can then use the mapping application to view the location of any APX radio, in near real-time, for faster emergency responses.

For GPS Location information from the IMW server, BCES will need to work with their Hexagon CAD vendor to enable this functionality. CAD vendors typically work with their customers directly to enable mapping functionality. Motorola has not included any integration work or oversight for the Hexagon CAD effort. Motorola will demonstrate that GPS data is being received by the IMW server (via logs) from the subscriber units. Motorola will not test or demonstrate functionality beyond this demarc.

1.20 Critical Connect

Motorola Solutions' Critical Connect provides simple, flexible, and scalable cloud-based interoperability between ASTRO 25 systems and carrier-integrated MSI broadband Push-To-X (PTT, Messaging, and Mapping) applications. Critical Connect offers BCES inter-agency group voice communication between ASTRO 25 Radios and broadband mobile devices.

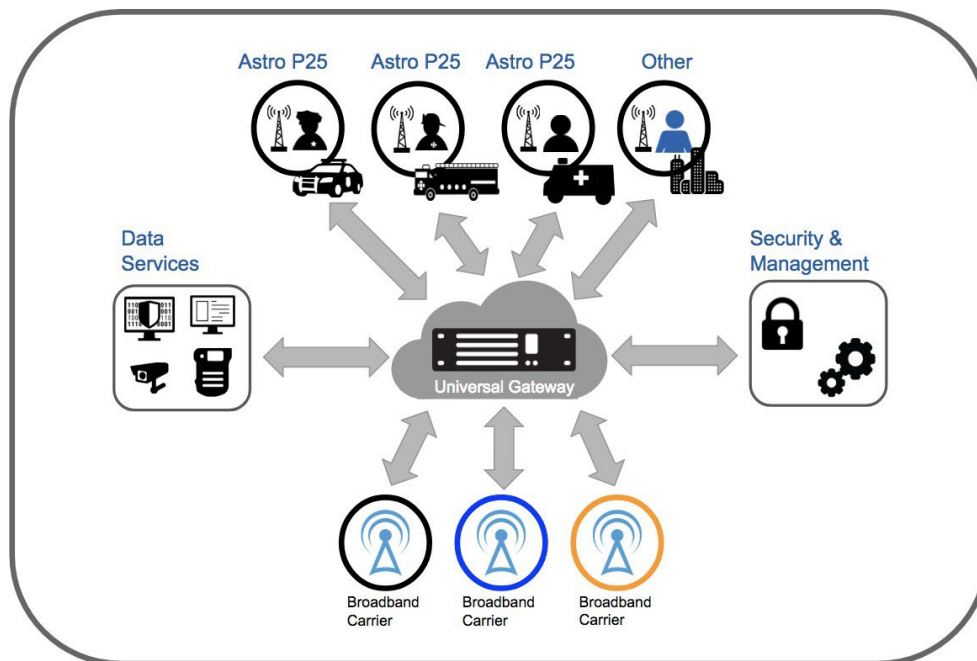


Figure 1-4:

Connectivity to Critical Connect enables the real-time exchange of voice, data, video, messaging, location, and enhanced intelligence between inter-jurisdictional agencies. Critical Connect is specifically designed to encourage interagency cooperation through data sharing and system interoperability, while providing versatility, ease of use, and peace of mind.

Motorola has only included “core enablement” for Critical Connect services. What that means is the primary core and DSR core will be equipped for Critical Connect connections. In order to access these services (such as the Critical Connect application on their phones), each individual agency/user will need to subscribe to the Motorola service for that functionality on their own at an additional cost.

BCES is responsible to provide a 25-30 Mbps Bandwidth (Symmetric) Internet connection for the Critical Connect service as other MSI applications will also using Internetworking Firewall. Assume a port speed of 100 MBps or 1 Gbps. BCES dispatch already has a customer provided fiber based Internet connection for SSC and Smart Connect. The Critical Connect server at dispatch could leverage that connection.

1.21 Key Management Facility (KMF)

A Key Management Facility (KMF) is a robust encryption key management solution that supports Motorola Solutions specific and P25 features, including Over-the-Air-Rekeying (OTAR). Utilizing the KMF, information can be created, inventoried, and distributed to encrypted endpoints including consoles and radios.

The KMF Web-Based Thin Client application provides KMF users with a modern, web-based client interface with improvements to installation, network traffic, and graphical

**ENABLE EFFECTIVE PLANNING,
IMPLEMENTATION, AND
EXECUTION OF ROBUST
SECURITY PROCEDURES**

reporting capabilities. This application enables personnel to generate detailed reports, receive at-a-glance status updates via a web-based interface, and monitor data visualizations to analyze system key material information.

The below figure provides examples of the at-a-glance status and data visualization screens.

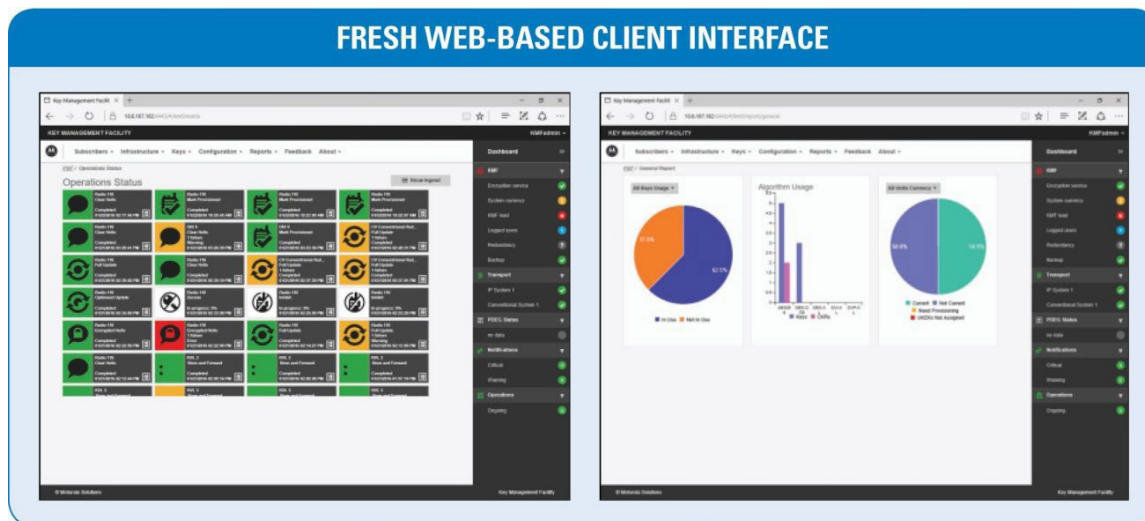


Figure 1-5: KMF Web Based Thin Client Sample Screens

Motorola has included a redundant KMF to be installed at the Joe Butte DSR site. The primary KMF is to be installed at the BCES dispatch center.

1.22 Multi-Protocol Label Switching (MPLS) routing

Motorola Solutions is also providing Multi-Protocol Label Switching (MPLS) routing equipment to overlay the new microwave links. Combined together, the MPLS microwave network solution will provide the backhaul transport of radio traffic between the primary master site(s) to the RF throughout the counties. Motorola Solutions/MNI will integrate the new microwave backhaul IP/MPLS links into the existing microwave network. All microwave rings are designed with Protected (MHSB) and Space Diversity (SD) radios. The spur hops are designed with Monitor Hot Standby radios. Licenses have been included for the new SARs to be remotely managed by the existing Nokia Network Services Platform (NSP).

1.23 MPLS Components

1.23.1 Nokia 7705 Service Aggregation Router (SAR)

The Nokia 7705 Service Aggregation Router (SAR) delivers industry –leading IP/MPLS and pseudo wire capabilities. Designed for scalability, it will give BCES the greatest potential to grow their network, adding unprecedented numbers of end users and applications, without having to make additional capital investment. In addition, the 7705 SAR portfolio offers a comprehensive set of T1/E1, T3/E3, SONET/SDH, serial data and analog voice interfaces. With these features, the BCES can gracefully

migrate their legacy connections onto their new IP/MPLS network. Critical traffic is expedited when using either high-speed Ethernet or legacy low-bandwidth links to ensure application performance.



Figure 1-6: Nokia 7705 Service Aggregation Router (SAR)

1.24 Microwave Networks

Motorola has partnered with Microwave Networks for the microwave network piece of this project. Microwave Networks Incorporated is a leading U.S. manufacturer of wireless transmission equipment and support services with a more than forty year industry history. Their primary focus is to manufacture, design, and implement Mission Critical microwave radios for Critical Infrastructure Industries like Utility, Public Safety and Federal markets.

Our proposal contains the complete integration of a network designed to meet and exceed your functional requirements, including:

- Proteus all indoor microwave radios equipped with native TDM + IP/Ethernet interfaces
- Mission Critical microwave backhaul design with True No Single Point of Failure
- High Power and Ultra High Power Indoor RF units (up to +37 dBm)
- Built-in Branching Unit to facilitate various cutover scenarios
- Racks, antenna, waveguide and dehydrators systems.
- System installation, optimization, acceptance testing, cutover and training
- Project management based on Project Management Industry standards
- Warranty, extended warranty and support options

Our design includes:

- Seven (7) 6GHz links for the BASE design
- Three (3) 11 GHz links for the OPTION 1 design

All radio links have been designed to meet or exceed 99.999% annual path availability (two-way) and >30 dB fade margin using licensed 6 and 11GHz bands. The proposed designs are based on MNI's flagship radio, the Proteus MX in an all-indoor configuration, including native TDM+IP interfaces. The path calculations are based on radio-guaranteed specifications.

1.25 Path Design Considerations

All paths were engineered to meet or exceed an annual two-way availability of 99.999% and an Effective Fade Margin exceeding 30 dB at a BER of 10E-6 using the Vigants-Barnett model. The preliminary calculations for path performance are based on Microwave Networks guaranteed 10E-6 receiver threshold levels and transmit power. Bellcore Standard transmission engineering practices,

formulas and topographic data are the foundation of these calculations. The Clearance criteria and Digital Terrain data used to determine preliminary antenna centerlines are:

- Main 1
 - K= 1.0 @ 60% F1
 - FH = 10 ft
- Diversity
 - K= 1.33 @ 60% F1
 - FH = 10 ft
- National Land Cover Database 2019 information (30 meter)

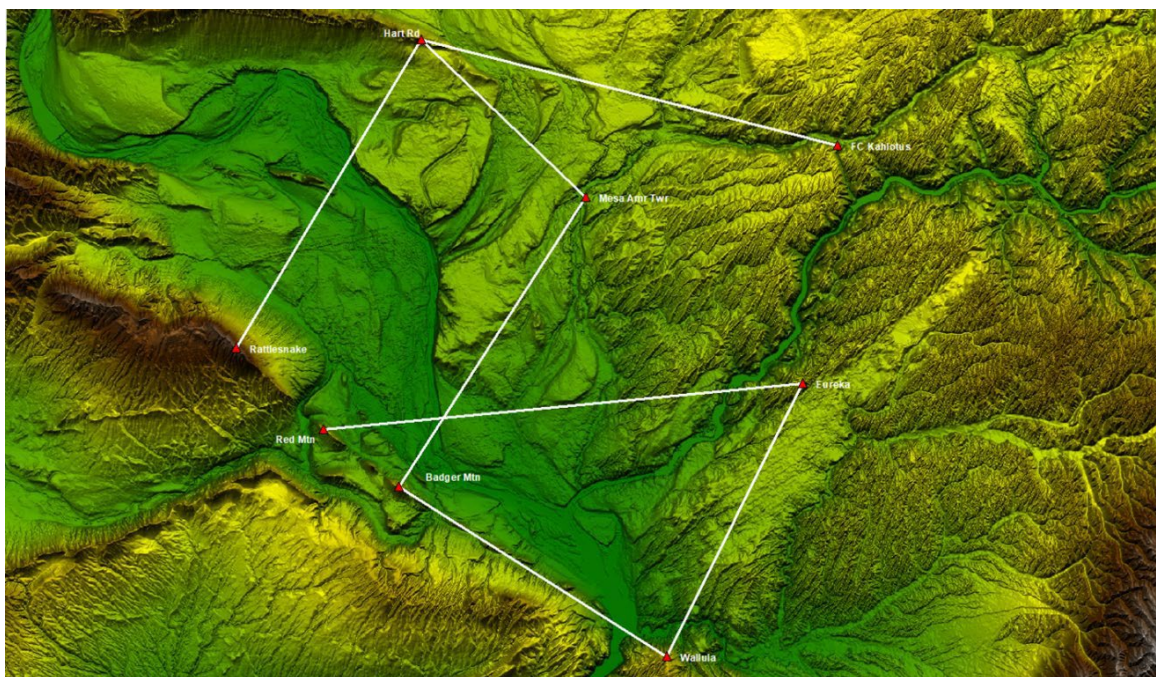


Figure 1-7: Base Offer Microwave Design

Equipment and Reliability Summary

PATH	SITE NAME	MAIN ANTENNA MODEL	MAIN ANTENNA DIAMETER (ft)	MAIN ANTENNA HEIGHT (ft)	MAIN TX LINE MODEL	MAIN TX LINE LENGTH (ft)	TOWER HEIGHT (ft)	DR ANTENNA MODEL	DR ANTENNA DIAMETER (ft)	DR ANTENNA HEIGHT (ft)	DR TX LINE MODEL	DR TX LINE LENGTH (ft)	FADE MARGIN (dB)	RADIO MODEL	MODULATION / THROUGHPUT	RADIO CONFIGURATION	PATH LENGTH (mi)	AN TW AVAIL Y
1	Mesa Amr Twr	VHLP6-6W	6	35	EU 63	75	150						39.14	MX/1/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	28.34	99.1
	Badger Mtn	VHLP6-6W	6	35	EU 63	75	65											
2	Hart Rd	VHLP6-6W	6	40	EU 63	80	100						42.05	MX/1/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	18.76	99.1
	Mesa Amr Twr	VHLP6-6W	6	90	EU 63	130	150											
3	Hart Rd	VHLP6-6W	6	90	EU 63	130	100	VHLP4-6W	4	60	EU 63	100	32.89	MX/1/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	35.37	99.1
	FC Kahlotus	VHLP6-6W	6	295	EU 63	335	300			265		305						
4	Eureka	VHLP6-6W	6	45	EU 63	85	100	VHLP4-6W	4	15	EU 63	55	35.8	MX/1/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	39.63	99.1
	Red Mtn	VHLP6-6W	6	45	EU 63	85	180			15		55						
5	Eureka	VHLP6-6W	6	20	EU 63	60	100						40.68	MX/1/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	25.06	99.1
	Wallula	VHLP6-6W	6	18	EU 63	58	100											
6	Badger Mtn	VHLP6-6W	6	50	EU 63	90	65	VHLP4-6W	4	25	EU 63	75	39.32	MX/1/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	26.12	99.1
	Wallula	VHLP6-6W	6	61	EU 63	101	100			31		70						
7	Rattlesnake	VHLP6-6W	6	55	EU 63	155	185	VHLP4-6W	4	25	EU 63	125	37.41	MX/1/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	29.51	99.1
	Hart Rd	VHLP6-6W	6	55	EU 63	95	100			31		65						

Figure 1-8: Base Offer Equipment Summary Table

The Base Offer and Option1 have been designed as a bolt-on add-ons to the existing microwave network. The Base Offer will close its loops with the existing rings. Option 1 has been designed as

spur add-ons for easy removal without affecting the rest of the network in case that Option is not exercised. Option 1 uses all 11GHz indoor radios to reduce the dish sizes required.

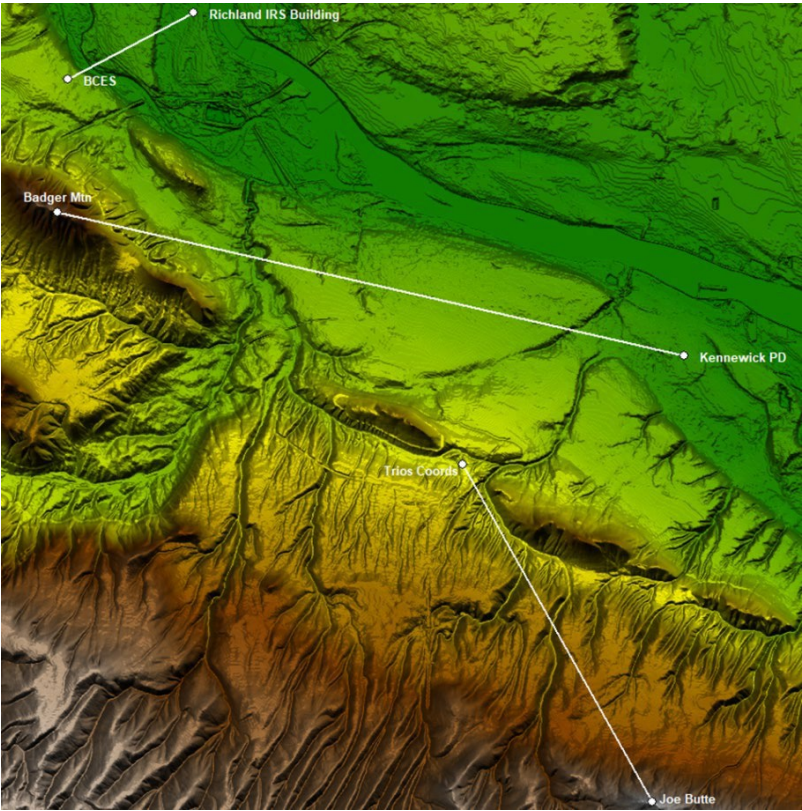


Figure 1-9: Option 1 Microwave Design

Equipment and Reliability Summary

PATH	SITE NAME	MAIN ANTENNA MODEL	MAIN ANTENNA DIAMETER (ft)	MAIN ANTENNA HEIGHT (ft)	MAIN TX LINE MODEL	MAIN TX LINE LENGTH (ft)	TOWER HEIGHT (ft)	FADE MARGIN (dB)	RADIO MODEL	MODULATION / THROUGHPUT	RADIO CONFIGURATION	PATH LENGTH (mi)	ANNUAL TW WAY AVAILABILITY (%)
1	Trios Coords	VHLP3-11W	3	100	EU 90	140	100	38.42	MX/I/11G/30M/MH	128 QAM / 155 Mbps	Hot-Standby	5.88	99.99999
	Joe Butte			40		80	100						
2	Badger Mtn	VHLP4-11	3	35	EU 90	75	65	38.32	MX/I/11G/30M/MH	128 QAM / 155 Mbps	Hot-Standby	9.75	99.99992
	Kennewick PD	HP4-11		50		90	60						
3	BCES	VHLP3-11W	3	38	EU 90	78	160	47	MX/I/11G/30M/MH	128 QAM / 155 Mbps	Hot-Standby	2.17	100
	Richland IRS Building			109		149	110						

Figure 1-10: Option 1 Equipment Summary Table

See Section14: Microwave Networks Preliminary Path Calculations for detailed Path profiles

1.26 Microwave Equipment Solution

1.26.1 Proteus MX

All Proteus MX radios are Native Ethernet and Native TDM radios, providing a flexible platform allowing the increase in capacity for future requirements without the need of re-investing.

The features of this design are as follows:

- Native Ethernet radios
- Built-in Branching Unit to facilitate various cutover scenarios
- Mission Critical microwave backhaul design with True No Single Point of Failure
- Proven backhaul reliability for P25 Land Mobile Radio Systems and Simulcast Analog systems

The Proteus MX is a technically advanced, cost-effective mission-critical licensed band radio platform. As a hybrid radio, the MX supports native TDM (DS1, DS3 and OC3) and native Ethernet IP traffic separately without converting traffic from one format to the other. This hybrid design has the advantage of preserving TDM timing and minimizing latency and jitter in the TDM traffic.

The Proteus MX was designed around Mission Critical Reliability; it was designed from the ground up to provide backhaul for critical applications such as P-25, TETRA and LTE networks. In the 1+1 protected configuration every active component is duplicated with automatic switching between primary and Standby at several different points in the traffic path. Individual modules can be removed and replaced for maintenance without disconnecting traffic cables or interrupting traffic in any way.

Setup and configuration is carried out using either a menu based Command Line Interface session or using the Proteus Element Manager GUI application. Unlike many other radios in the market, both ends of a radio hop can be configured simultaneously from one site – there is no need to individually configure each site separately.

The Proteus MX is also available in various hardware and path protection configurations, including 1+0, 2+0, non-protected repeater, non-protected space diversity, fully hot-standby protected (1+1) and protected transmit with space or frequency diversity receivers.

- Key features include:
 - Native Ethernet and Native TDM
 - Data rates from 6 Mbps (2.5 MHz channel) to 350 Mbps (60 MHz channel)
 - 6-38 GHz licensed frequency bands
 - All Indoor or Split Mount with outdoor antenna mounted RF Units.
 - QPSK to 256 QAM Modulations
 - SHARP – Self Healing Alternate Ring Protection- built-in T1 Loop Protection
- MicroBus – Single cable interface for co-located radios
- Carrier Ethernet Features:
 - Integrated L2 Ethernet switch with 4096 VLAN and QoS
 - Standard: 4 x10/100/1000BaseT interface (FE/GE) – RJ45
 - XPIC
 - Support up to 10k byte Jumbo Frame

- Adaptive Coding & Modulation (ACM)
- Relay Alarm Outputs 4 x Form-C relays, NO & NC contacts (software mapped)
- External Inputs 6 x TTL floating inputs
- Forward Error Correction for improved receiver threshold.
- System Identification Memory (SIM) – A front panel accessible Flash memory card (SD Flash) containing all configuration and history files. The SIM card can be transferred during maintenance to quickly and easily upload configuration to a replacement unit.
- Operating Temperature Range:
 - Indoor installed units: -5°C to +55°C
 - Outdoor installed units: -50°C to +55°C
- A powerful Transversal Equalizer to provide high tolerance to dispersive fades
- Transmitter pre-distortion for increased output power
- RADIUS user authentication
- Element Manager (EM) application GUI for easy radio setup and configuration
- Available SPARCS Network Management System – An SNMP based NMS for managing Proteus radios as well as other SNMP based objects in the networks.



Figure 1-11: MX Signal Processing Unit (SPU)

The Proteus IRFU provides high output power up to +37 dBm in a small footprint. The RFU is designed to support multiple capacities, frequencies, modulation schemes and configurations for various network requirements. It operates in the 6, 7, 8 and 11 GHz frequency bands, and supports capacities of 6-350 Mbps. The RFU branching unit includes a built-in expansion port that allows a new radio connection to an existing antenna system.



Figure 1-12: Proteus IRFU (Indoor RF Unit)

1.26.1.1 Racks and Fuse Panels

The radios are mounted in 7"x19" seismic racks that are R56 compliant and are equipped with a Trimm fuse/terminal block panel. The intra-rack DC power wiring will be connected to the Trimm fuse/terminal block panel and the DC circuit for each piece of rack mounted equipment will be separately fused.

1.26.1.2 Antenna System

All the antennas used for transmission meet FCC Part 101, Category A and provide rugged, high-quality performance at low initial costs. They also provide excellent wind survivability at 155 mph. Radomes and additional antenna struts are also proposed to reduce wind loading and enhance the survivability of the system.

1.27 Power Systems

Our Proposal includes pricing for 48 VDC power supplies with redundant rectifiers. The power plants proposed are the same type included in the previous 2024 Microwave replacement project. The DC plant is a single 19" rack consisting of the Eltek Smartpack, 6 rectifiers, 3kVA inverter, and four trays of batteries. The power supplies are sized for 2 hours of uptime with 24 hours of recharge time. Only the MSI new equipment was used in the sizing estimation.

Preliminary load profiles are provided below. DBR assumed duty cycle 40/60 (TX/RX). No growth factor applied.

Site Type	Total Watts	Total Amps	Total BTU/HR
ASR Site	2349	48.3	8031
10 Chnl Remote	3463	66.1	11837
12 Chnl Remote	3806	7302	13008
DSR	5010	41.8	17100

A rack diagram of the Eltek system is below.

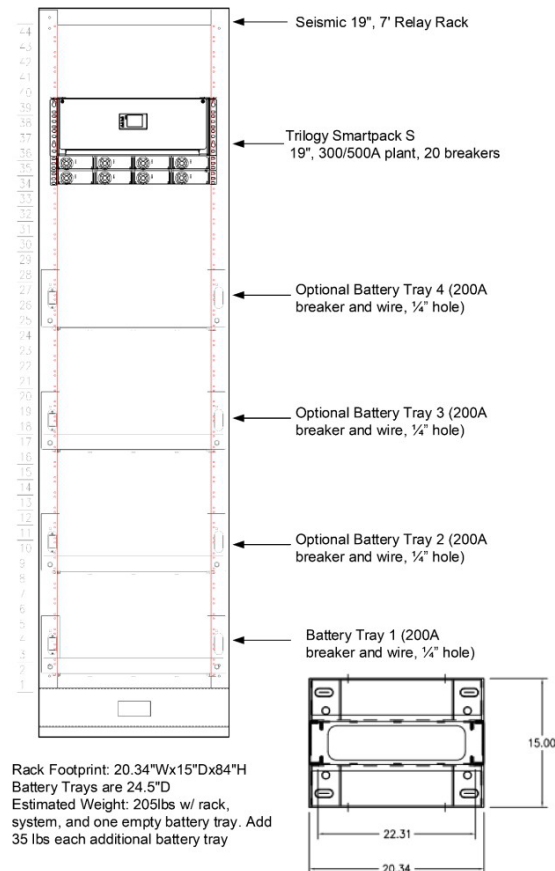


Figure 1-13: BCES Eltek DC Plant

The Eltek Trilogy DC power system, powered by the Flatpack2 line of power modules, brings 250A – 600A to applications where space is limited. Use of the highly efficient and reliable Flatpack2 rectifier, remarkably flexible distribution, and the advanced Smartpack S controller make for optimal system design and cost effective deployment.

The Eltek Trilogy Flatpack S rectifiers have an efficiency of up to 95%. This high efficiency translates into significant, ongoing AC power savings for the life of the system. The assembly will contain individual DC circuit breakers, distribution panel, voltage and current continuous metering capabilities, high/low DC voltage disconnect switching and all necessary maintenance and management alarm and control functions. Chargers will be provided in redundant arrangement with units of identical capacity and type working on a load-sharing basis during normal operation. Solid state monitoring by the power board will be continuous and automatic switchover employed in the event of failure of either unit. Upon

switchover the surviving rectifier will be able to carry the entire site load plus growth for 2 hours and provide 24 hour recharge in the event of any loss of AC power.



Figure 1-14: Eltek Trilogy with Smartpack S Shelf and redundant rectifiers

1.28 Refurbished Equipment Shelter

Our Proposal includes pricing for a 11x20 refurbished equipment shelter to be placed at the Mesa tower site. As cellular vendors transition to placing more of their equipment on the tower vs in a shelter, used shelters have become an economic solution for many customers. The used shelters Motorola provides have been through a thorough exterior and interior renovation process to meet our expectations. Descriptions of these renovations are listed below.

Exterior Renovation

- Concrete sealant
- New awning painted and placed inside shelter with installation hardware
- Inspected for holes and sealed (as needed)
- New polyvinyl roofing (10 years Material / 2 year workmanship limited warranty)
- New exterior LED light with photo eye
- New door hardware with pick guard
- New keys (2) included in lockbox
- All seams caulked
- All entry ports capped
- Shelter, Trim, Door and Awning body paint

Interior Renovation

- New (2-6) LED 4' surface lights
- All walls/ceiling cleaned & inspected

- Ladder rack cleaned & inspected
- Commercial non-static vinyl floor (15 year warranty)

Alarm Package

- New 66 block
- New door contact
- New power fail relay
- New high/low temp sensors

Shelter Installation Kit

- Tie-down plates and hardware (as needed)
- Lifting Brackets
- Touch up paint for shelter/trim/HVAC
- Door lock for secure travel during shipping
- Concrete patch
- Extra caulk for awning/etc.

Power Distribution

- New 200-amp 42 space single phase panel
- New manual transfer switch
- New cam-lock gen plug
- New Type 1 & 2 Surges
- New outlets, switch, and GFCI (replace as needed)
- New LED exit/emergency light
- New line voltage smoke detector with relay switch
- Inspection of all wires (replace as needed)

HVAC Units & Controller

- New HVAC 3 ton unit(s) (1 year manufacturer warranty)
- New lead lag controller
- Includes 5 KW heat strip
- Includes wall curbs (as needed)

Grounding System

- Internal R56 grounding halo
- (1) Internal master grounding bar
- Harger External Ground Bar w/copper tails

Safety Kit

- First aid kit, Eye wash, Fire extinguisher

1.29 Outdoor 35kW Generators

Our proposal includes pricing for outdoor sound attenuated 35kW propane generators to be installed at the Mesa, Eureka, and Wallula tower sites. 500 gallon propane tanks will also be provided.

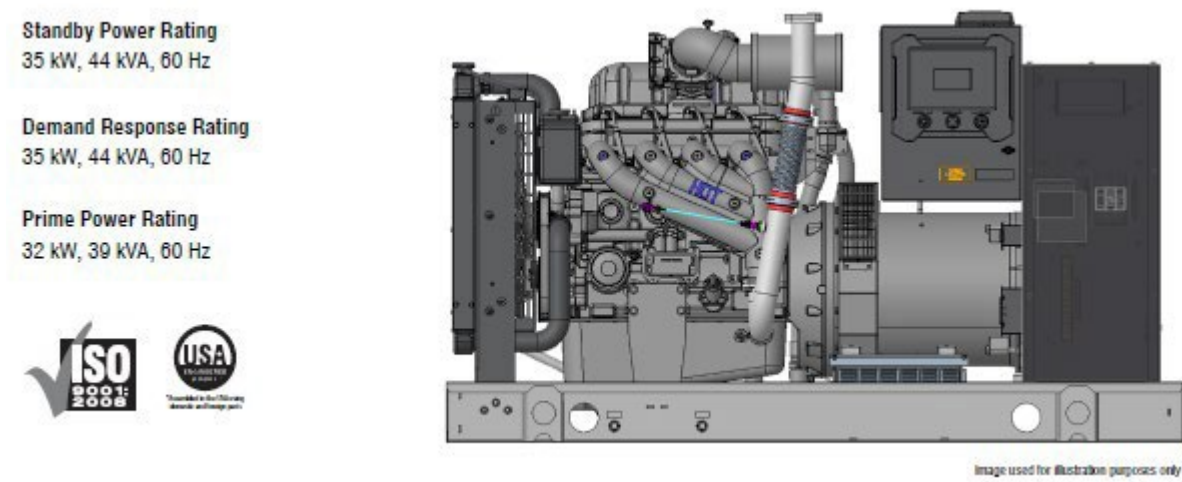


Figure 1-15:

Generac is one of North America's largest suppliers of power generation equipment. For more than five decades, Generac has designed and manufactured diesel, natural gas, and bi-fuel generators that meet the demands of any application.

1.30 Applicable Failure Scenarios

The failure mode analysis included in the diagrams below is reflective of the proposed design. Some of these failure scenarios will be demonstrated during the factory and field ATPs.

1.30.1 BASE OFFER: Failure of Active Zone Controller

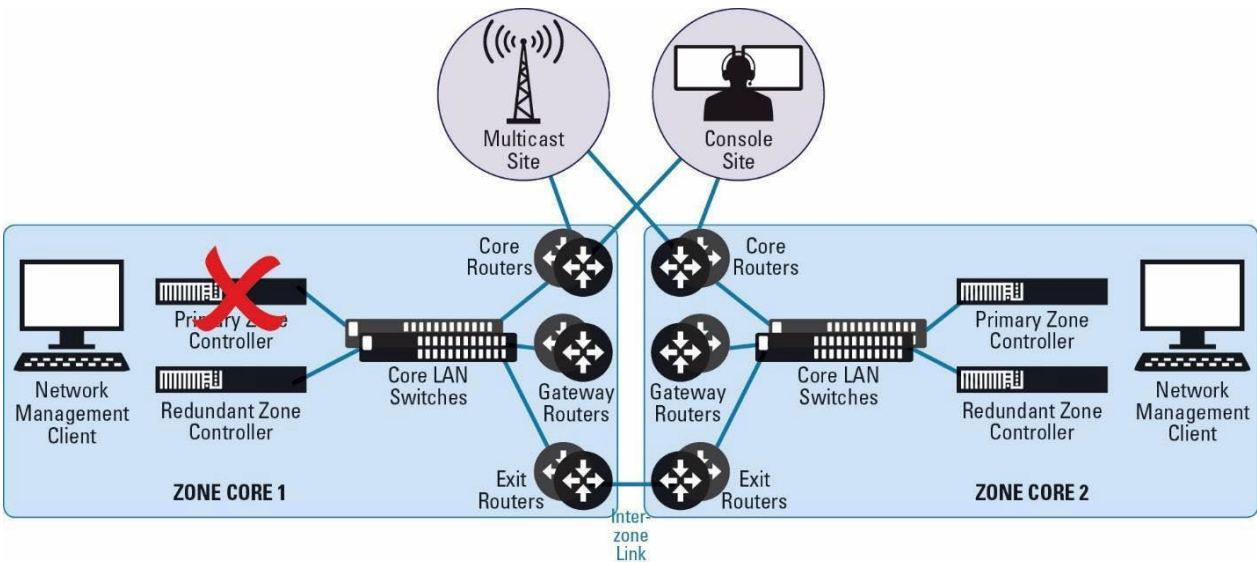


Figure 1-16: DSR Pair, Failure of Active Zone Controller

Scenario:	Failure of Active Zone Controller
Result:	Each zone core location consists of redundant Zone Controllers. In the event that a failure of the active Zone Controller occurs, operations will switch to one of the standby Zone Controllers. As the switchover process takes place, the system will temporarily enter site trunking mode. Wide area trunking will be restored when the switchover process is complete (typically less than 30 seconds). Any and all calls generated after automatic switchover to the standby Zone Controller will not observe any change of service. Once the failed Zone Controller is restored to operation, the remote sites will not switch back automatically unless there is a subsequent failure. This prevents unnecessary switching should the restoration of service be transient or intermittent.
Protection:	Redundant Zone Controllers, DSR
Detection:	Alarm on Network Management Terminal (UEM).

1.30.2 BASE OFFER: Network Component Failure at Active Zone Core

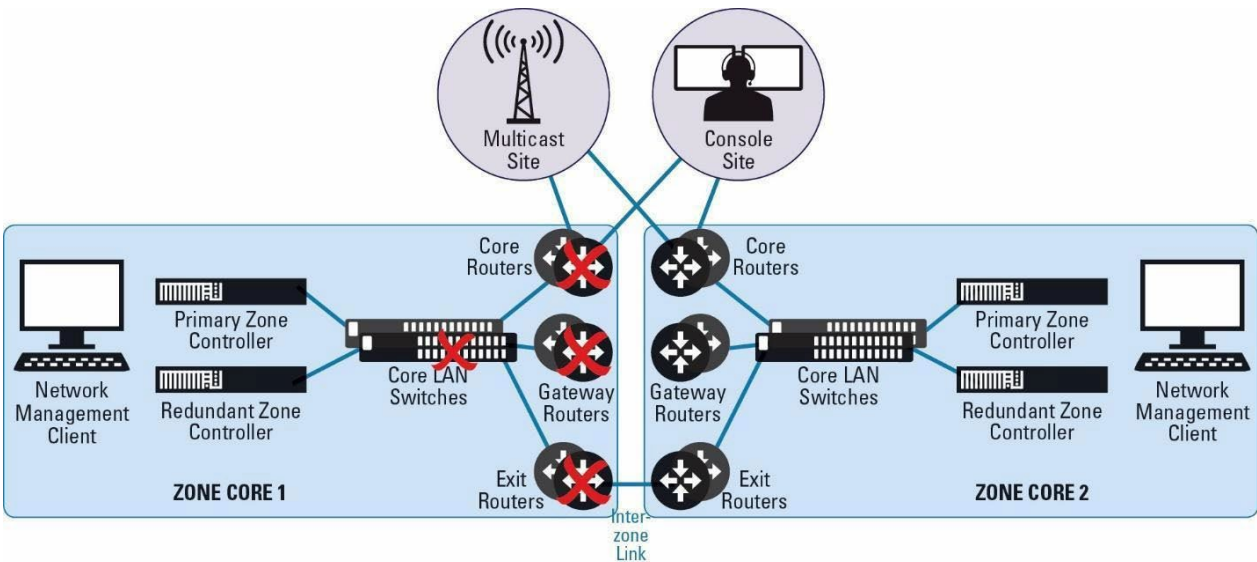


Figure 1-17: DSR Pair, Failure of Network Component at Active Zone Core

Scenario:	Failure of Core LAN Switch or Core Router or Gateway Router
Result:	Redundant components are used for each critical network component within the master site. Failure of a core LAN switch, core router or gateway router will result in traffic rerouting through the redundant device. Rerouting is virtually instantaneous and transparent to the end users.
Protection:	Redundant Core Router, Redundant Core LAN Switch, Redundant Gateway Router, Redundant Exit Router
Detection:	Alarm on Network Management Terminal (UEM).

1.30.3 BASE OFFER: Failure of Zone Core Critical Components (both Zone Controllers or Core LAN Switches or Core Routers or Gateway Routers)

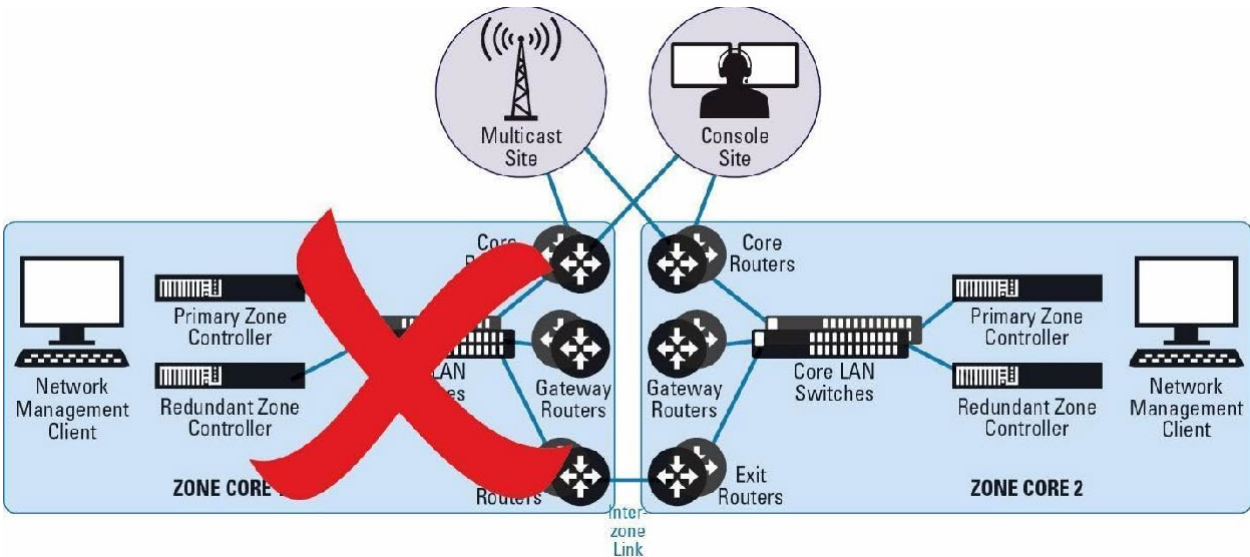
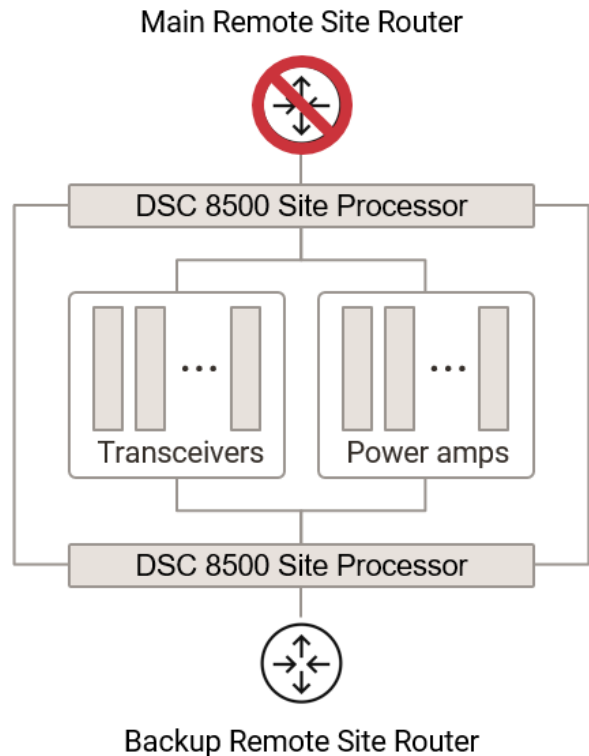


Figure 1-18: DSR Pair, Failure Of Zone Core Critical Components

Scenario:	Failure of both Zone Controllers, Core LAN Switches, Core Routers, Gateway Routers or entire Main Master Site
Result:	In a system that implements DSR, the master site consists of two zone core locations. Both sites are live on the system. Failure of the key components at the active zone core will result in the automatic switch-over of control to the DSR zone core. During a switch over, RF and dispatch sites will automatically switch over to the backup zone core. As the switchover process takes place, the system will temporarily enter site trunking mode. Wide area trunking will be restored when the switchover process is complete (typically less than 30 seconds). Any and all calls generated after automatic switchover to the backup master will not observe any change of service. Once the primary zone core is restored to operation, the remote sites will not switch back automatically unless there is a subsequent failure. This prevents unnecessary switching should the restoration of service be transient or intermittent.
Protection:	Redundant Zone Cores, Redundant Links
Detection:	Alarm on Network Management Terminal (UEM).

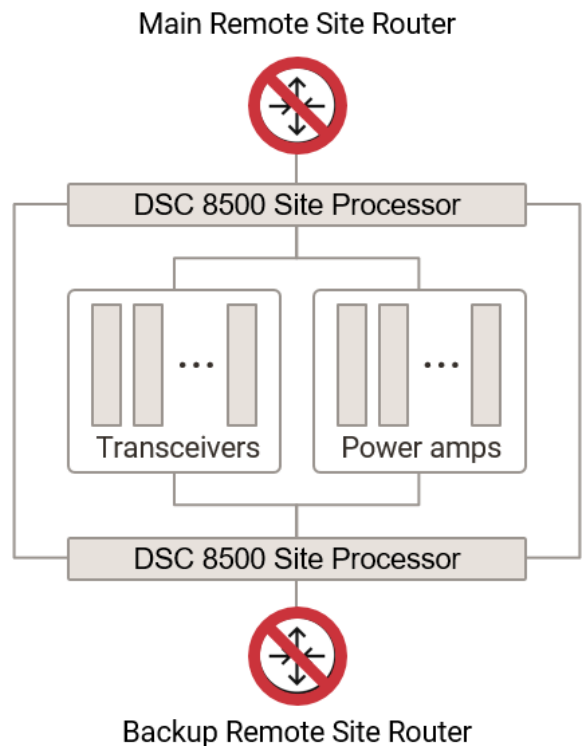
1.31 ASTRO Standalone Repeater (ASR) Site

1.31.1 Failure of the Main Gateway or Site Link



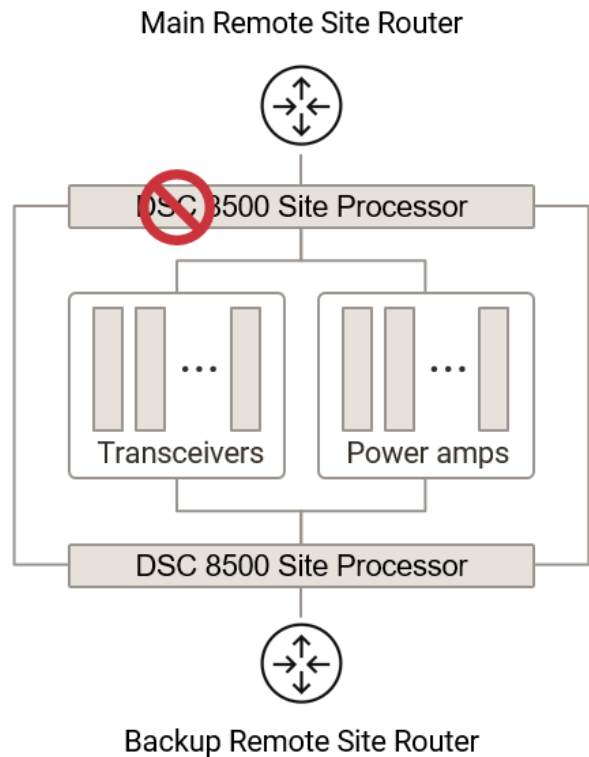
Failure of ASR Main Gateway or Site Link	
Result	The ASR sites employ redundant site gateways and redundant site links. Failure of the main site gateway / site link at an ASR site will result in automatic switchover to the redundant site gateway / site link. The ASR site remains in wide area trunking mode. The failure is transparent to all system users. The traffic is rerouted through the redundant site gateway-backup master site link and the interzone link to the main master site.
Protection	Redundant (ASR) gateway, redundant site links
Detection	Alarm on manager terminal

1.31.2 Failure of Both Gateways or Site Links



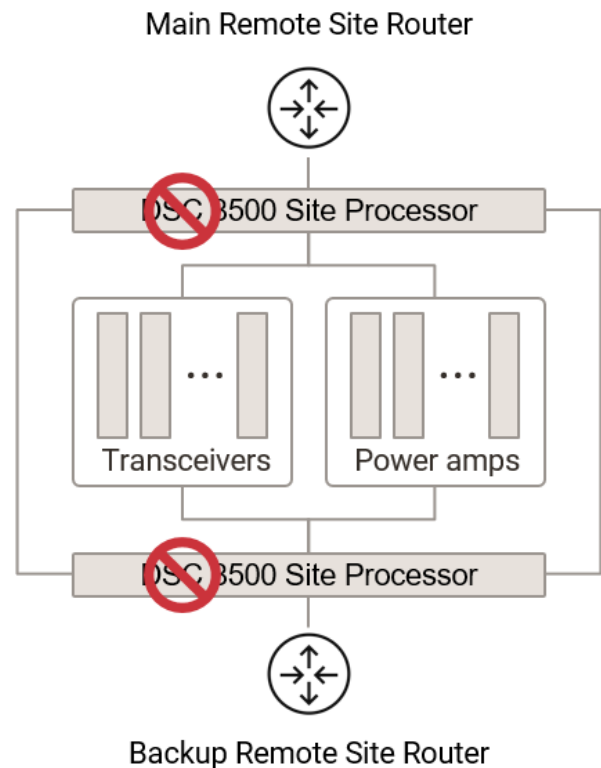
Failure of Both ASR Main & Backup Gateway or Site Links	
Result	In the unlikely event that either both (ASR) gateways or site links fail, the ASR will revert to site trunking mode of operation. The ASR site will continue to operate in site trunking mode until the wide area connection is restored by replacing at least one of the failed site gateways with a fully functional spare. Subscriber radio units in the field affiliated to the ASR site will go into site trunking mode of operation. If the subscriber units are programmed for use only on the ASR site, they will remain in site trunking until the ASR site is restored to wide area trunking operation. If the subscriber radios are programmed to use any of the RF sites in the system, they will look for another RF site which provides adequate coverage and is in wide area trunking operation and affiliate to it. Subscriber units affiliated to the ASR site and in site trunking mode can communicate to each other, but cannot communicate with users affiliated to other RF sites. They can communicate with the dispatch users, if the dispatch users have a backup control station affiliated to the ASR site.
Protection	Spare site gateway, backup control stations at dispatch locations
Detection	Alarm on manager terminal

1.31.3 Failure of a Site Processor



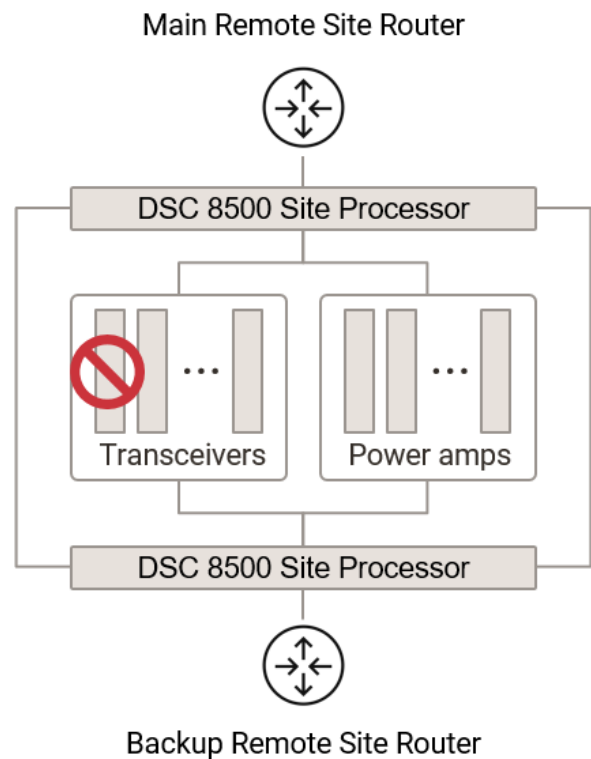
Failure of an ASR DSC 8500	
Result	Motorola has provided redundant DSCs at the ASR site. Failure of a DSC will result in automatic switchover to the remaining DSC(s). The site remains in wide area trunking mode. The failure will result in a temporary (approx. 1 minute) reduction of capacity.
Protection	Redundant ASR DSC 8500
Detection	Alarm on manager terminal

1.31.4 Failure of Both Site Processors



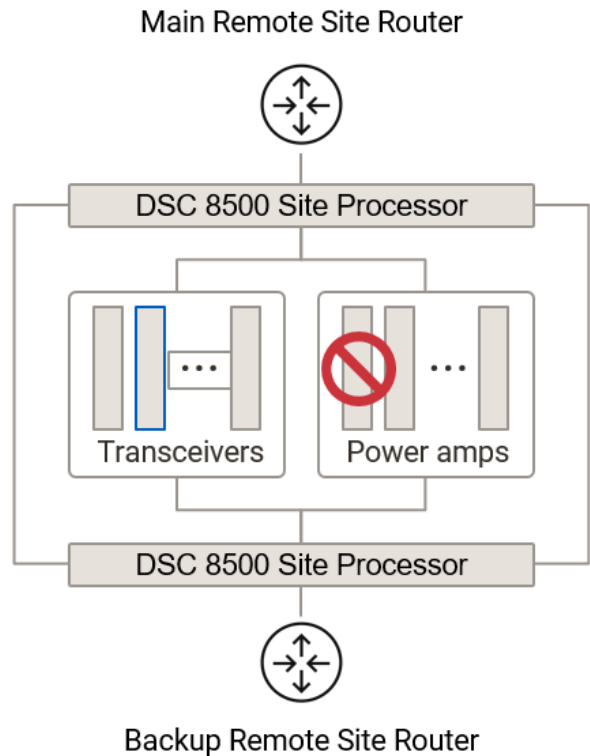
Failure of Both Primary Rack ASR DSC 8500 (1, 2)	
Result	In the unlikely event that both the DSCs fail, the site (ASR) will be removed from service. The coverage from ASR site will no longer be available, possibly reducing the system coverage footprint. Subscriber units in the field served by the failed ASR site will experience a momentary loss of coverage, before they affiliate to another wide area RF site. If they are out of range of any RF coverage, the subscribers will lose access to the system.
Protection	Redundant ASR DSC 8500
Detection	Alarm on manager terminal

1.31.5 Failure of a Transceiver



Failure of a Single Transceiver (XCVR)	
Result	Motorola trunking systems provide up to 4 possible control channels in an ASR site. If the currently active control channel allocated to a XCVR fails, another channel automatically takes over and the failed control channel is automatically taken out of service. All other channels at the ASR remain unaffected. The ASR site remains in wide-area trunking mode. The failure is transparent to all system users. Dispatch console operation remains unaffected. In a trunking system, multiple channels inherently provide redundancy for ASR sites. The failure of a voice channel (not control) will result in the zone controller removing that channel from service, resulting in some reduced channel capacity. Any calls in progress on the failed channel will be lost, and on the next push-to-talk, radio traffic will be restored via another channel. All other channels are unaffected. The failure of one voice channel will be transparent to all system users. The entire system remains in the wide area trunking mode. Dispatch console operation remains unaffected. If provisioned with N+1 transceiver redundancy, the channel capacity will be restored using the redundant transceiver.
Protection	Multiple potential control channels, redundant transceiver
Detection	Alarm on manager terminal

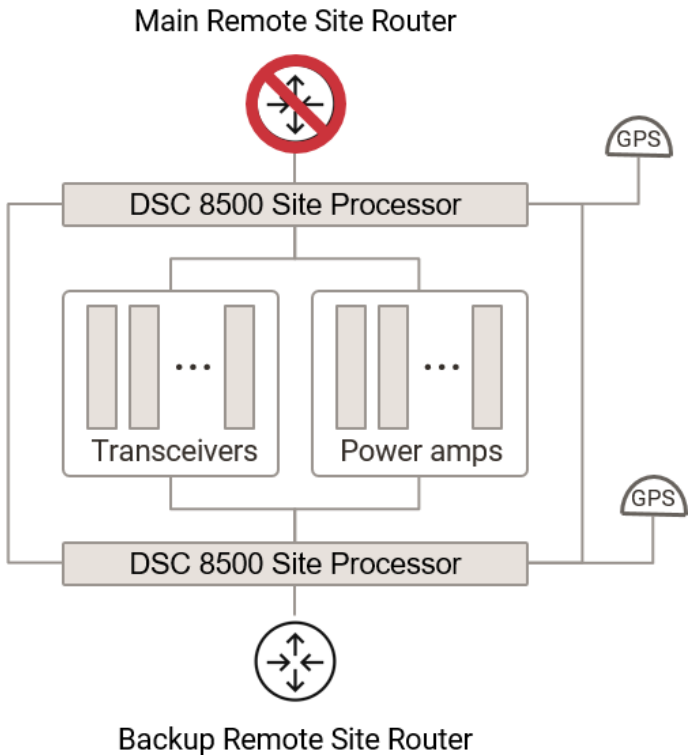
1.31.6 Failure of a Power Amplifier



Failure of a Single PA	
Result	Failure of a single PA may result in the reduction of a single carrier capacity. This is dependent on the configured transmit power of the channels at the site. If the channels are configured in a way that the remaining multicarrier PA bank can support the transmit power of the channels this will not result in any loss.
Protection	Multicarrier PA bank capacity
Detection	Alarm on manager terminal

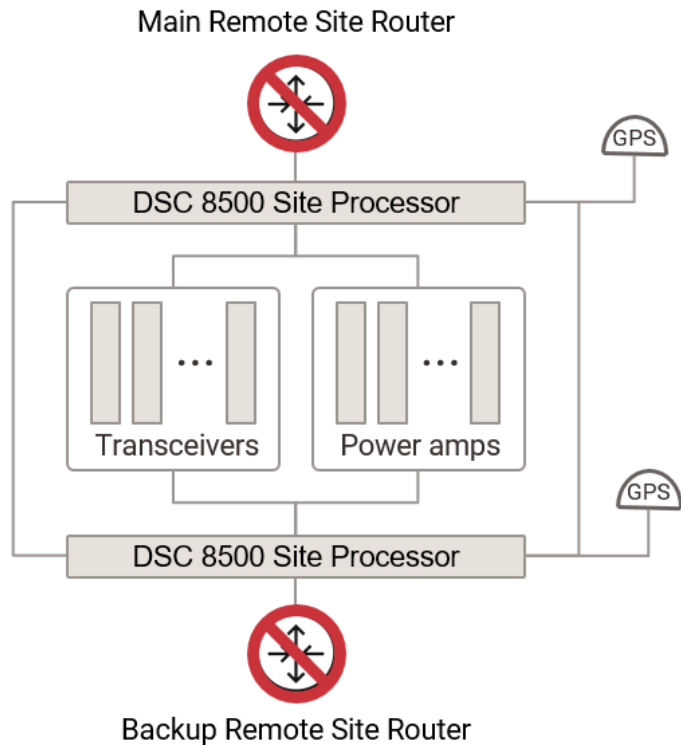
1.32 ASTRO Simulcast Sub-site

1.32.1 Failure of the Main Gateway or Site Link



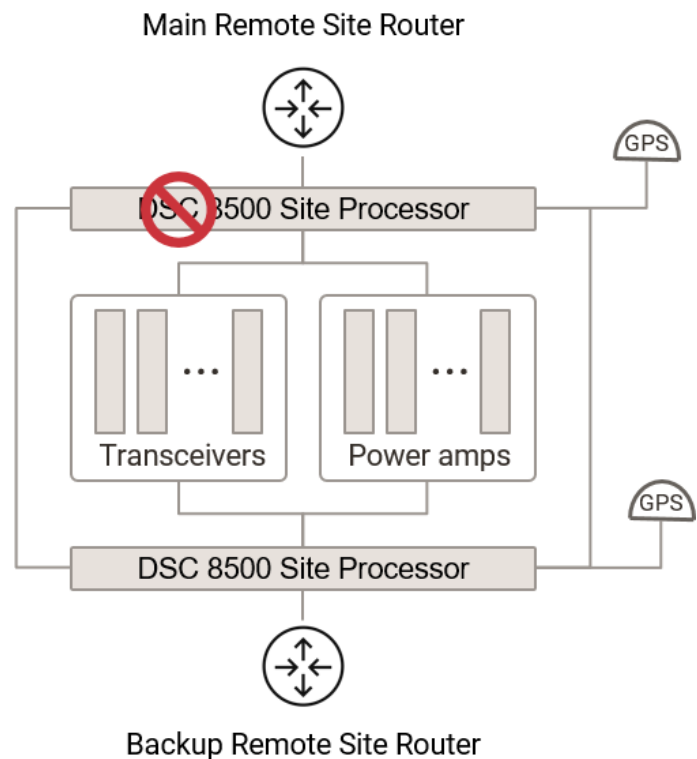
Failure of the Main Gateway or Site Links	
Result	The sub-site employs redundant remote site routers. Failure of the main remote site router / site link will result in automatic switchover to the redundant remote site router. The sub-site remains in wide area trunking mode. The failure is transparent to all system users. The traffic is rerouted through the redundant sub-site router back to the prime site.
Protection	Redundant sub-site router
Detection	Alarm on manager terminal

1.32.2 Failure of Both Remote Site Routers



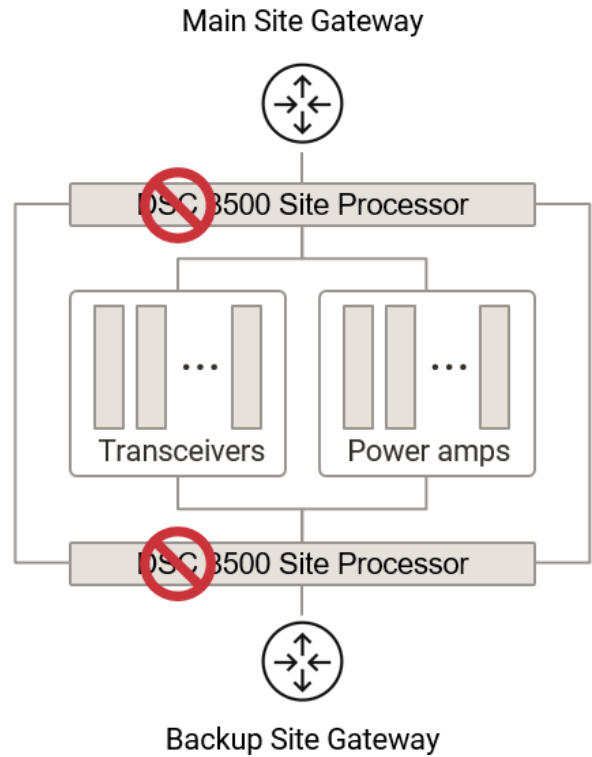
Failure of Both Remote Site Routers	
Result	In the unlikely event that both sub-site routers fail, channels configured for local failsoft will revert to a failsoft repeat mode.
Protection	Redundant sub-site router, local failsoft
Detection	Alarm on manager terminal

1.32.3 Failure of Remote Site Processor



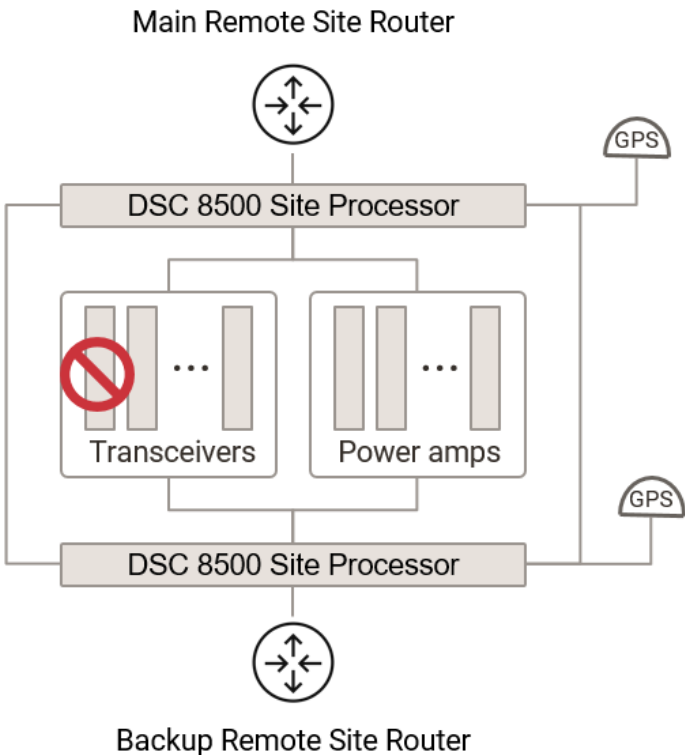
Failure of a Sub-site DSC 8500 Site Processor	
Result	Motorola has provided redundant DSC(s) at the sub-site. Failure of the a DSC will result in automatic switchover to the remaining DSC(s). The site remains in wide area trunking mode. The failure will result in temporary (approx. 1 Minute) reduction of capacity.
Protection	Redundant DSC 8500
Detection	Alarm on manager terminal

1.32.4 Failure of Both Site Processors



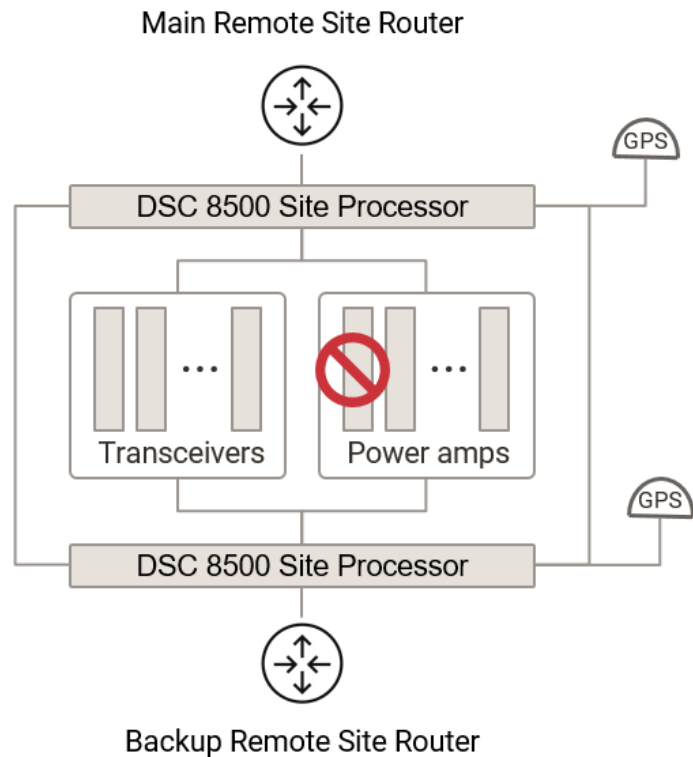
Scenario:	Failure of both primary rack DSC 8500 (1, 2)
Result:	In the unlikely event that both the DSCs fail, the sub-site will be removed from service. The coverage from simulcast sub-site site will no longer be available, possibly reducing the system coverage footprint. Subscriber units in the field served by the failed sub-site will experience a momentary loss of coverage, before they roam to another sub-site. If they are out of range of any RF coverage, the subscribers will lose access to the system.
Protection:	Redundant DSC 8500
Detection:	Alarm on manager terminal

1.32.5 Failure of Remote Site Transceiver



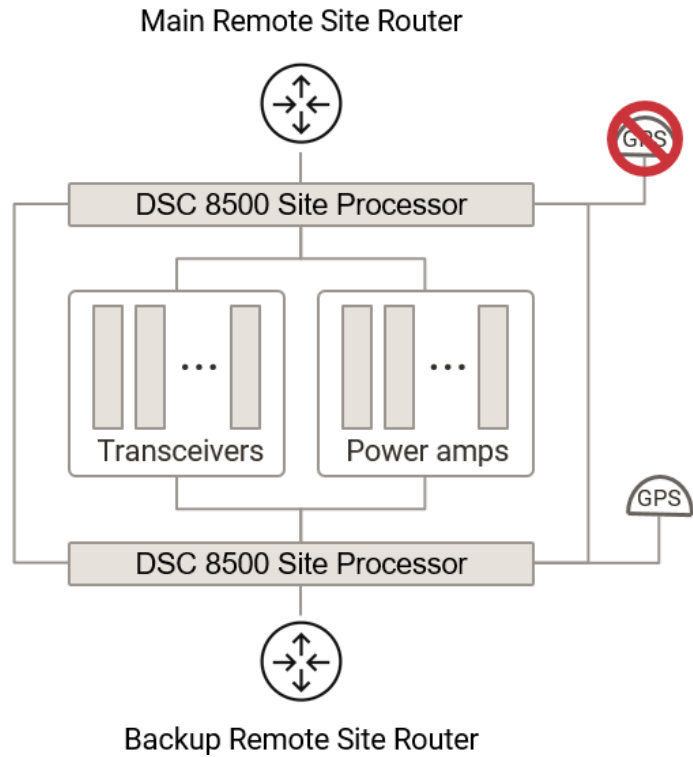
Failure of a Single Transceiver (XCVR)	
Result	Motorola trunking systems provide up to four possible control channels in a simulcast subsystem. If the currently active control channel is allocated to a XCVR that fails, another channel automatically takes over and the failed control channel is automatically taken out of service (behavior controlled by the Prime Site). All other channels at the sub-site remain unaffected. The site remains in the wide-area trunking mode. The failure is transparent to all system users. Dispatch console operation remains unaffected. In a trunking system, multiple channels inherently provide redundancy for simulcast sites. The failure of a voice channel (not control) will result in the zone controller removing that channel from service, resulting in some reduced channel capacity. Any calls in progress on the failed channel will be lost, and on the next push-to-talk, radio traffic will be restored on another channel. All other channels are unaffected. The failure of one voice channel will be transparent to all system users. The entire system remains in the wide area trunking mode. Dispatch console operation remains unaffected. If provisioned with N+1 transceiver redundancy, the channel capacity will be restored using the redundant transceiver.
Protection	Multiple potential control channels, redundant transceiver.
Detection	Alarm on manager terminal

1.32.6 Failure of a Remote Site Power Amplifier



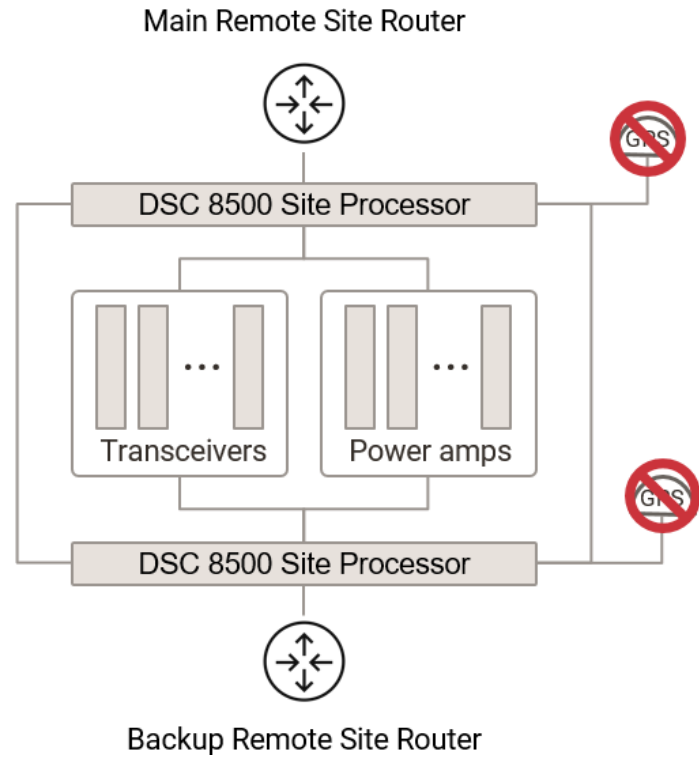
Failure of a Single Power Amplifier (PA)	
Result	Failure of a single PA may result in the reduction of a single carrier capacity. This is dependent on the configured transmit power of the channels at the site. If the channels are configured in a way that the remaining multi carrier PA bank can support the transmit power of the channels this will not result in any loss.
Protection	Multicarrier PA bank capacity
Detection	Alarm on manager terminal

1.32.7 Failure of a GPS Antenna



Failure of a GPS Antenna	
Result	Sub-sites deploy redundant GPS antennas, hence the failure of a single antenna will result in the other antenna being used for timing for voice and data as, well as timestamps used for logging.
Protection	Redundant GPS Antenna
Detection	Alarm on manager terminal

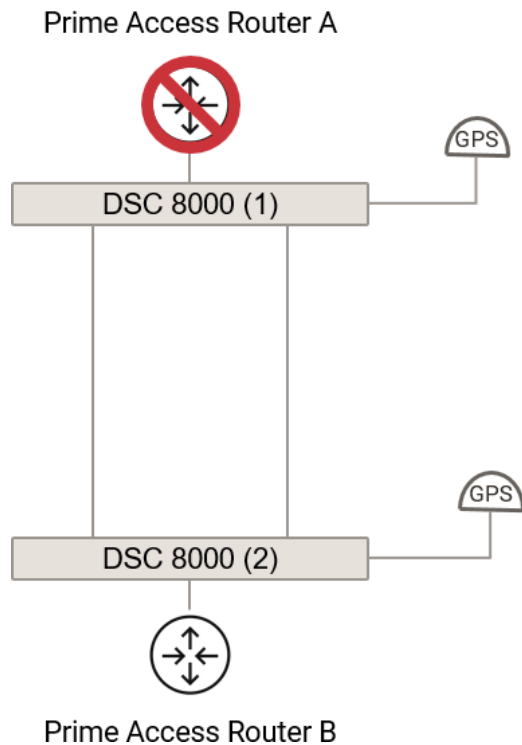
1.32.8 Failure of Both GPS Antennas



Failure of Both GPS Antennas	
Result	The sub-site has an option of a high stability (rubidium) oscillators (ordered as a DSC 8500 option). The sub-site will run at least 72 hours without GPS antenna, assuming the rubidium oscillator(s) are trained at the time of the failure. Once the sub-site drifts in time from the prime site (after the 72 hours with rubidium), channels will begin to fail (launch time faults).
Protection	Redundant GPS antenna
Detection	Alarm on manager terminal

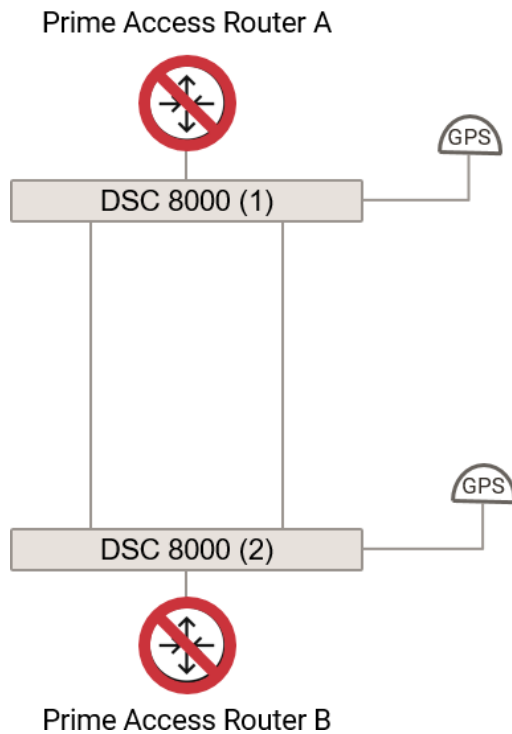
1.33 Virtualized Prime Site (VPS)

1.33.1 Failure of Prime Access Router or Site Link



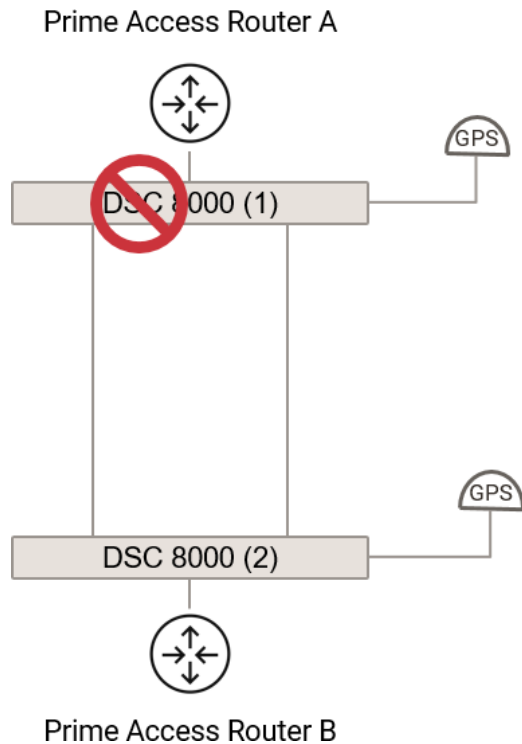
Prime access router or site link failure	
Result	VPS prime sites employ redundant access routers and redundant site links. Failure of an access router or site link at a VPS prime site will result in automatic switchover to the redundant access router or site link. The VPS prime site remains in wide area trunking mode. The failure is transparent to all system users. The traffic is rerouted through the redundant access router to the master site link (and sub-sites).
Protection	Redundant access routers, redundant site links
Detection	Alarm on manager terminal

1.33.2 Failure of Both Access Routers or Site Links



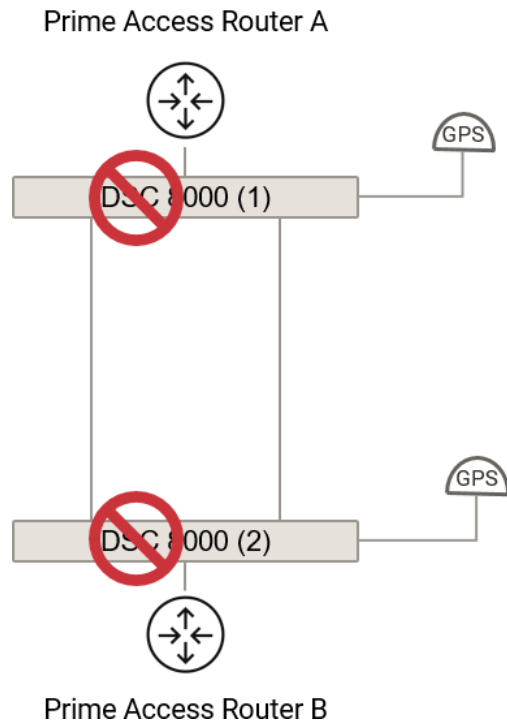
Prime Access Routers (or Site Links) Failure (Both)	
Result	In the unlikely event that both the access routers fail, the prime site will be removed from service. The coverage from the prime site will no longer be available, possibly reducing the system coverage footprint. Subscriber units in the field served by the failed prime site will experience a momentary loss of coverage, before they affiliate to another wide area site. If they are out of range of any RF coverage, the subscribers will lose access to the system. In the event of Master Site link failures (not associated with an access router failure - not able to communicate with Zone Controllers), the site will transition to a site trunking state.
Protection	Redundant access routers, redundant site links
Detection	Alarm on manager terminal

1.33.3 Failure of a DSC 8000



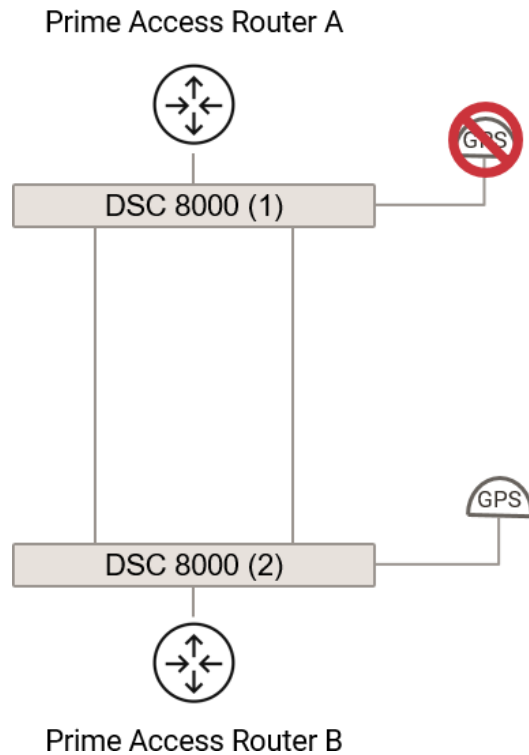
Virtualized Prime Site DSC 8000 Failure	
Result	Motorola has provided redundant DSCs at the Virtualized Prime Site. Failure of a DSC will result in automatic switchover to the remaining DSC(s). The site remains in wide area trunking mode. The failure will result in temporary (~30 seconds for redundant comparator functionality to link up to subsite) reduction of capacity.
Protection	Redundant DSCs
Detection	Alarm on manager terminal

1.33.4 Failure of Both DSC 8000s



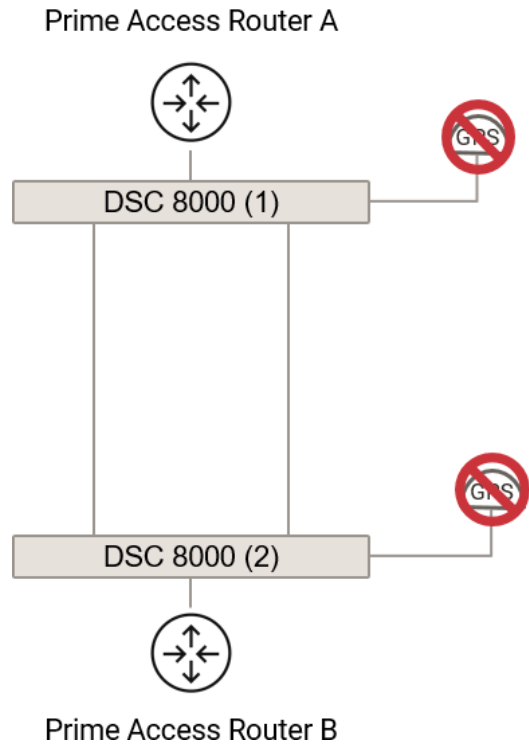
Virtualized Prime Site DSC Failure (DSC 1 and DSC 2)	
Result	In the unlikely event that both the DSCs (1 & 2) fail, the prime site will be removed from service. The coverage from said prime site will no longer be available, possibly reducing the system coverage footprint. Subscriber units in the field served by the failed prime site will experience a momentary loss of coverage, before they affiliate to another wide area site. If they are out of range of any RF coverage, the subscribers will lose access to the system.
Protection	Redundant DSCs
Detection	Alarm on manager terminal

1.33.5 Failure of a GPS Antenna



Virtualized Prime Site GPS Antenna Failure	
Result	The Virtualized Prime Site deploys redundant GPS antennas. The failure of a single antenna will result in the other antenna being used for timing for voice, data and timestamps used for logging.
Protection	Redundant GPS antennas
Detection	Alarm on manager terminal

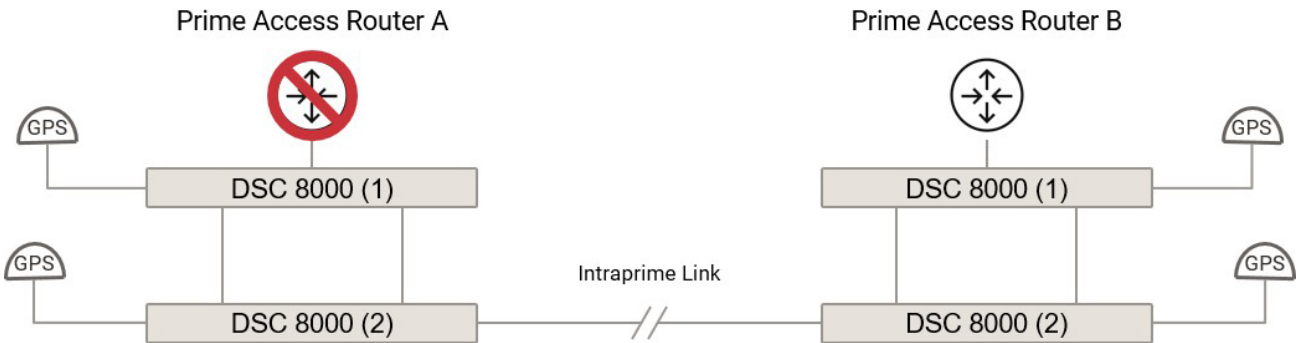
1.33.6 Failure of Both GPS Antennas



Virtualized Prime Site Failure of Both GPS Antennas	
Result	The Virtualized Prime Site has an option of high-stability, rubidium oscillators ordered as a DSC 8000 option. The prime site will run at least 72 hours without GPS antenna assuming the rubidium oscillator(s) are trained at the time of the failure. Once the prime site drifts in time from the associated sub-sites (after the 72 hours with rubidium), channels will begin to fail (launch time faults).
Protection	Redundant GPS antennas, fallback rubidium oscillator (holdover)
Detection	Alarm on manager terminal

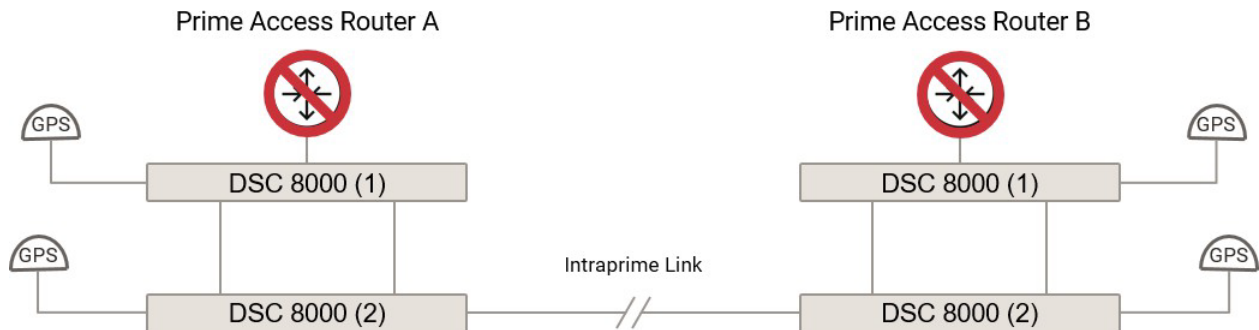
1.34 Option 3 Geo Redundant Virtualized Prime Site (GEO VPS)

1.34.1 Access Router Failure



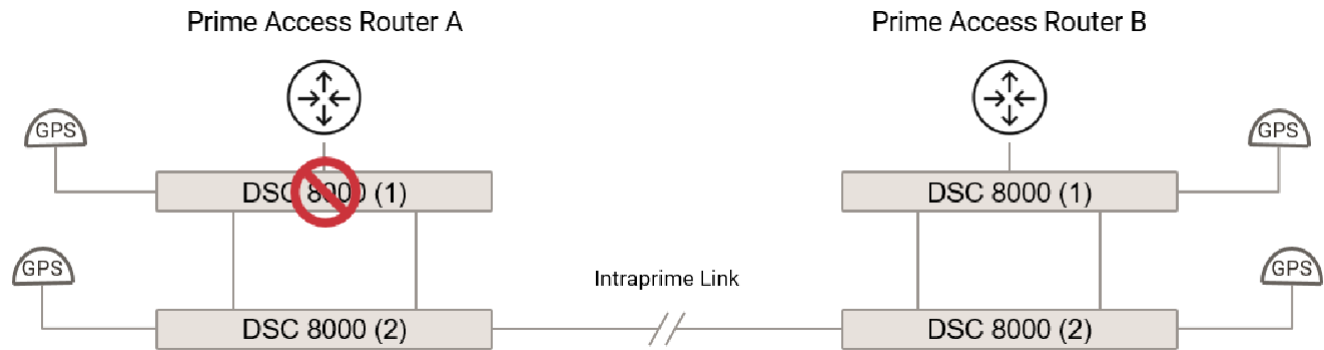
Prime Access Router or Site Link Failure	
Result	The Virtualized Prime Site employs redundant access routers and redundant site links. Failure of an access router or site link at a Virtualized Prime Site will result in automatic switchover to the redundant access router or site link. The Virtualized Prime Site remains in wide area trunking mode. The failure is transparent to all system users. The traffic is rerouted through the redundant access router to the master site link (and sub-sites).
Protection	Redundant access routers, redundant site links.
Detection	Alarm on manager terminal

1.34.2 Both Access Router Failure



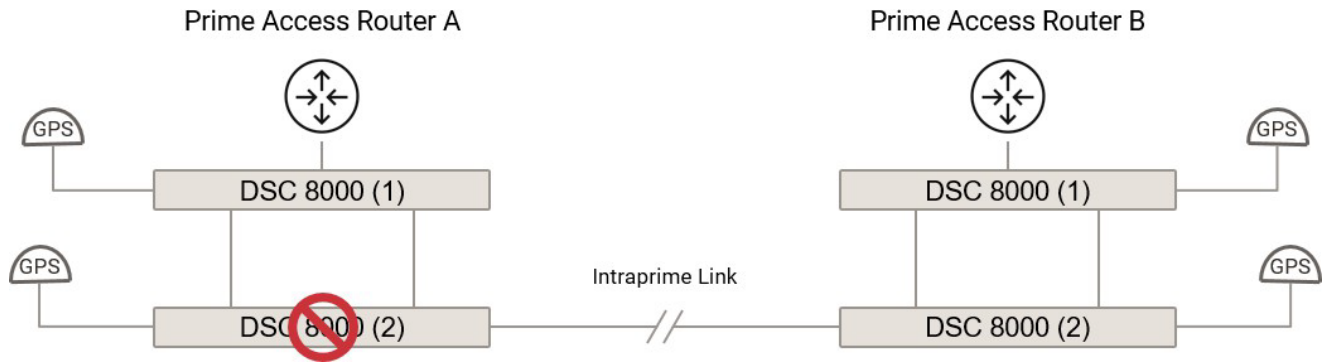
Both Prime Access Router or Site Link Failure	
Result	In the unlikely event that both the access routers fail, the prime site will be removed from service. The coverage from this prime site will no longer be available, possibly reducing the system coverage footprint. Subscriber units in the field served by the failed prime site will experience a momentary loss of coverage, before they affiliate to another wide area site. If they are out of range of any RF coverage, the subscribers will lose access to the system. In the event of site link failures not associated with an access router failure - not able to communicate with ZCs, the site will transition to a site trunking state.
Protection	Redundant access routers, redundant site links.
Detection	Alarm on manager terminal

1.34.3 DSC 1 Failure



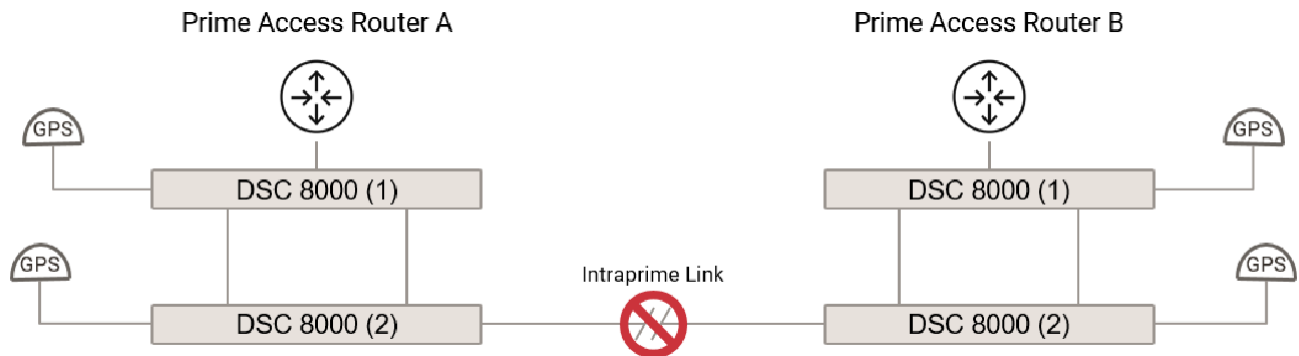
Primary Site DSC 1 Failure	
Result	Geo-redundant Virtualized Prime Sites provide various levels of redundancy for DSC failures. In the event of a primary DSC 1 failure: 1) Network connectivity to master and sub-sites will switch to the prime access router B 2) Channels that were active on DSC 1 will temporarily transition to active on the secondary prime site DSCs (~30 seconds), 3) The active channels on the secondary site will eventually (~2 minutes) gracefully (no call interruption) transition active on the remaining primary prime site DSC (DSC2). The prime site remains in wide area trunking mode.
Protection	Redundant DSCs
Detection	Alarm on manager terminal

1.34.4 DSC 2 Failure



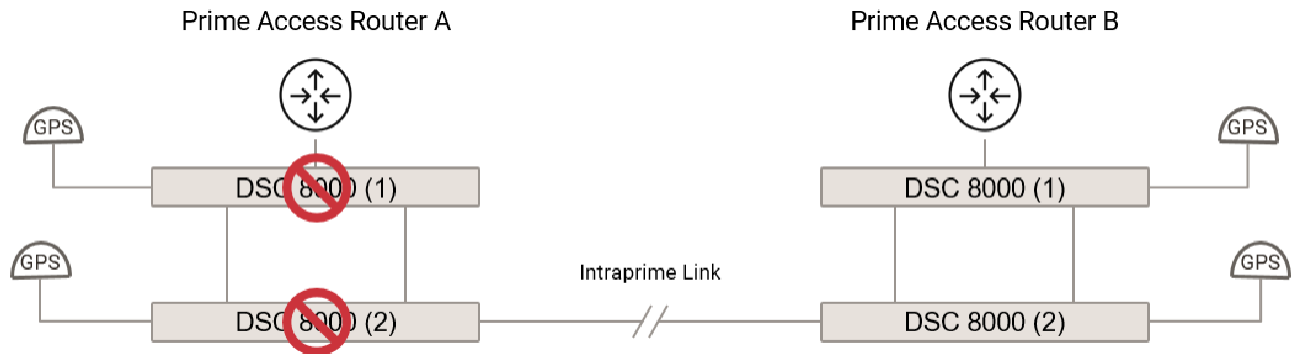
Primary Site DSC 2 Failure	
Result	Geo-redundant Virtualized Prime Sites provide various levels of redundancy for DSC failures. In the event of a primary DSC 2 failure, the channels that were active on primary site DSC 1 will transition to active on the remaining primary site DSCs (DSC 1) within ~2 minutes. The prime site remains in wide area trunking mode. The secondary prime site will go active but due to the routing preference of the primary prime site it will not do any call processing. This scenario is similar to the intraprime link failure.
Protection	Redundant DSCs
Detection	Alarm on manager terminal

1.34.5 Intraprime Link Failure



Intraprime Link Failure	
Result	In the event of an intraprime link failure: The primary location will stay active and processing calls. The prime site remains in wide area trunking mode. The secondary prime site will go active, but due to the routing preference of the primary prime site, it will not do any call processing.
Protection	Redundant DSCs
Detection	Alarm on manager terminal

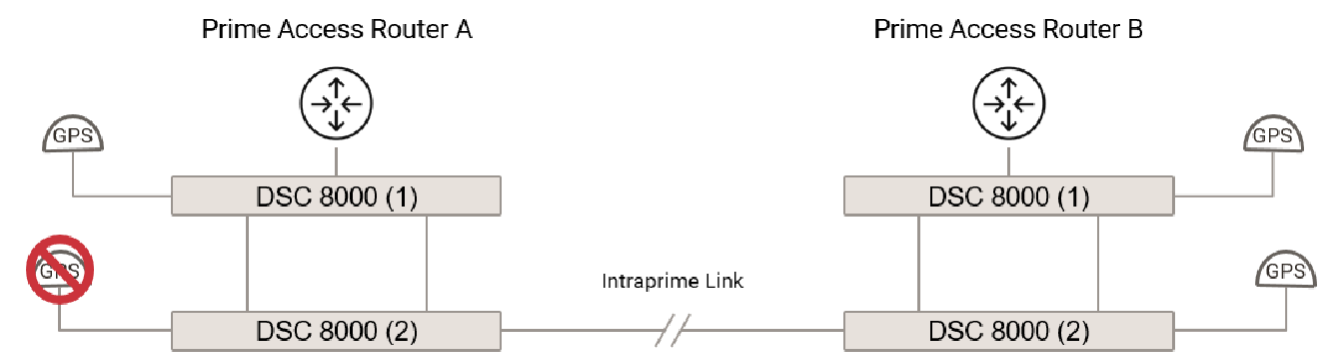
1.34.6 DSC 1 and DSC 2 Failure (Primary Site Failure)



Primary Site DSC 1 and DSC 2 Failure (Primary Site Full Failure)

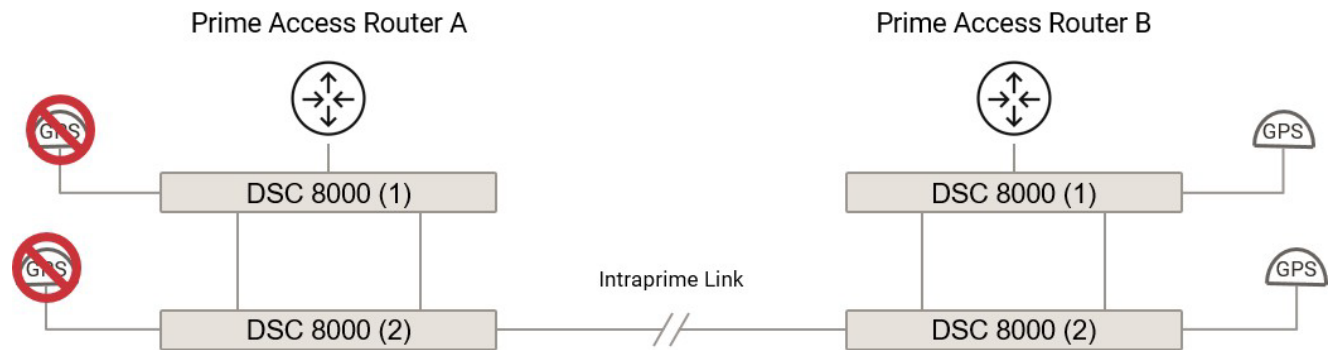
Result	Geo-redundant Virtualized Prime Sites provide various levels of redundancy for DSC failures. In the event of both primary DSC 1 and DSC 2 failure: 1) The channels that were active on primary site DSC 1 will transition to active on the secondary prime site DSCs (~30 seconds) 2) The Site Controller (SC 3) running on DSC 1 at the secondary site will activate (~10 seconds after Primary Site DSC 1 & 2 failure). The site will transition through a no trunking/site trunking event during the transition. Subscribers should not leave the site; the subsites will transmit a special control channel message to prevent subscribers from prematurely leaving the site. 3) The site is in wide trunking running at the secondary location.
Protection	Geo-redundant prime site
Detection	Alarm on manager terminal

1.34.7 GPS Antenna Failure



GPS Antenna Failure	
Result	The Virtualized Prime Site deploys redundant GPS antennas. The failure of a single antenna will result in the other antenna being used for timing for voice and data as well as timestamps used for logging.
Protection	Geo-redundant prime site
Detection	Alarm on manager terminal

1.34.8 Both GPS Antenna Failures



GPS Failure (Both)	
Result	The Virtualized Prime Site has the options for high stability, rubidium oscillators (installed in the DSC 8000). The prime site will run at least 72 hours without a GPS antenna (assuming the rubidium oscillator(s) are trained at the time of the failure). Once the prime site drifts in time from the associated sub-sites (after the 72 hours with rubidium), channels will begin to fail (launch time faults). The system maintainer can “Force Inactive”, the primary site, and “Force Active” the secondary site to force the site control and channel processing to the secondary site (site with healthy GPS Antennas/Reference).
Protection	Geo-redundant prime site, Force Inactive/Active
Detection	Alarm on manager terminal

1.35 Cutover/Migration Plan

1.35.1 Introduction

A preliminary migration plan is described in this section for BCES' consideration. A detailed plan will be discussed and finalized during the design review process. Information collected during the post contract Site Surveys and final coverage design will help Motorola draft and propose a final successful transition plan for all users. BCES and the other agencies on the P25 radio network are currently buying new subscriber radio and programming them for the new system. Motorola assumes that all agencies will either have radios on the existing system or be ready with dual band radios preprogrammed for the migration.

At a high level, Motorola's migration plan includes the following steps:

1. Deploy the new IP Backhaul links and connect into the existing rings.
2. Deploy the North Cell and ASR sites.
3. Execute North Cell and ASR site coverage test.
4. Deploy the Courthouse remote simulcast site.
5. Deploy the DSR, KMF, IMW, Critical Connect, and Consolettes.
6. If Option 1 is not purchased, perform the South Cell Info Only coverage test.
7. ATP the subsystems.
8. Resolve any issues.
9. Go Live.
10. Decommission existing VHF infrastructure at the contracted RF sites.

1.35.2 Considerations

The current BCES P25 radio network includes dispatch consoles, conventional systems, trunking system, microwave system and subscribers. The goal of Motorola's migration plan is to transition users from the existing VHF system to the proposed 800MHz subsystems with minimum downtime and interruption of the users' daily operations. This plan is based on a list of assumptions that if changed will alter the steps needed to cut over to the new system. Any changes to the assumptions mentioned in this section may result in a change order.

Some of the key considerations for developing this plan are mentioned below:

- Motorola intends to leave the existing VHF network in place until the new 800MHz subsystems are tested and approved. Once all users migrate to the new base stations/repeaters, the old radio equipment will be decommissioned and removed.
- Motorola has designed the new microwave links to be a "bolt on" to the existing Microwave topology. This reduces the need for outages to the VHF users while the new system is being built.
- Tower loading issues and power system limitations at existing sites may impose additional constraints to install new RF equipment in parallel with the existing equipment. These constraints will be further evaluated during post sale Site Surveys and a final migration plan will be developed after contract award.

Motorola has developed this preliminary plan by keeping the above considerations in mind. The new P25 equipment, where co-located with the VHF conventional equipment, will be installed and tested in parallel and will be “in-service” upon completion of the acceptance and coverage tests.

1.35.3 Cutover Assumptions

The following list of assumptions are taken into account to produce this preliminary cutover plan:

- Adequate coverage for the existing conventional system will remain available during migration.
- For the purpose of developing this preliminary migration plan, Motorola assumes that all sites will be good candidates for parallel installation. Sites deficiencies will be identified during post contract Site Surveys, which will happen after award.
- Expected site/channel downtimes will be based upon the results of the Site Surveys and will be finalized in the detailed cutover plan.
- For the RF sites with a heavily loaded tower and/or limited rack space in the shelter, specific measures will be taken in an effort to minimize the downtime during cutover. These measures will be customized on a site-by-site basis.
- Once the cutover is complete, the existing conventional system shall not be used to allow for decommission.
- On each cell and the ASR sites, Motorola will be provided exclusive use of two (2) 800MHz channels during the coverage testing process.
- Fire talkgroups (VHF equivalent) will already be provisioned on the dispatch consoles.
- BCES users will already have a valid codeplug that operates on the Benton P25 network.

1.35.4 Migration Plan

Motorola plans to deploy the sub-systems in the following order.

For the Base Offer:

- Extend MW backbone to provide necessary connectivity to the proposed new trunking sites.
- Install new DBR equipment and test each sub-system as it becomes available.
- Install DSR, KMF, IMW, Critical Connect, and Logging Consolettes.
- Verify operation of new equipment.
- Perform FNE acceptance testing.
- Perform coverage acceptance test based on the as-built maps.
- Migrate users as each cell/site becomes available for operations (customer responsibility).

For Option 1:

- Extend MW backbone to provide necessary connectivity to the proposed new trunking sites.
- Install new DBR equipment and test each sub-site as it becomes available.
- Verify operation of new equipment.
- Perform FNE acceptance testing.
- Perform informational only coverage test based on the as-built maps.
- Migrate users as each cell/site becomes available for operations (customer responsibility).

For Option 2:

- Notify affected users that the sub-site will be temporarily offline.
- Install two (2) new transceivers and power supplies into the existing ESS racks.
- Tune the combiners to allow for the new frequencies (minimum of 150 Khz Tx-Tx separation).
- Provision existing ESS radios with new Virtual Prime servers.
- Turn up the sub-site and perform operational testing.
- At the completion of all channel adds, migrate existing simulcast prime site to new Virtual Prime equipment.
- Notify affected users that the Benton Cell may experience temporary outages (~2min).
- Install new Virtual Prime servers at the identified location.
- Initiate ESS switch to new Virtual Prime.
- Verify operation of new equipment.
- Perform FNE acceptance testing.
- Verify operation of the Benton Cell.
- Notify affected users that the Benton Cell is back online.

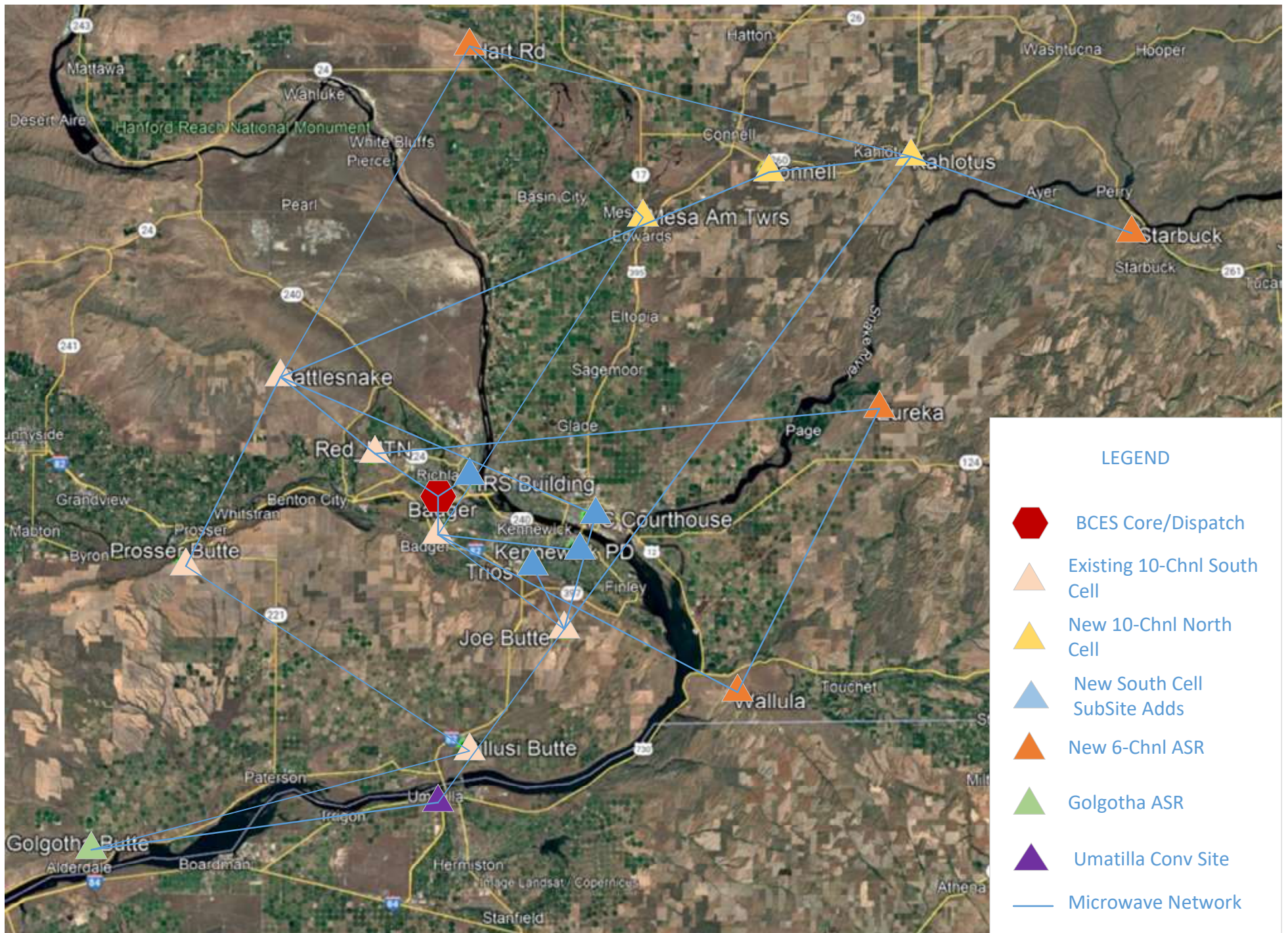
For Option 3:

- Notify affected users that the Benton Cell may experience temporary outages (~2min).
- Install Geo Prime servers at the identified locations.
- Provision existing GTR ESS radios and new DBR radio sites with both Primary and Geo Primes.
- Initiate remote site failover to the Geo Prime.
- Verify operation of new equipment.
- Perform FNE acceptance testing.
- Verify operation of each simulcast cell.
- Notify affected users that the Benton Cell is back online.

Section 2

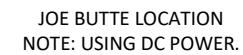
System Diagrams

The System Diagrams are included on the pages that follow.



BCES High Level Diagram

1. ALL INSTALLATION WORK, INCLUDING CABLES AND CONNECTORS, SHALL BE PERFORMED IN ACCORDANCE WITH MOTOROLA'S R-56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES AND PER MANUFACTURE INSTALLATION SPECIFICATIONS.
2. EQUIPMENT INSIDE OF RACK TO BE GROUNDED TO RACK GROUND BUS BAR USING #6 AWG GREEN STRANDED COPPER CABLE. RACK GROUND BUS BAR TO BE GROUNDED TO PRIMARY GROUND BUS BAR.
3. ADEQUATE SPACING SHOULD BE PROVIDED IN FRONT AND BEHIND EQUIPMENT RACK FOR PROPER EQUIPMENT VENTILATION AND SERVICE ACCESS.
4. REFERENCE EQUIPMENT ROOM LAYOUT DRAWING FOR EQUIPMENT RACK LOCATIONS AND EQUIPMENT ROOM DETAILS.

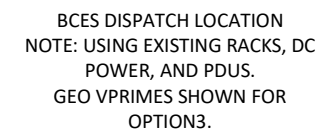


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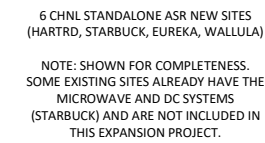
Example DSR Rack Diagram

1. ALL INSTALLATION WORK, INCLUDING CABLES AND CONNECTORS, SHALL BE PERFORMED IN ACCORDANCE WITH MOTOROLA'S R-56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES AND PER MANUFACTURE INSTALLATION SPECIFICATIONS.
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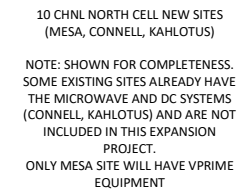
BCES Space Planning Diagram

1. ALL INSTALLATION WORK, INCLUDING CABLES AND CONNECTORS, SHALL BE PERFORMED IN ACCORDANCE WITH MOTOROLA'S R-56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES AND PER MANUFACTURE INSTALLATION SPECIFICATIONS.
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4. REFERENCE EQUIPMENT ROOM LAYOUT DRAWING FOR EQUIPMENT RACK LOCATIONS AND EQUIPMENT ROOM DETAILS.

[illegible]

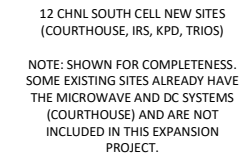
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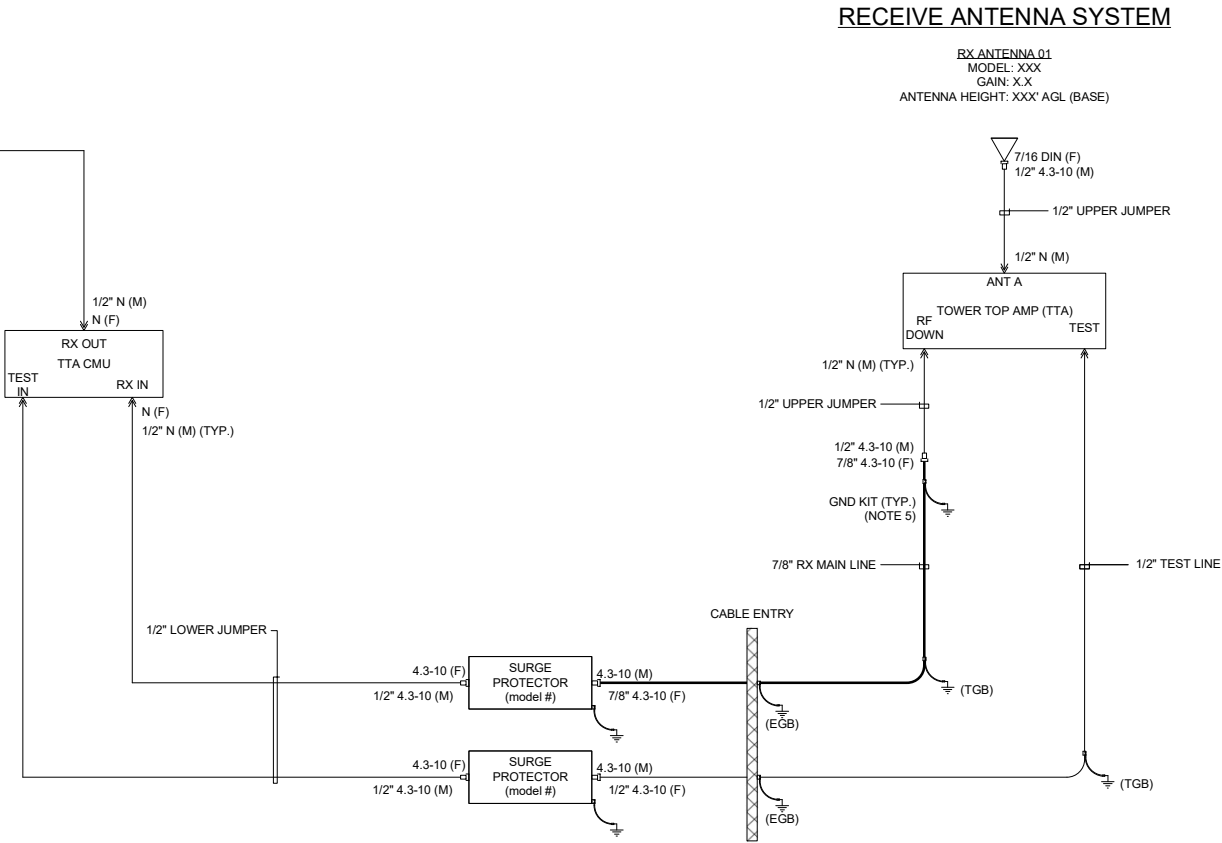
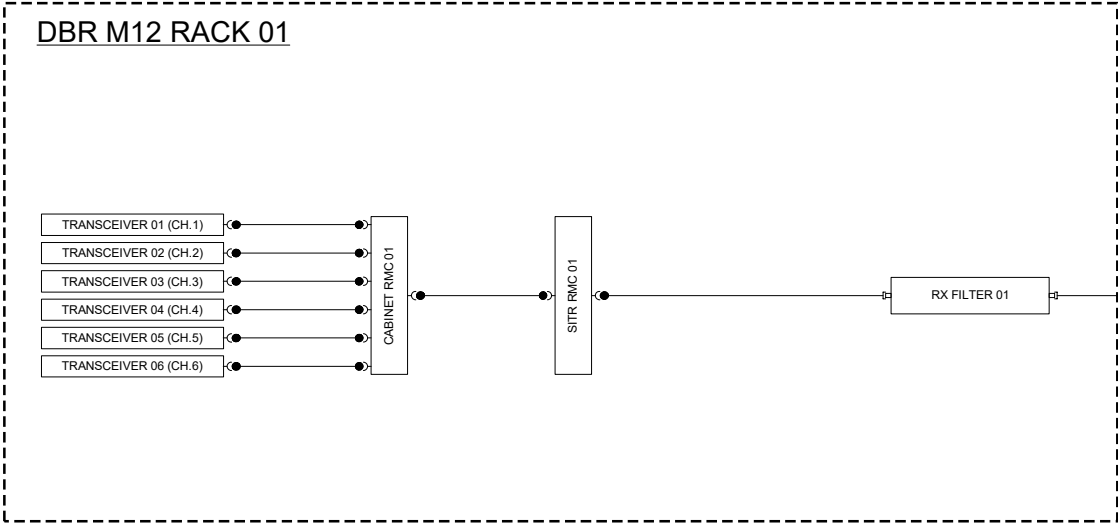
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Example North Cell Subsite with Collocated Prime

1. ALL INSTALLATION WORK, INCLUDING CABLES AND CONNECTORS, SHALL BE PERFORMED IN ACCORDANCE WITH MOTOROLA'S R-56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES AND PER MANUFACTURE INSTALLATION SPECIFICATIONS.
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4. REFERENCE EQUIPMENT ROOM LAYOUT DRAWING FOR EQUIPMENT RACK LOCATIONS AND EQUIPMENT ROOM DETAILS.

[illegible]

Example South Cell Subsite



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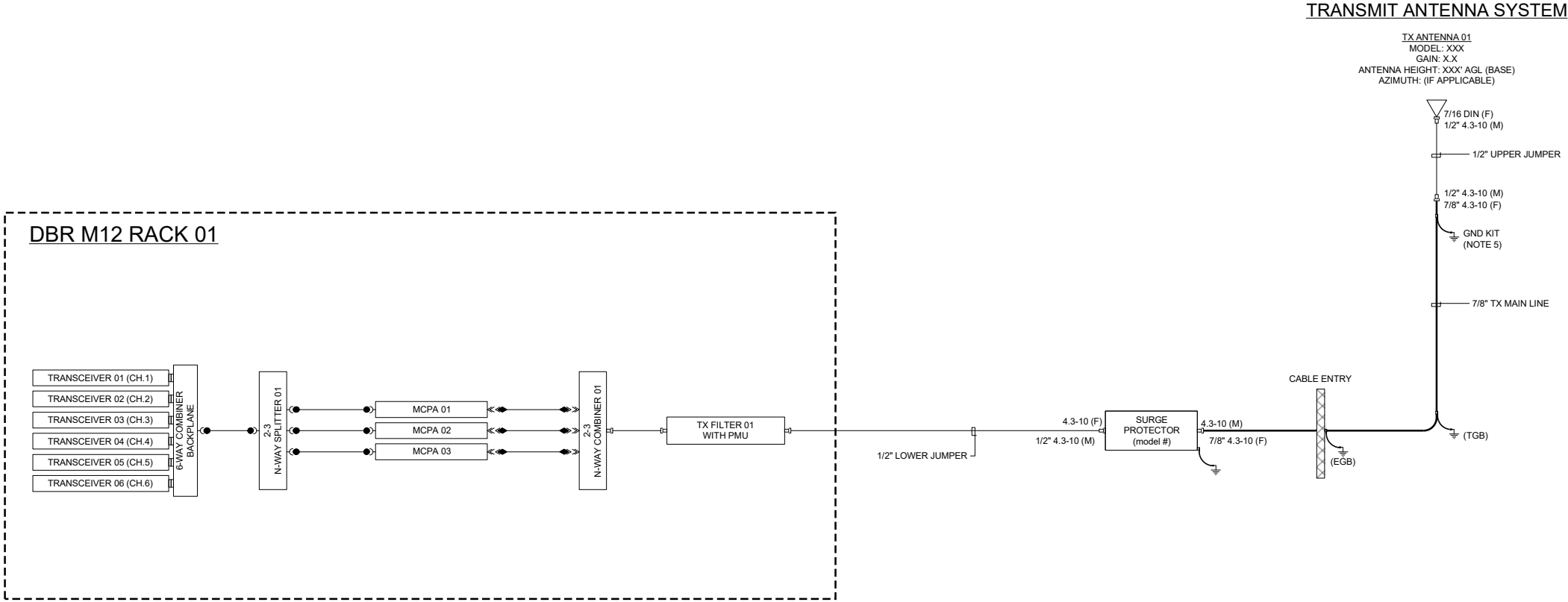
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3. EQUIPMENT INSIDE OF RACK TO BE GROUNDED TO RACK GROUND BUS BAR USING #6 AWG GREEN STRANDED COPPER CABLE. RACK GROUND BUS BAR TO BE GROUNDED TO PRIMARY GROUND BUS BAR. COAX SURGE SUPPRESSORS TO BE GROUNDED TO SITE GROUNDING USING MINIMUM #6 AWG GREEN STRANDED COPPER CABLE
4. ALL COAX CABLES OUTSIDE OF THE RF RACK IN A SINGLE ANTENNA NETWORK SHALL BE MARKED WITH A UNIQUE COLOR SCHEME AT EACH END OF THE CABLE, ON BOTH SIDES OF THE WALL PENETRATION, AT THE BOTTOM OF THE TOWER WHERE THE CABLE TRANSITIONS TO THE CABLE BRIDGE, AT THE TOP OF THE MAIN CABLE RUN AND ON THE UPPER COAX CABLE JUMPER.
5. ALL VERTICAL TRANSMISSION LINE RUNS FROM THE ANTENNA SHALL BE GROUNDED NEAR THE TOP AND BOTTOM OF THE TOWER (BEFORE THE CABLE MAKES THE HORIZONTAL TRANSITION AND NEAR THE ENTRY PORT ON THE SHELTER/BUILDING). ADDITIONAL TRANSMISSION LINE GROUND KITS SHALL BE INSTALLED AS NEEDED TO LIMIT THE DISTANCE BETWEEN GROUND KITS TO 200 FEET (50 – 75 FEET IN HIGHT LIGHTNING ACTIVITY AREAS) OR LESS.
6. REFERENCE TOWER ELEVATION / ANTENNA PLACEMENT DRAWING FOR TOWER AND ANTENNA DETAILS.

CONNECTOR/SYMBOL LEGEND							
← MALE "N" TYPE	□ 4.3-10 MALE	⏏ 50 OHM LOAD	⏏ HARTING 6-WAY FEMALE	⏏ HARTING 6-WAY MALE	⏏ QN TYPE FEMALE	⏏ QN TYPE MALE	
→ FEMALE "N" TYPE	⏏ 4.3-10 FEMALE	⏏ GROUND KIT	⏏ HARTING 6-WAY FEMALE	⏏ HARTING 6-WAY MALE	⏏ QN TYPE FEMALE	⏏ QN TYPE MALE	
● QMA MALE	■ DIN MALE	RT RT ANGLE "N" TYPE	⏏ QN TYPE FEMALE	⏏ QN TYPE MALE			
→ QMA FEMALE	⏏ DIN FEMALE	RT RT ANGLE ADAPTOR					
*CONNECTORS AND CORRESPONDING CABLES ARE EQUAL IN SIZE UNLESS OTHERWISE SPECIFIED							

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Example ASR Receive Antenna Diagram



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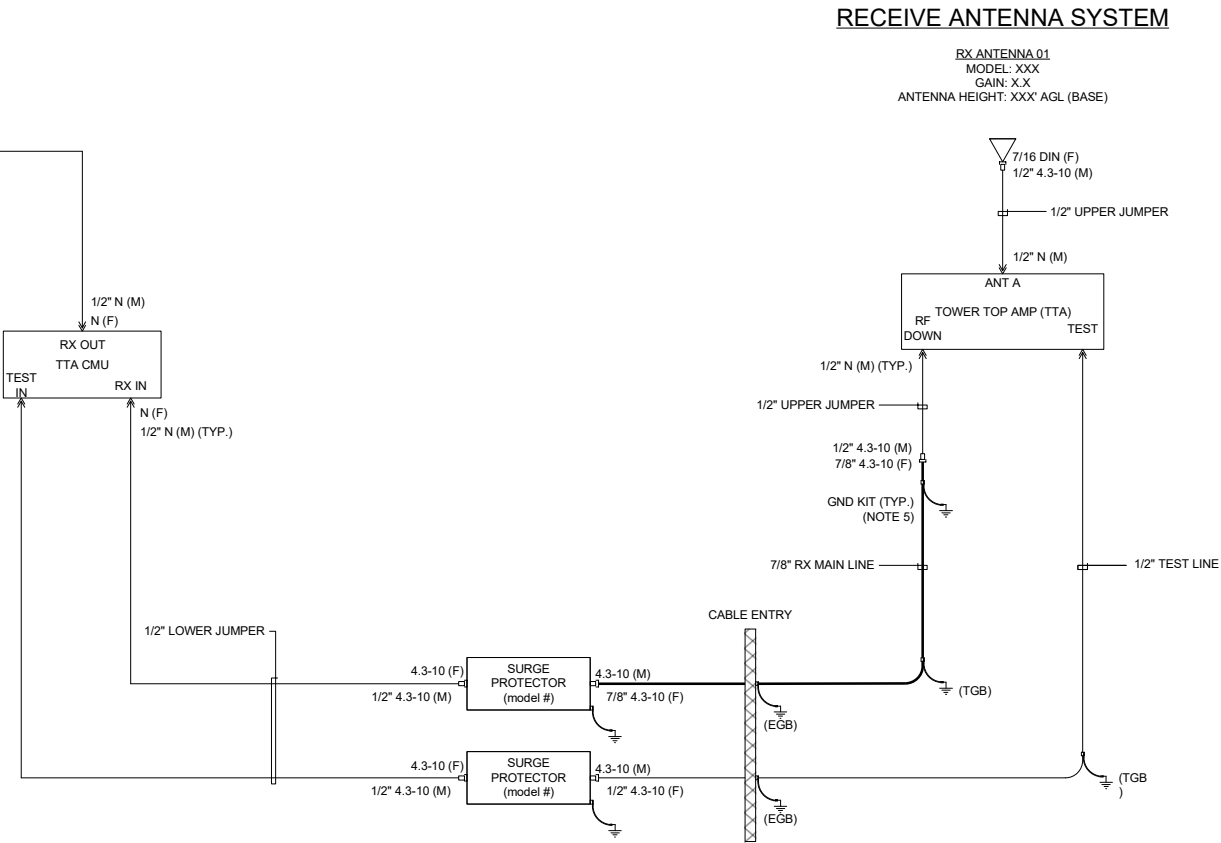
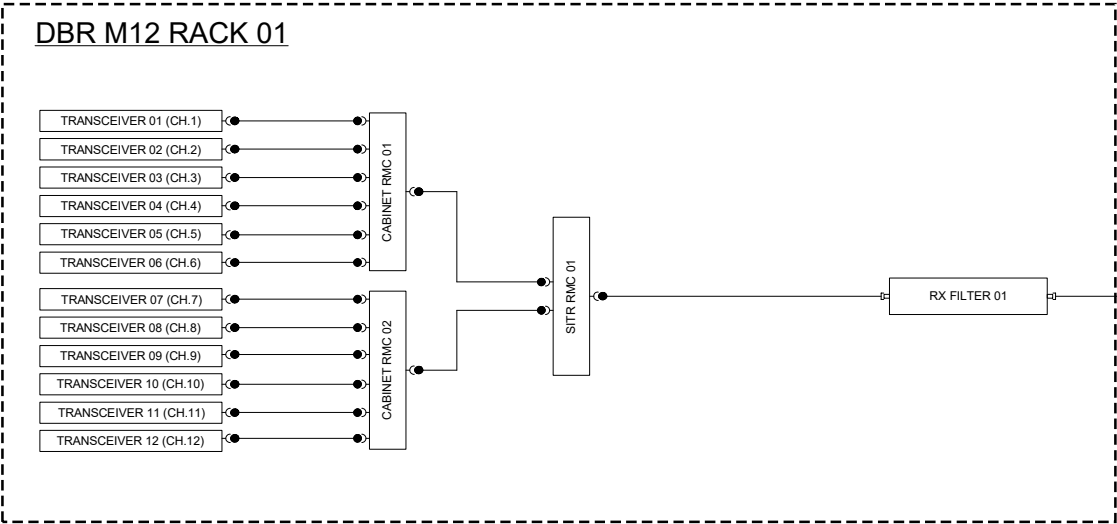
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CONNECTOR/SYMBOL LEGEND							
← MALE "N" TYPE	□ 4.3-10 MALE	⎓ 50 OHM LOAD	 HARTING 6-WAY FEMALE				
↘ FEMALE "N" TYPE	⌚ 4.3-10 FEMALE	⏏ GROUND KIT	 HARTING 6-WAY MALE				
● QMA MALE	■ DIN MALE	RT RT ANGLE "N" TYPE	⏏ QN TYPE FEMALE				
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*CONNECTORS AND CORRESPONDING CABLES ARE EQUAL IN SIZE UNLESS OTHERWISE SPECIFIED							

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Example ASR Transmit Antenna Diagram



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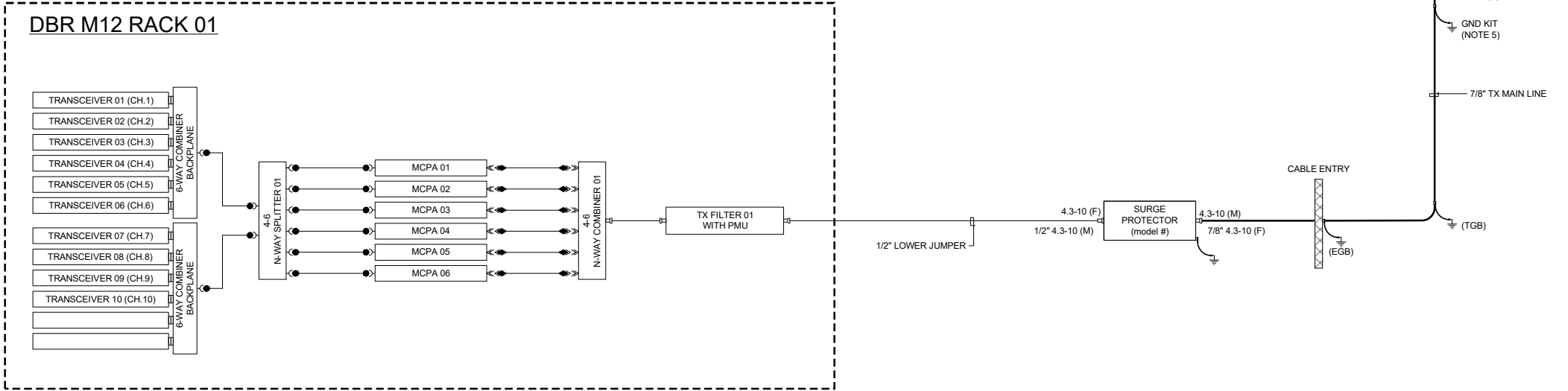
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CONNECTOR/SYMBOL LEGEND							
← MALE "N" TYPE	□ 4.3-10 MALE	⌵ 50 OHM LOAD	⌵ HARTING 6-WAY FEMALE	⌵ FEMALE "N" TYPE	⌵ 4.3-10 FEMALE	⌵ GROUND KIT	⌵ HARTING 6-WAY MALE
● QMA MALE	■ DIN MALE	RT RT ANGLE "N" TYPE	⌵ QN TYPE FEMALE	⌵ QMA FEMALE	⌵ DIN FEMALE	RT RT ANGLE ADAPTOR	⌵ QN TYPE MALE
*CONNECTORS AND CORRESPONDING CABLES ARE EQUAL IN SIZE UNLESS OTHERWISE SPECIFIED							

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Example Subsite Receive Antenna Diagram



NOTES:

1. ALL INSTALLATION WORK, INCLUDING CABLES AND CONNECTORS, SHALL BE PERFORMED IN ACCORDANCE WITH MOTOROLA'S R-56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES AND PER MANUFACTURE INSTALLATION SPECIFICATIONS.
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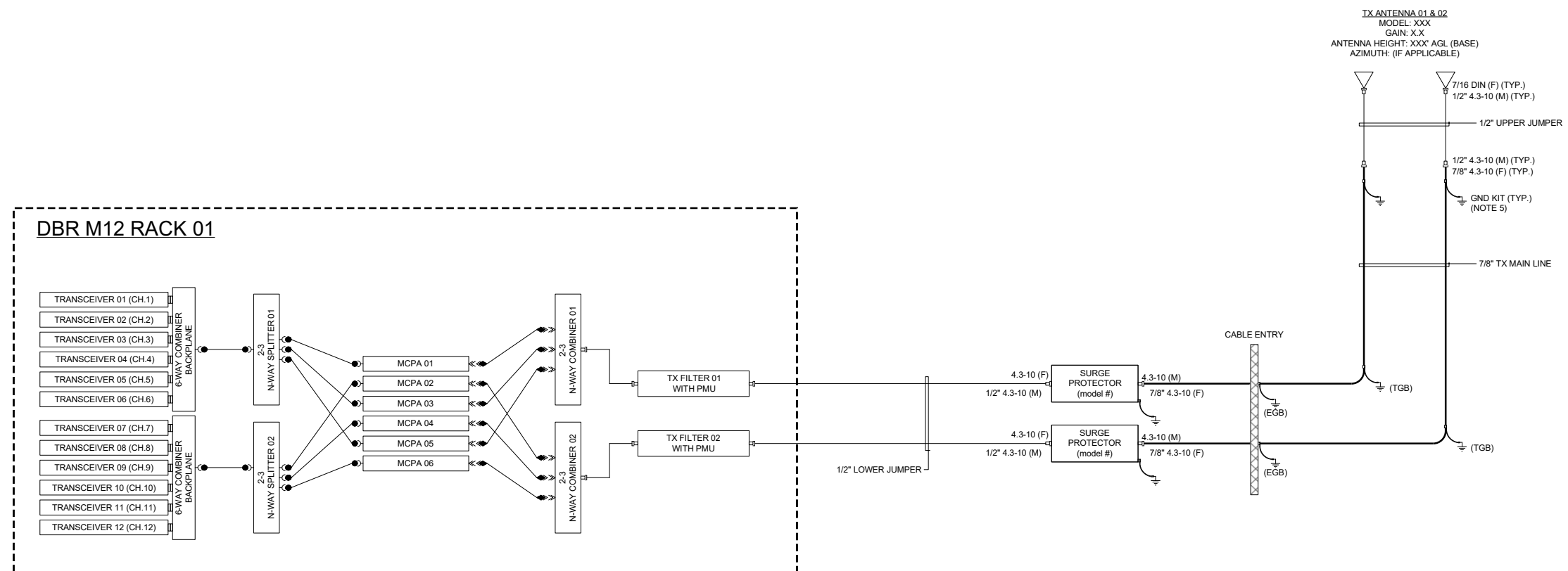
CONNECTOR/SYMBOL LEGEND					
← MALE "N" TYPE	□ 4.3-10 MALE	⎓ 50 OHM LOAD	 HARTING 6-WAY FEMALE		
↘ FEMALE "N" TYPE	⌒ 4.3-10 FEMALE	⏏ GROUND KIT	 HARTING 6-WAY MALE		
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Example 10-Chnl Subsite Transmit Antenna Diagram

TRANSMIT ANTENNA SYSTEM



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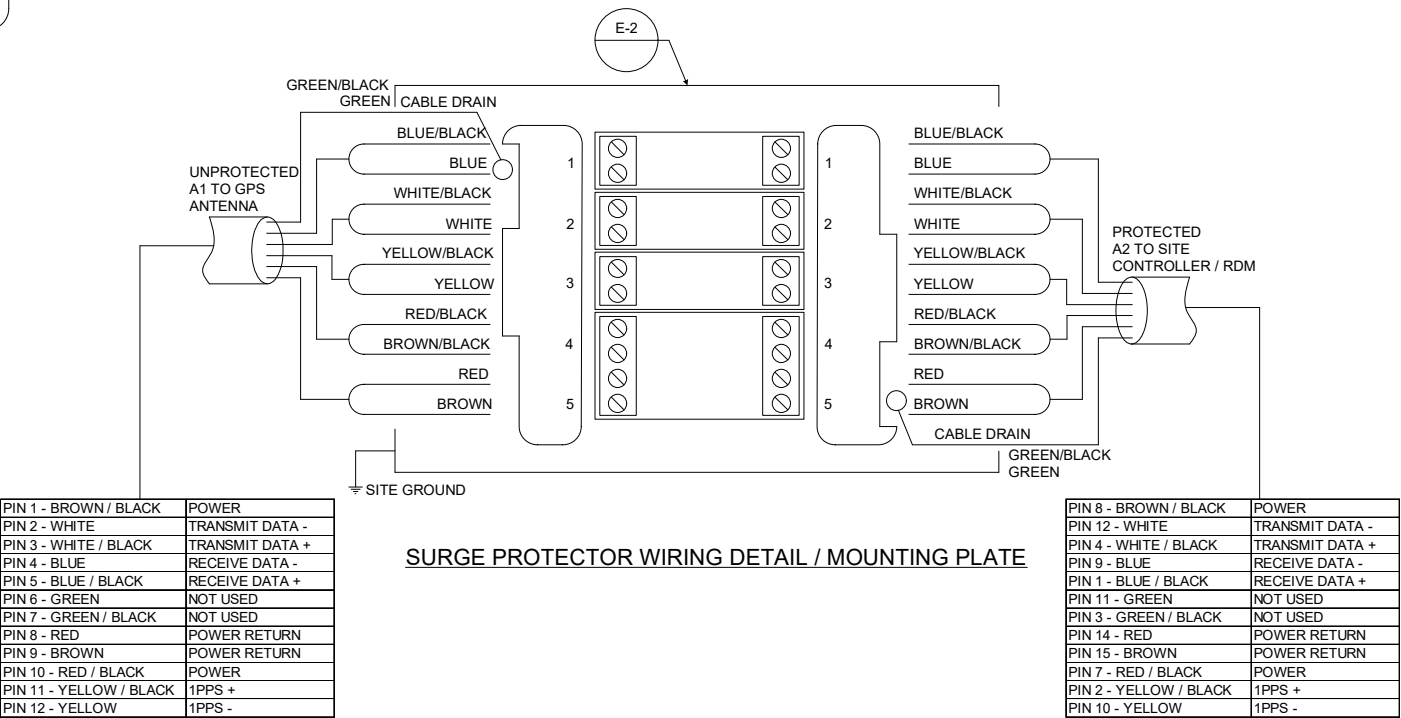
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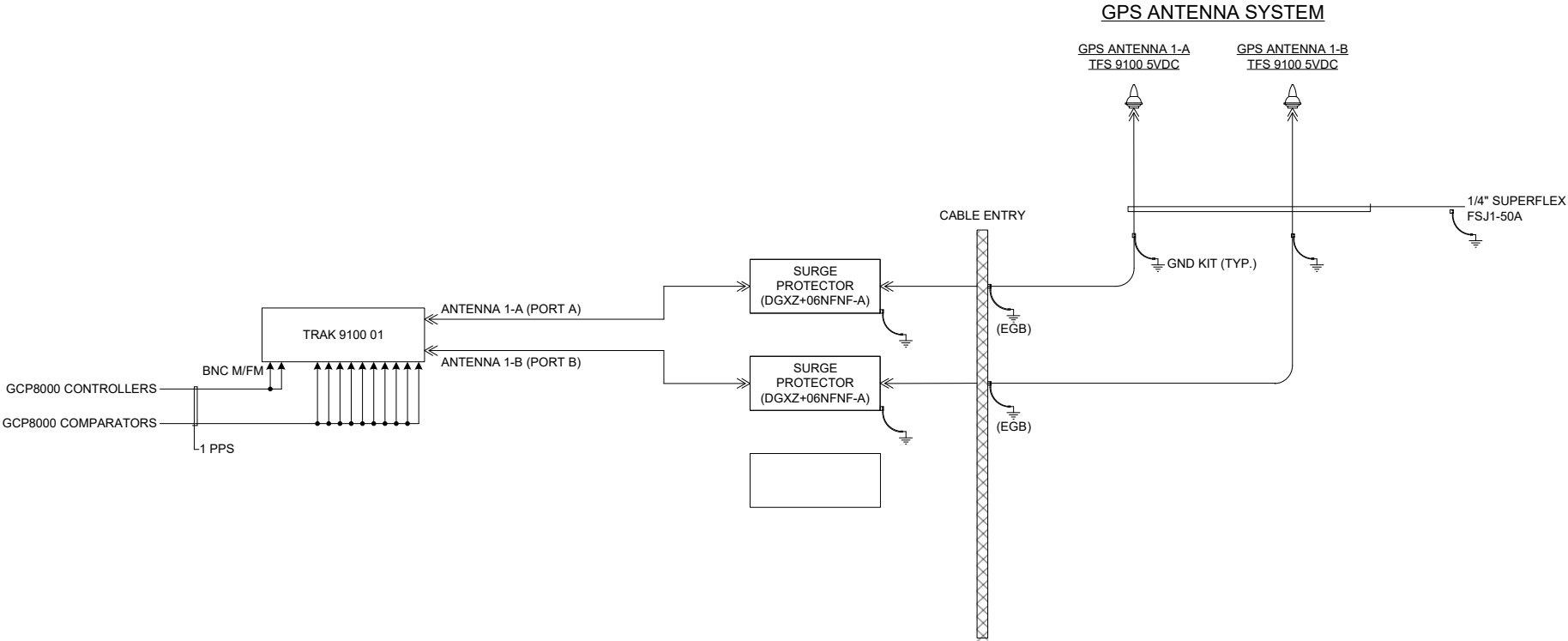
6. REFERENCE TOWER ELEVATION / ANTENNA PLACEMENT DRAWING FOR TOWER AND ANTENNA DETAILS.

CONNECTOR/SYMBOL LEGEND							
←	MALE "N" TYPE	□	4.3-10 MALE	⌚	50 OHM LOAD		HARTING 6-WAY FEMALE
—	FEMALE "N" TYPE	⌋	4.3-10 FEMALE	⊕	GROUND KIT		HARTING 6-WAY MALE
●	QMA MALE	■	DIN MALE	RT	RT ANGLE "N" TYPE	⌋	QN TYPE FEMALE
⌋	QMA FEMALE	⌋	DIN FEMALE		RT ANGLE ADAPTOR		QN TYPE MALE
*CONNECTORS AND CORRESPONDING CABLES ARE EQUAL IN SIZE UNLESS OTHERWISE SPECIFIED							

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Example 12-Chnl Subsite Antenna Diagram





NOTES:

1. ALL INSTALLATION WORK, INCLUDING CABLES AND CONNECTORS, SHALL BE PERFORMED IN ACCORDANCE WITH MOTOROLA'S R-56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES AND PER MANUFACTURE INSTALLATION SPECIFICATIONS.

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CONNECTOR/SYMBOL LEGEND					
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Example TRAK GPS Antenna Diagram

Section 3

Coverage Maps

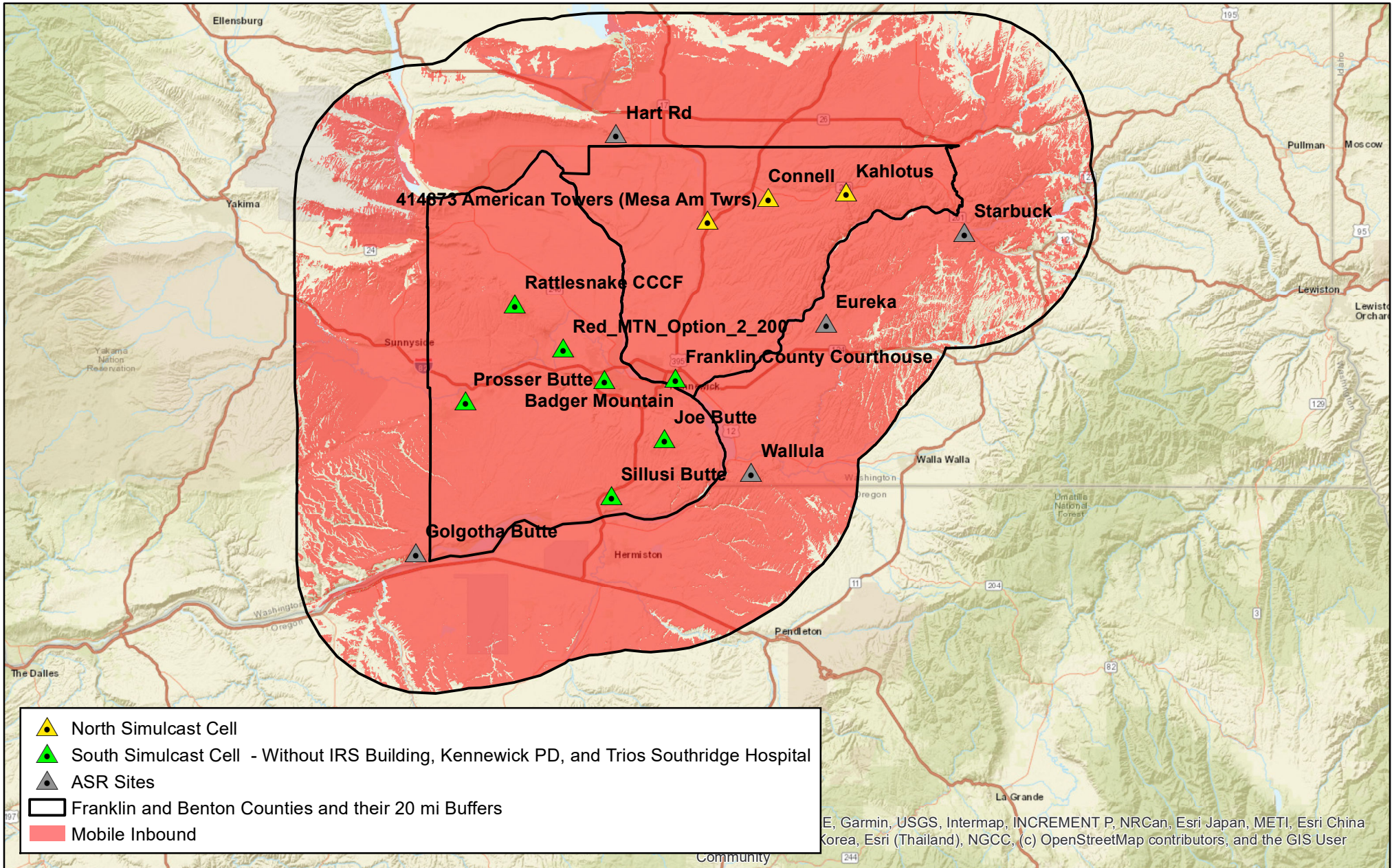
The Coverage Maps are included on the pages that follow.



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

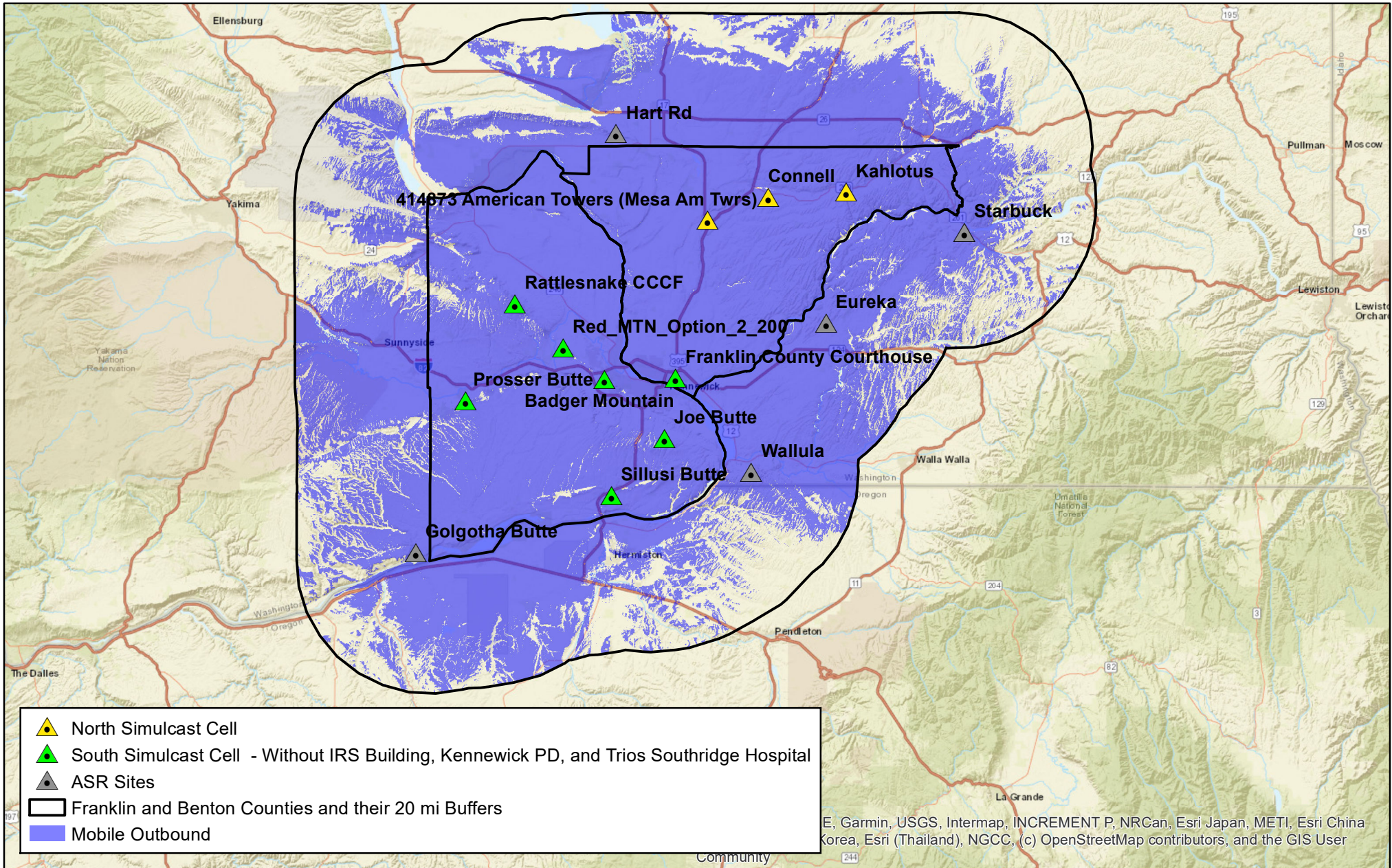
Map 1



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
DAQ 3.4 Coverage Map

For Information Only.
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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

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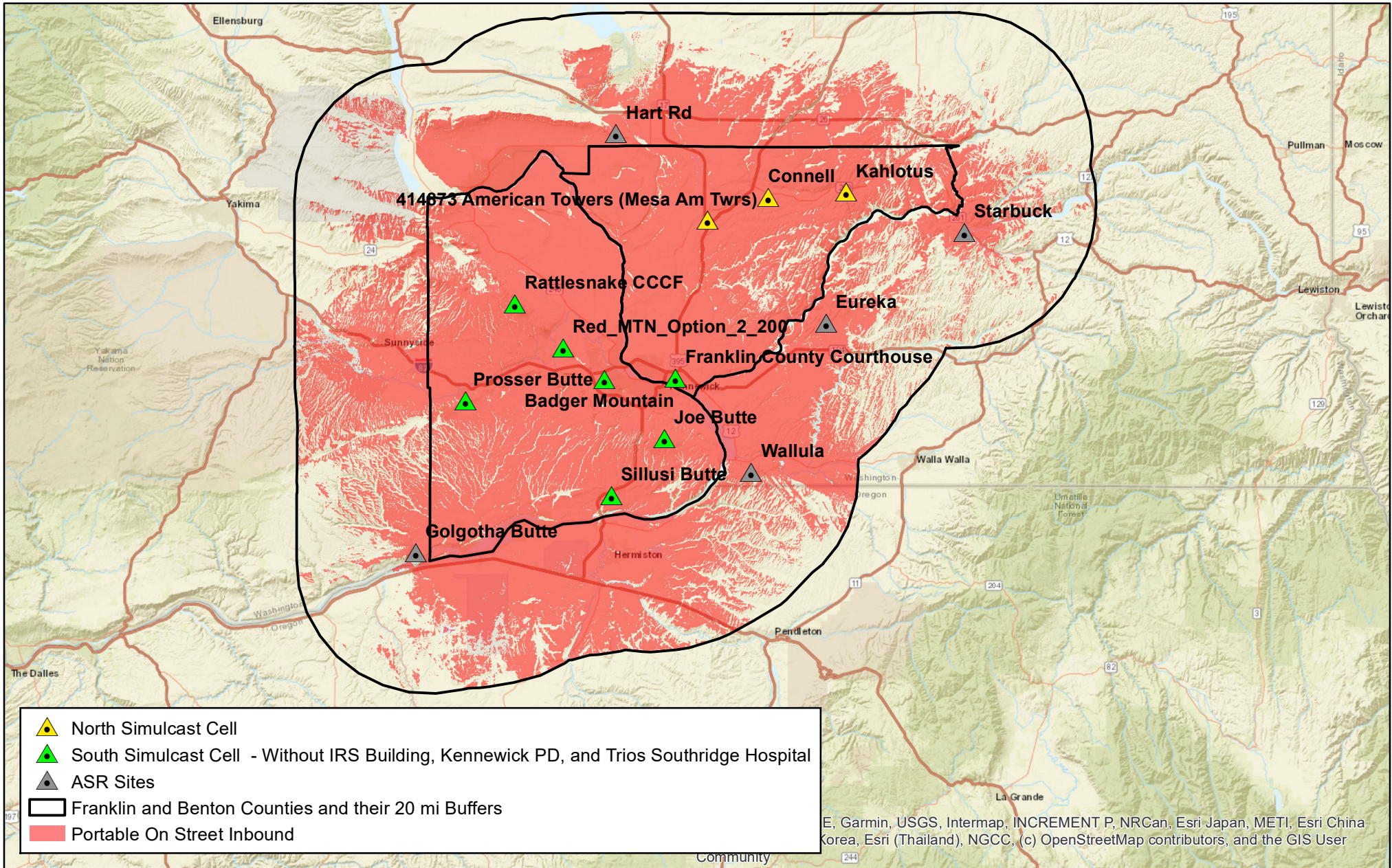
Map 2



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
DAQ 3.4 Coverage Map

For Information Only.
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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

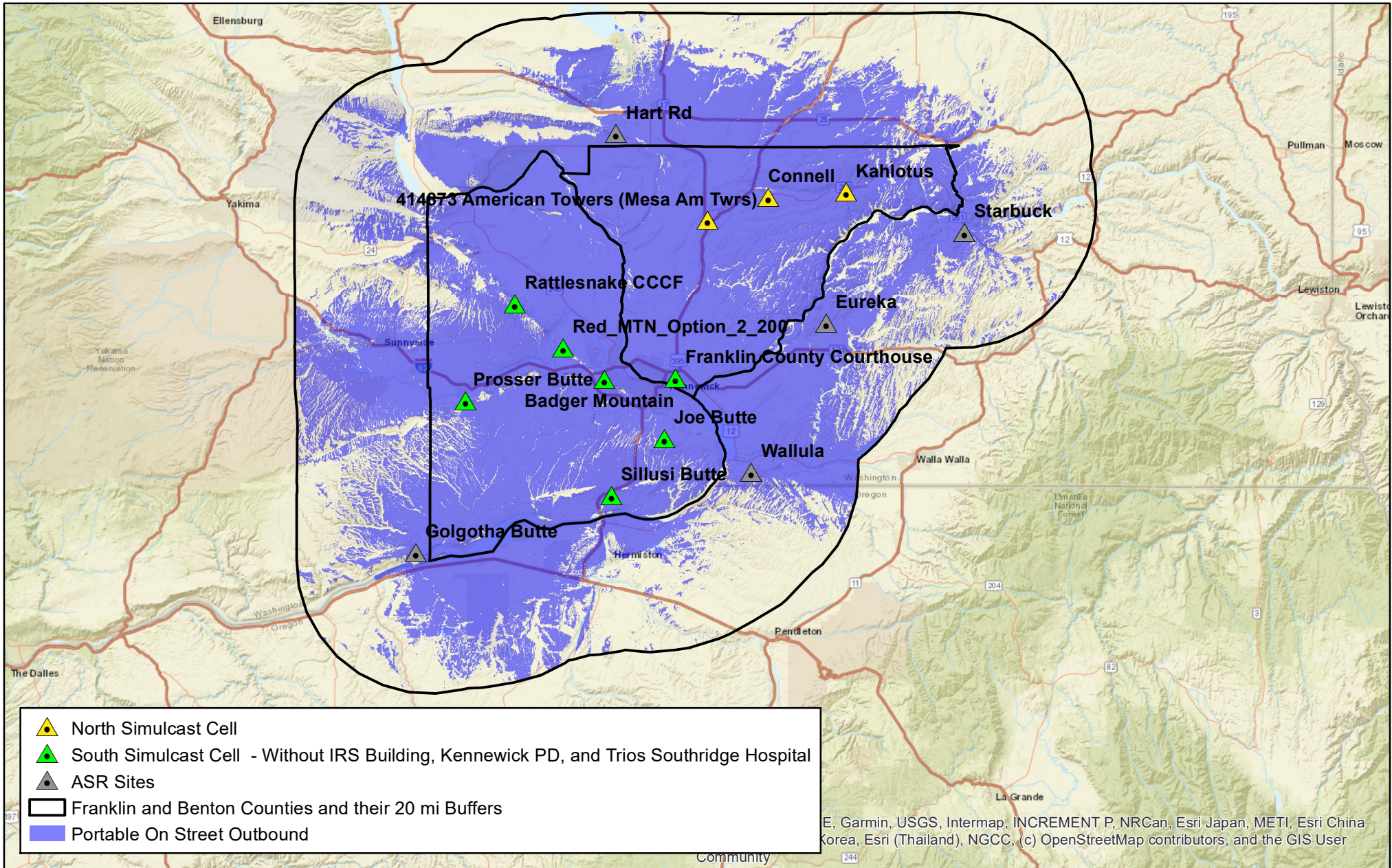
Map 3



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
DAQ 3.4 Coverage Map

For Information Only.
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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

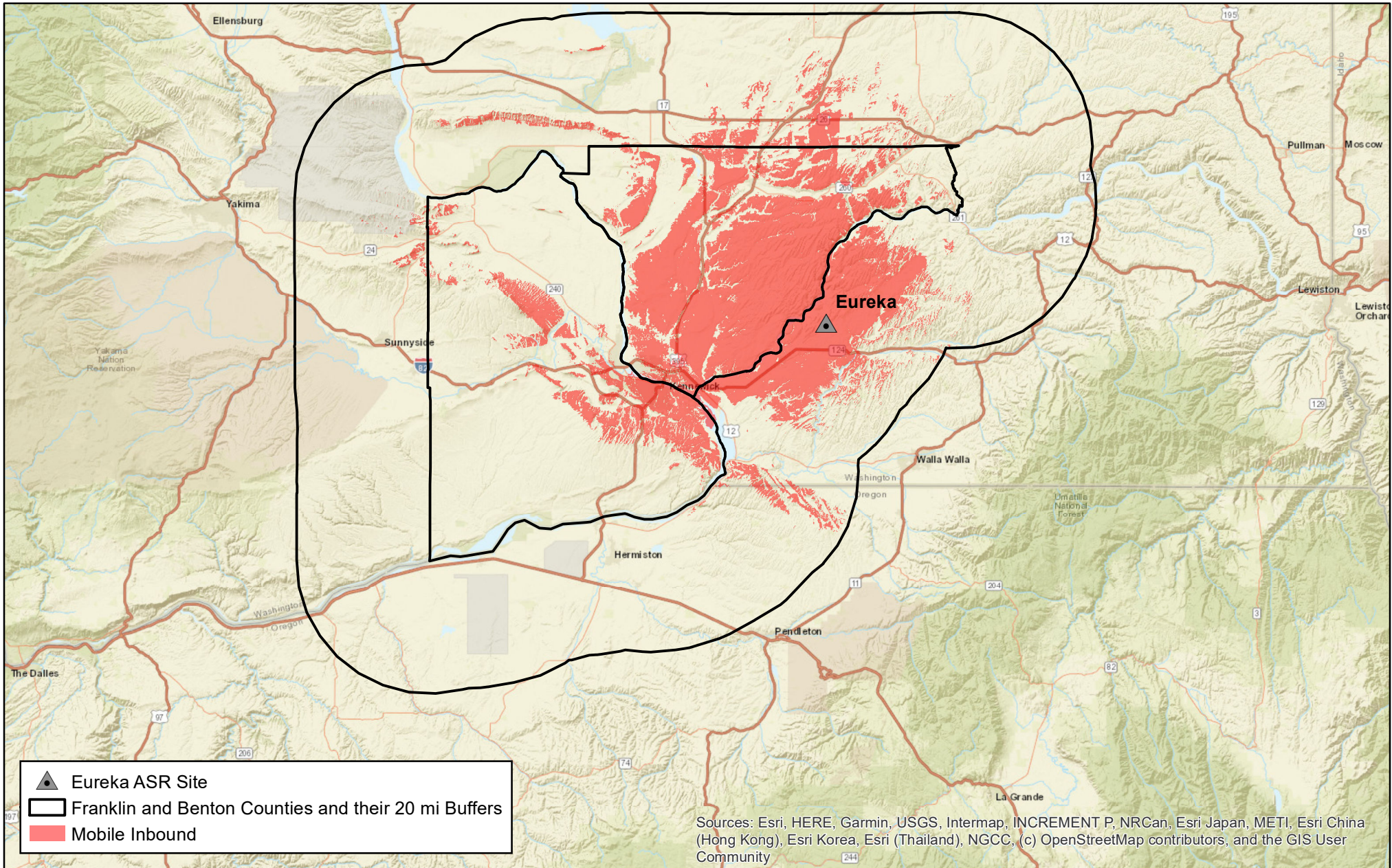
Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

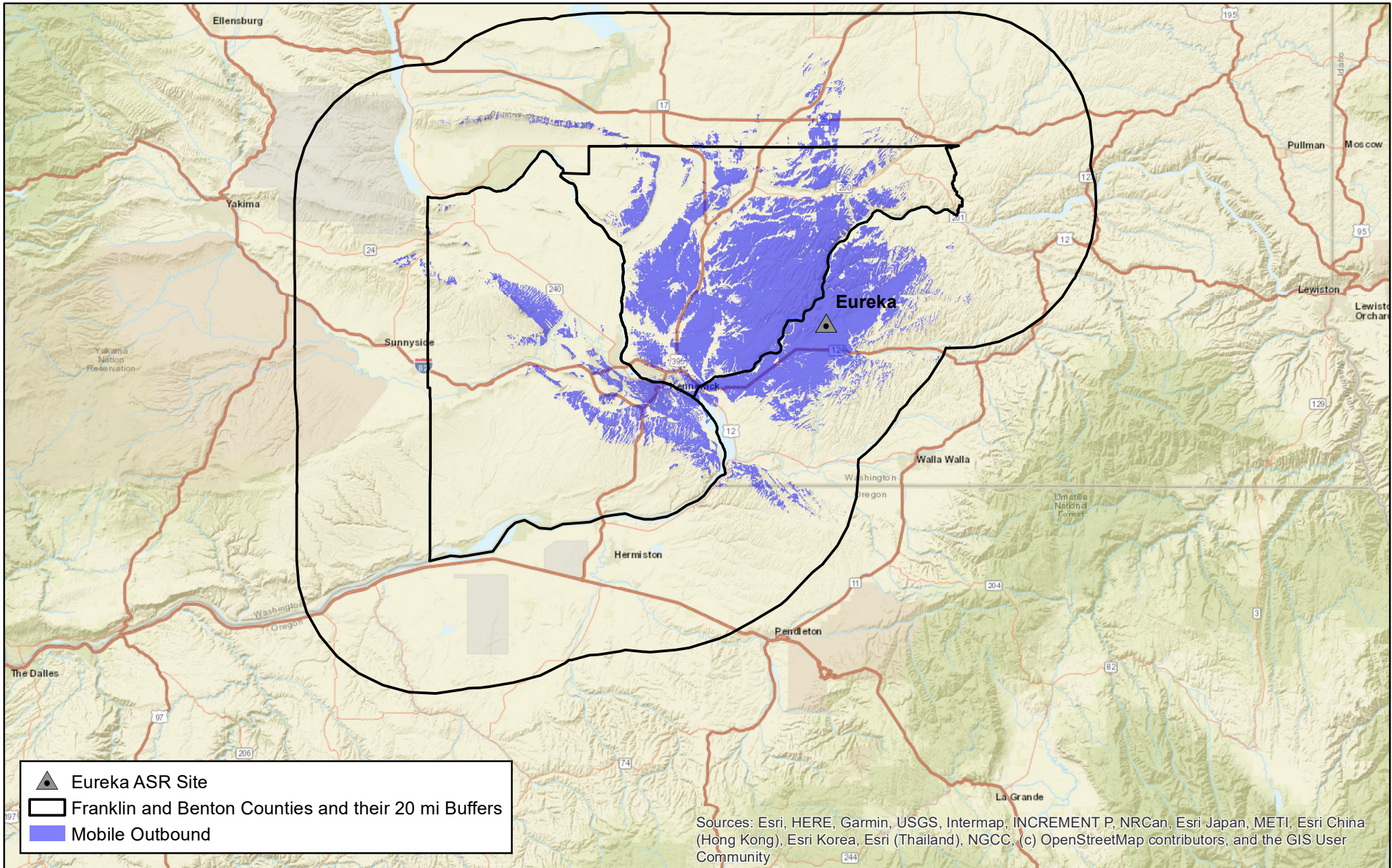
Map 13



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

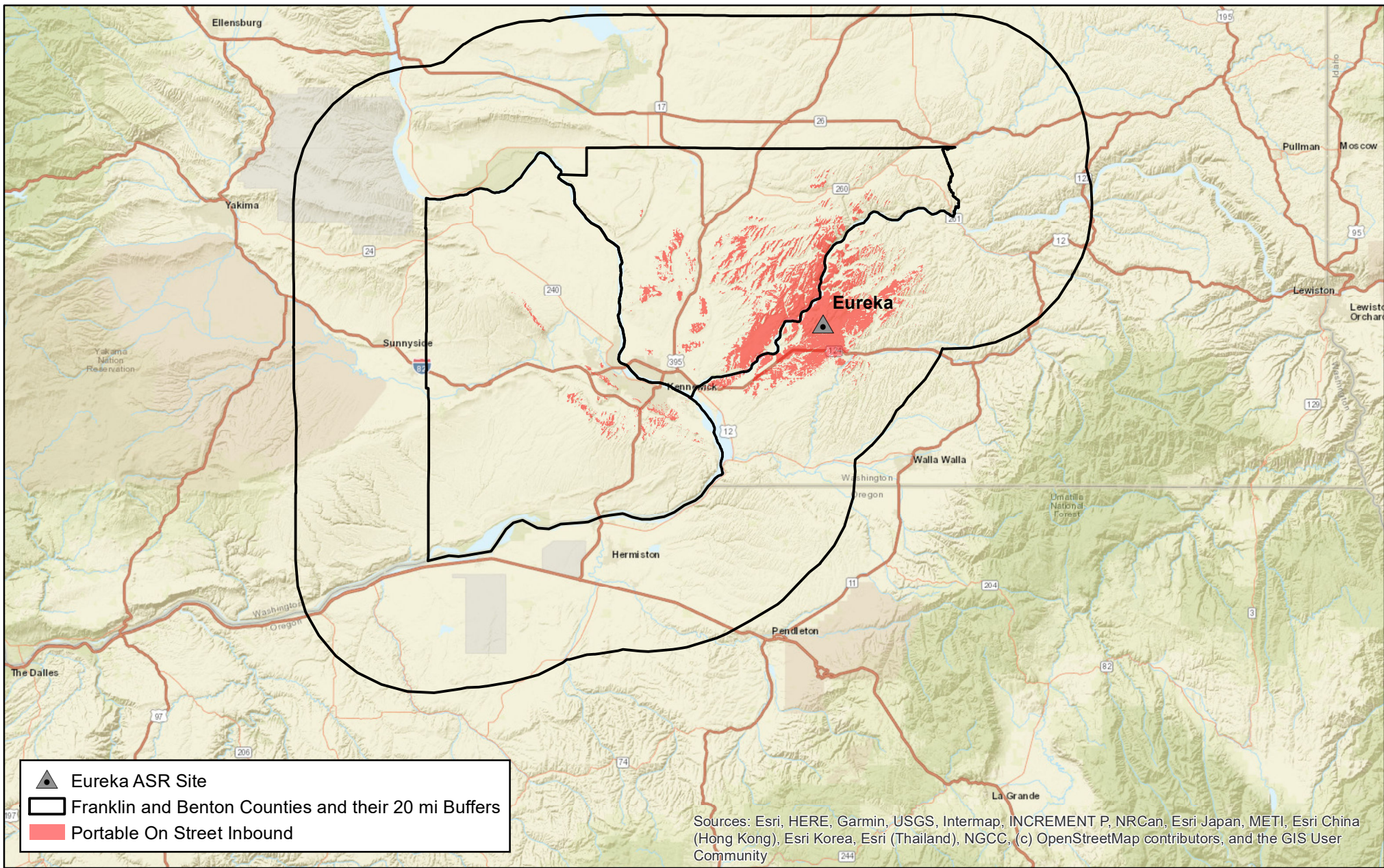
Map 14



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

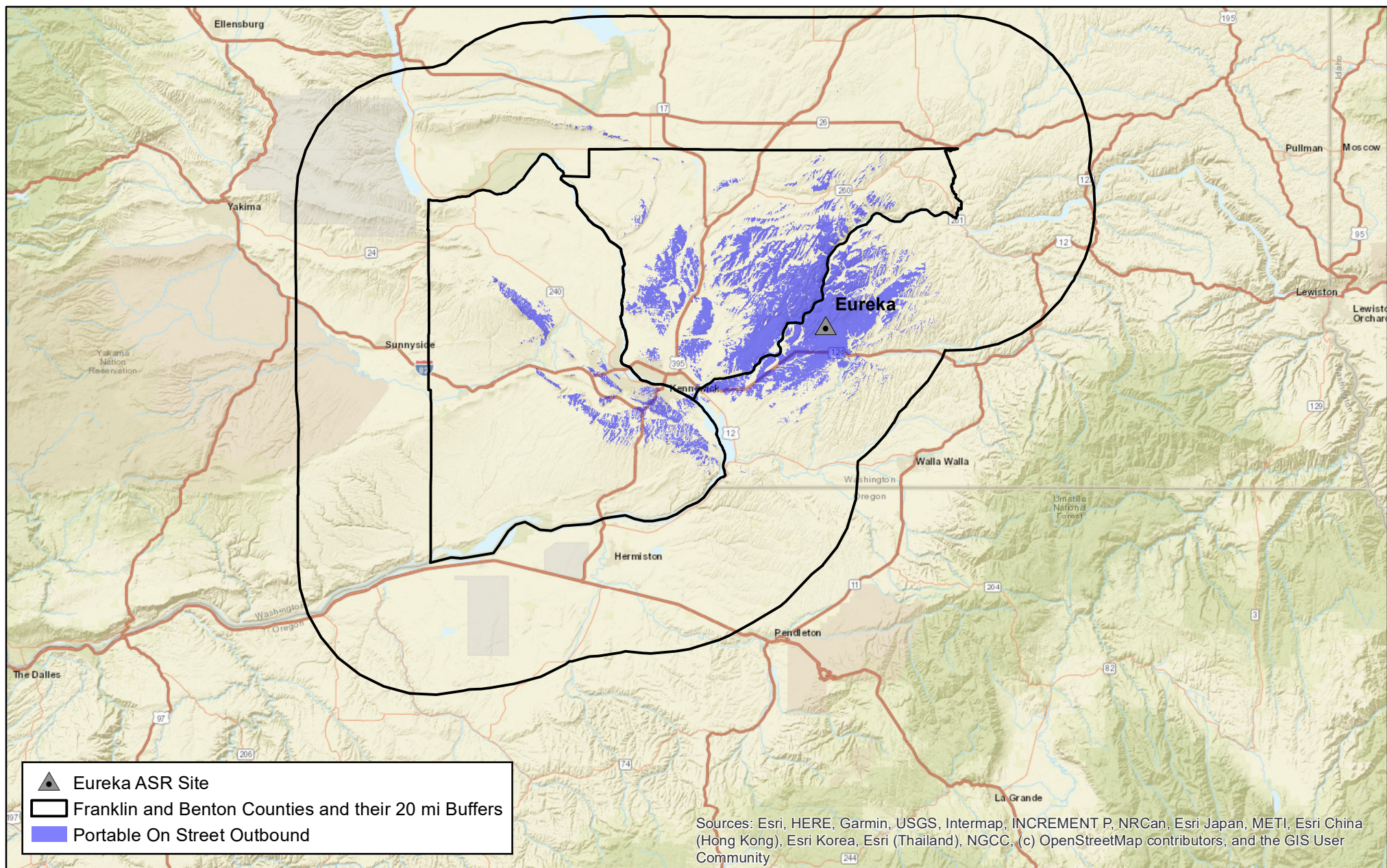
Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

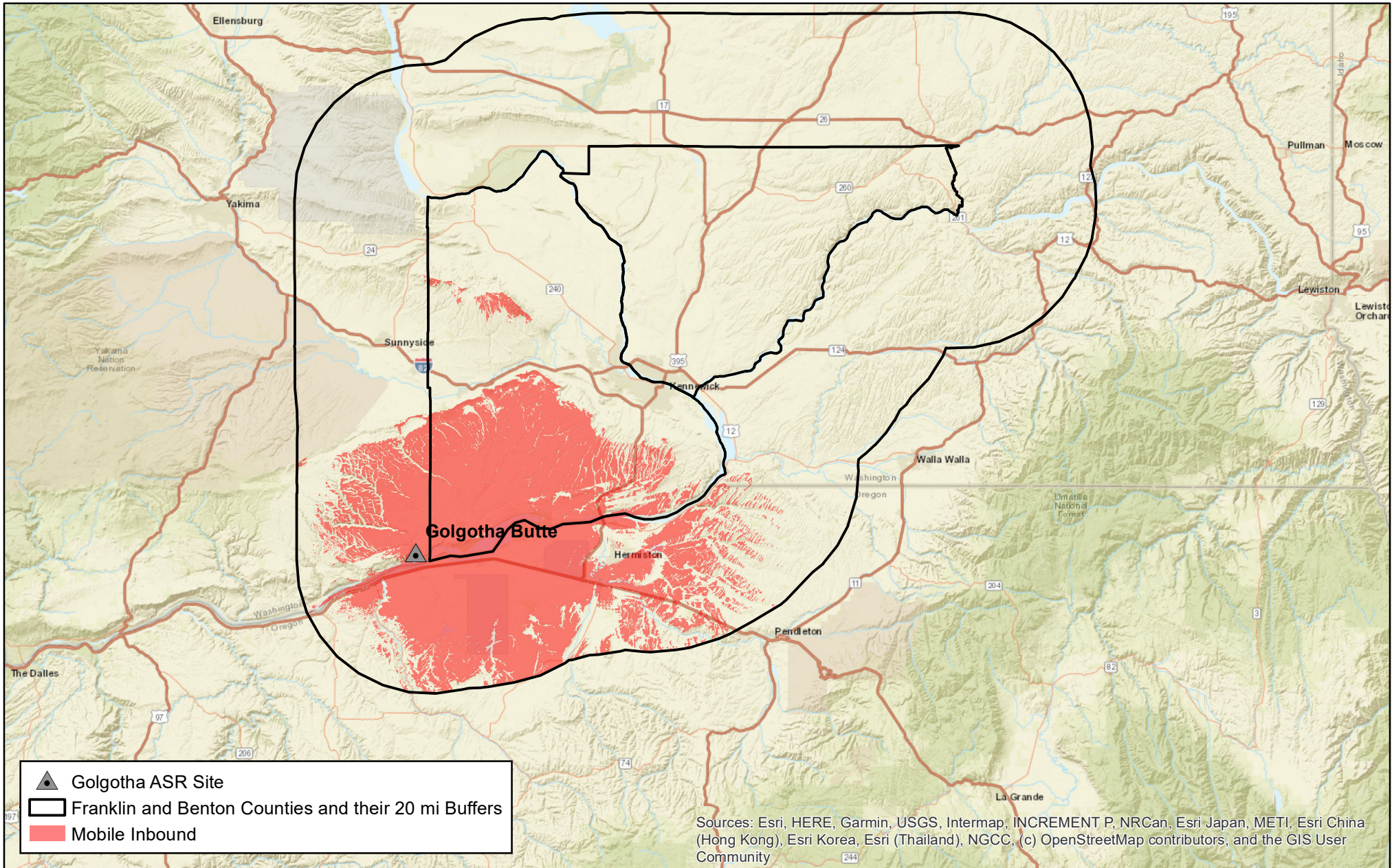
Map 16



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

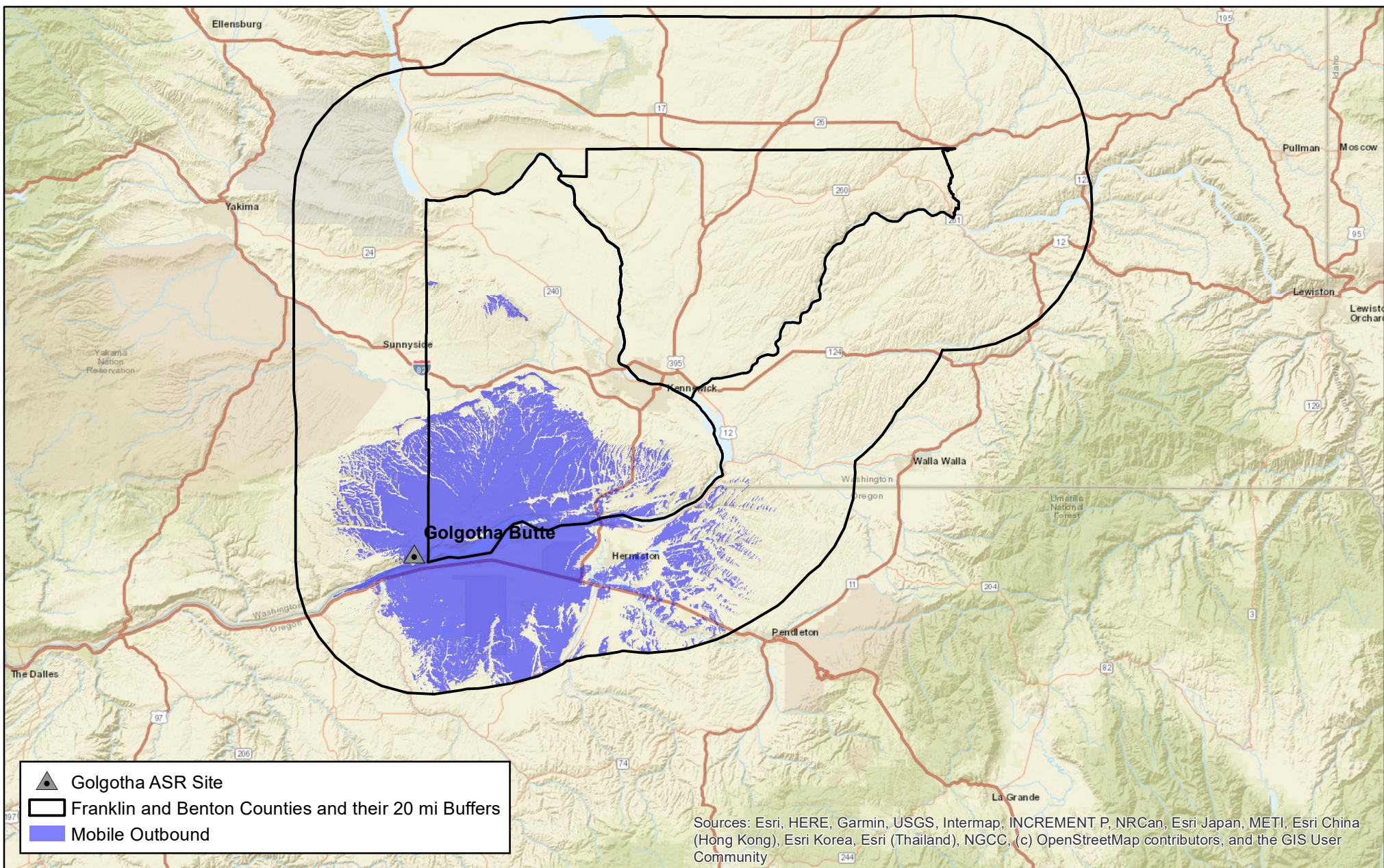
Map 17



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

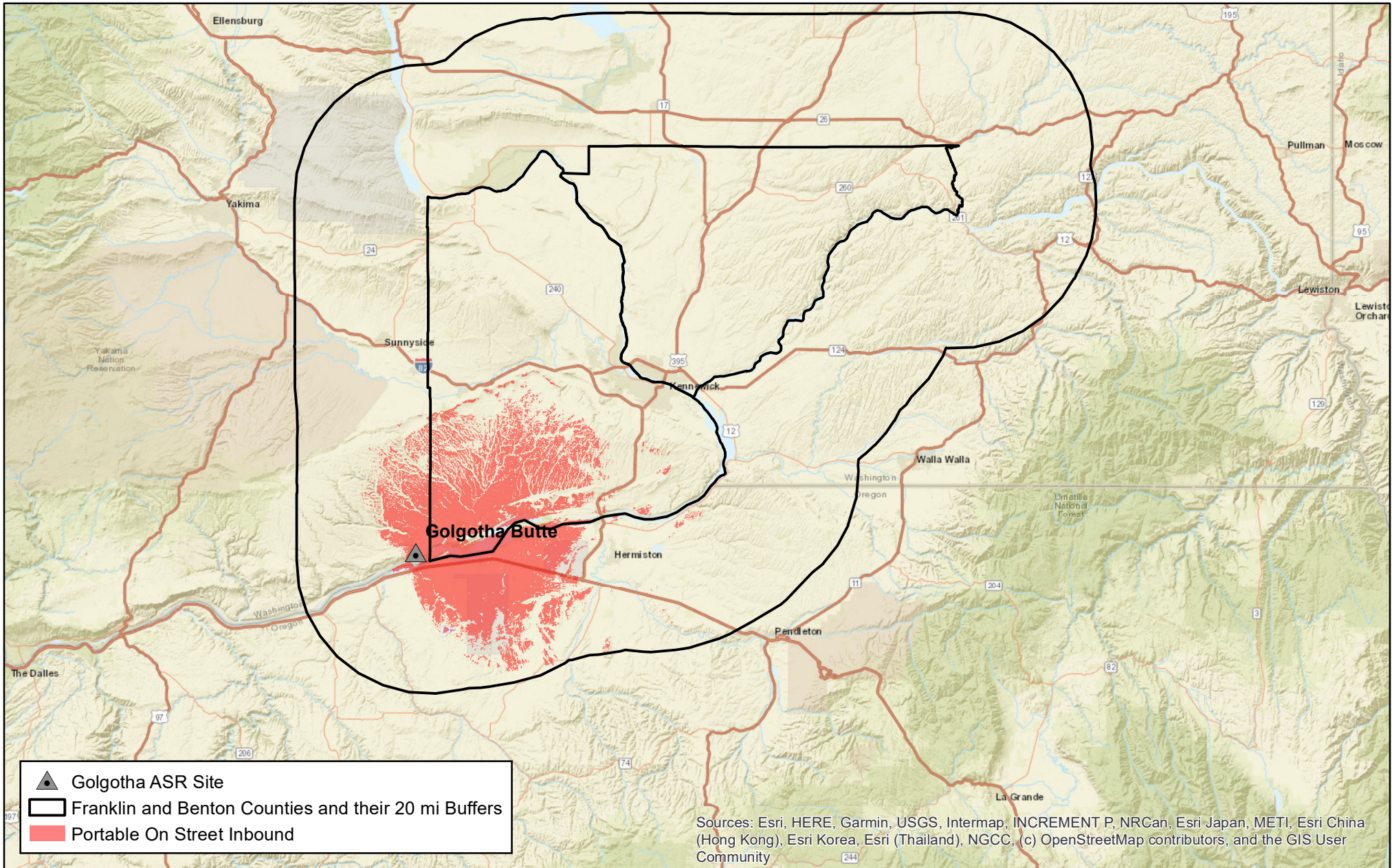
Map 18



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.

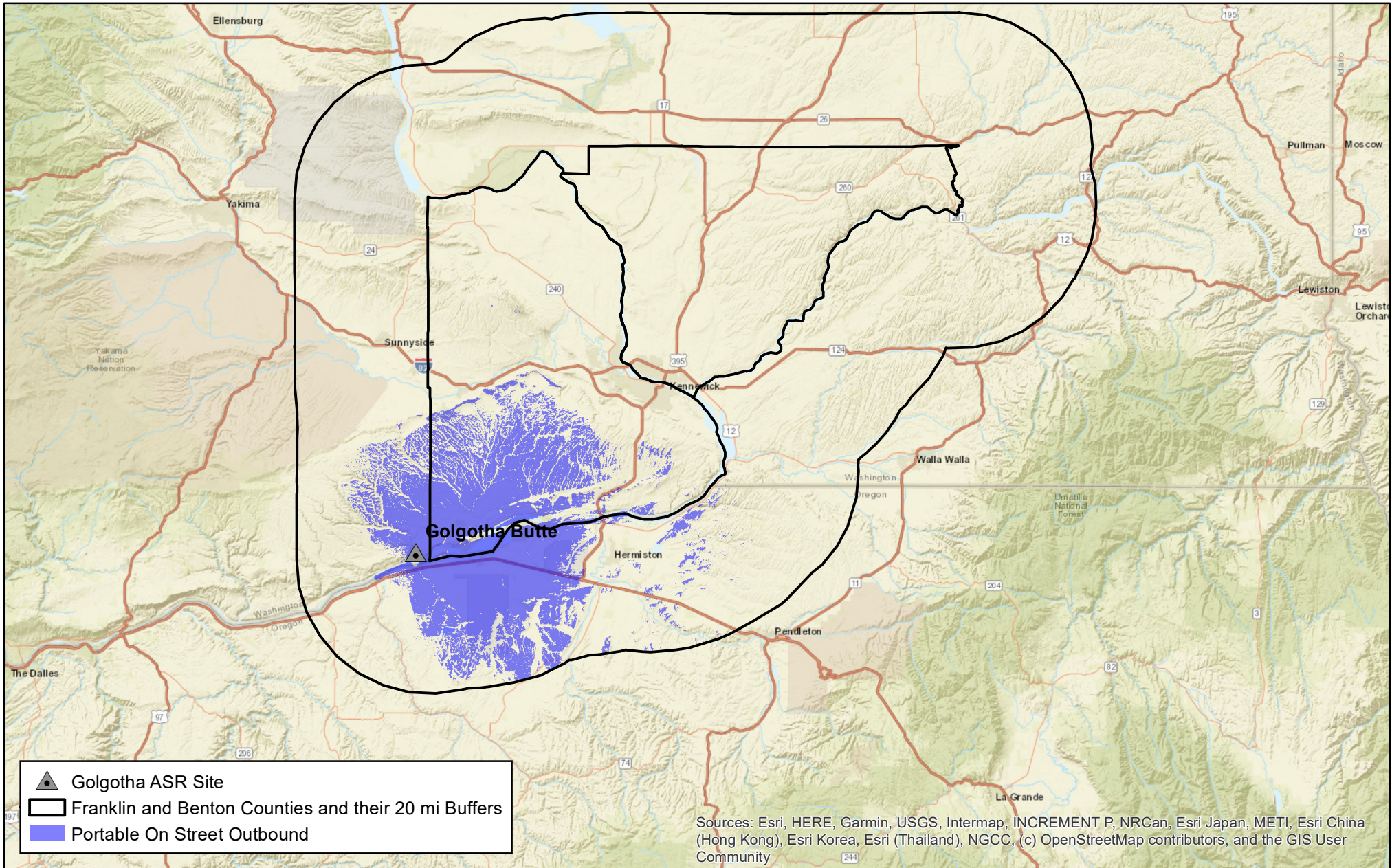




Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles

1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

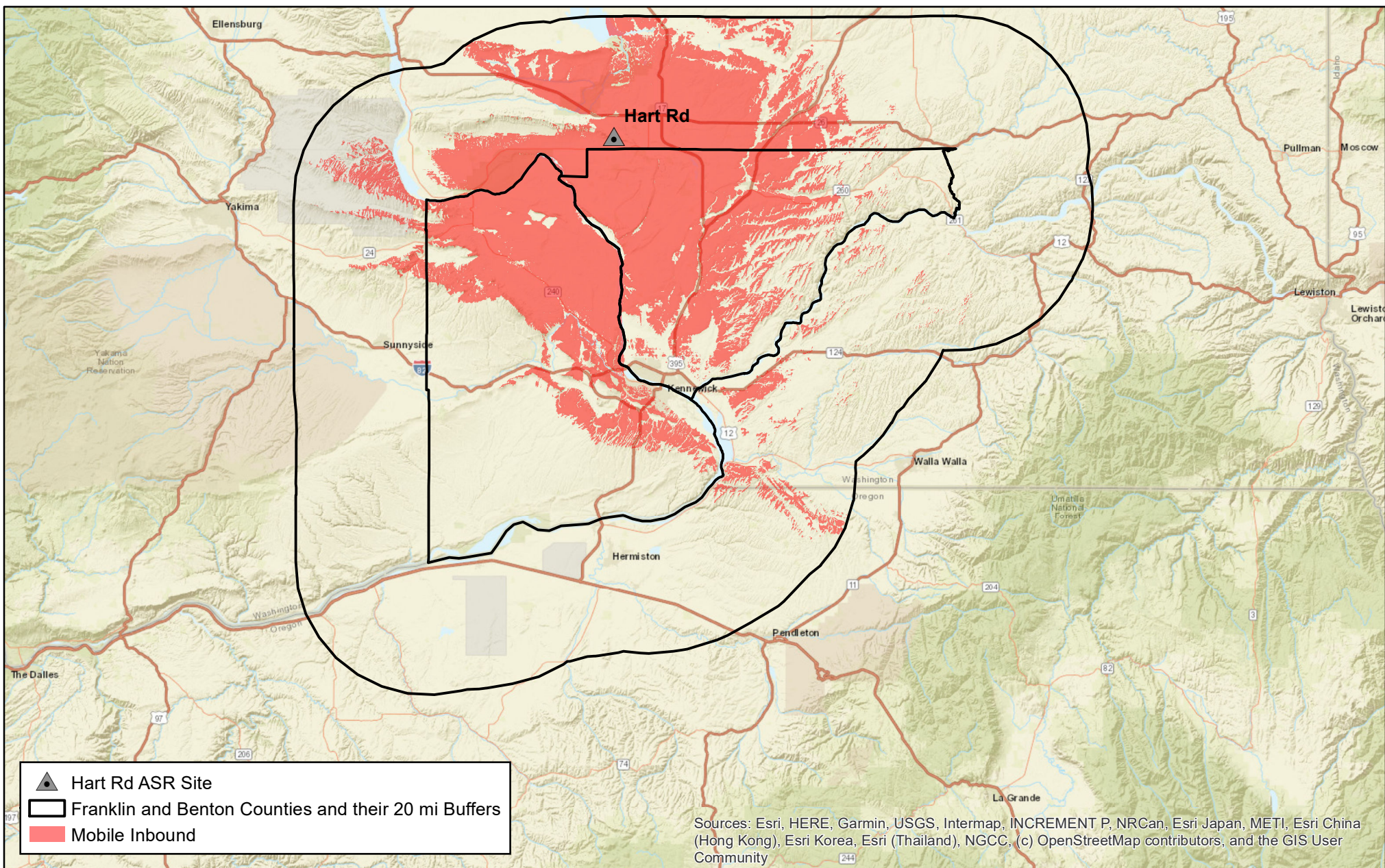
Map 20



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
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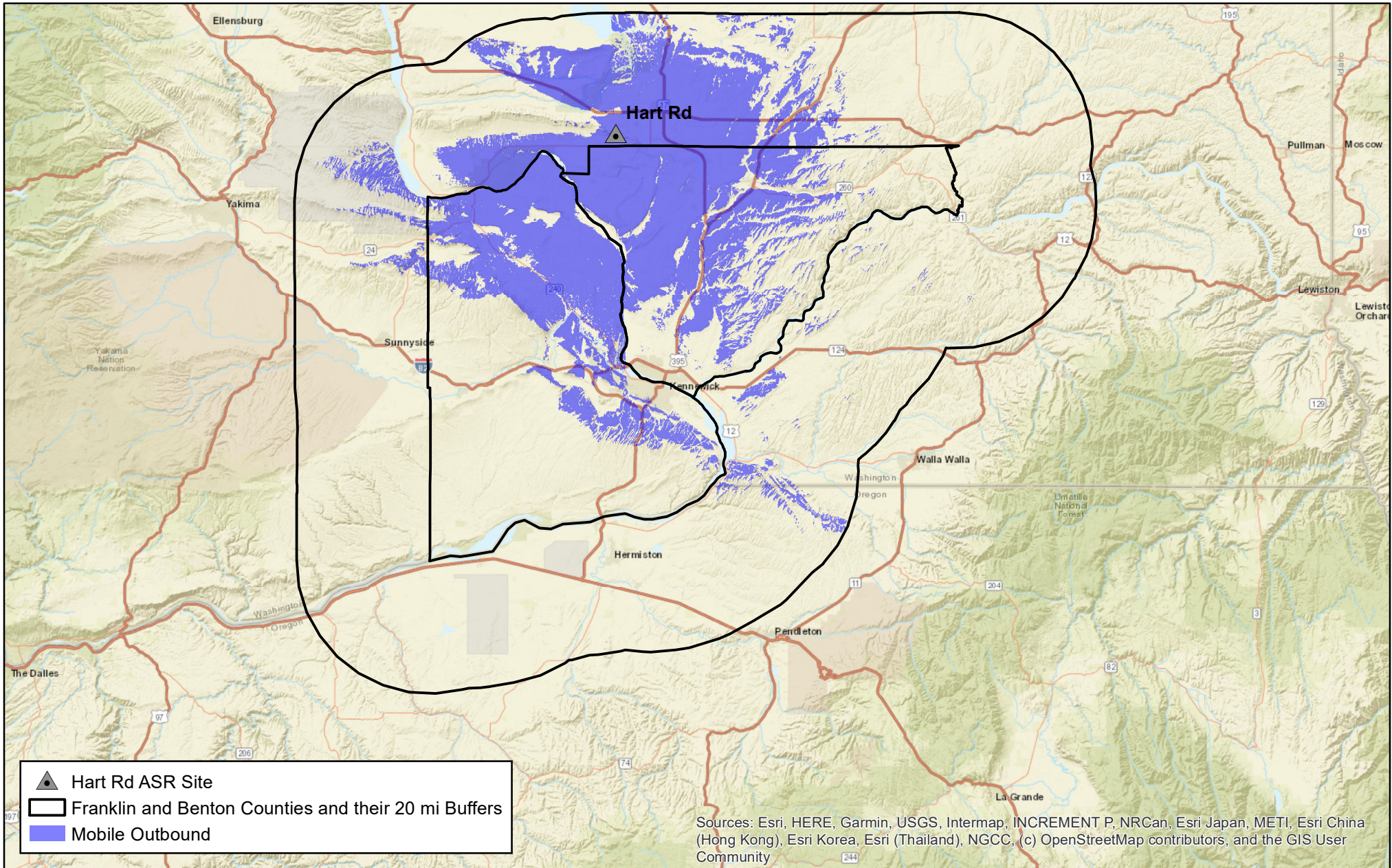
Map 21



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
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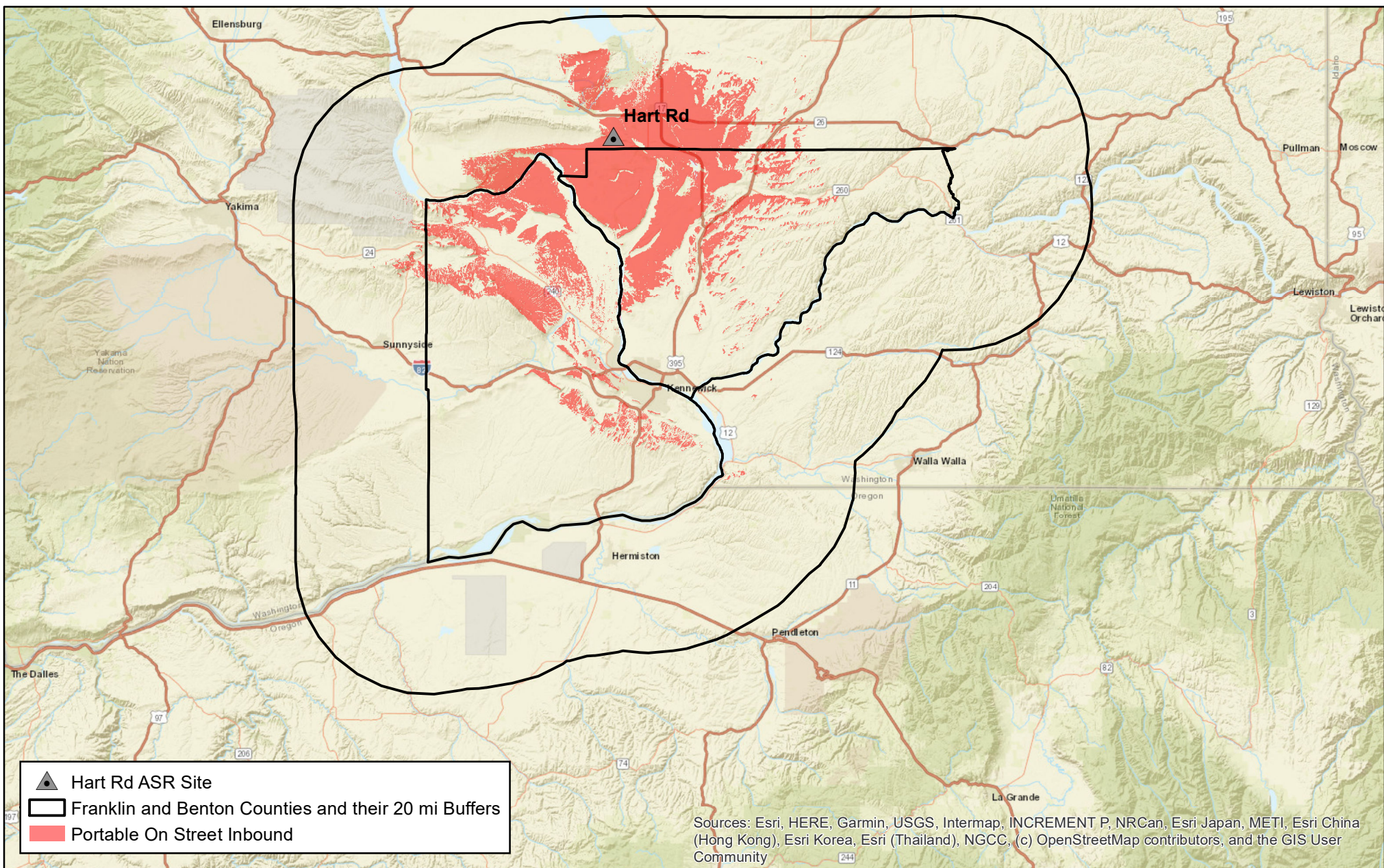
Map 22



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
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Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

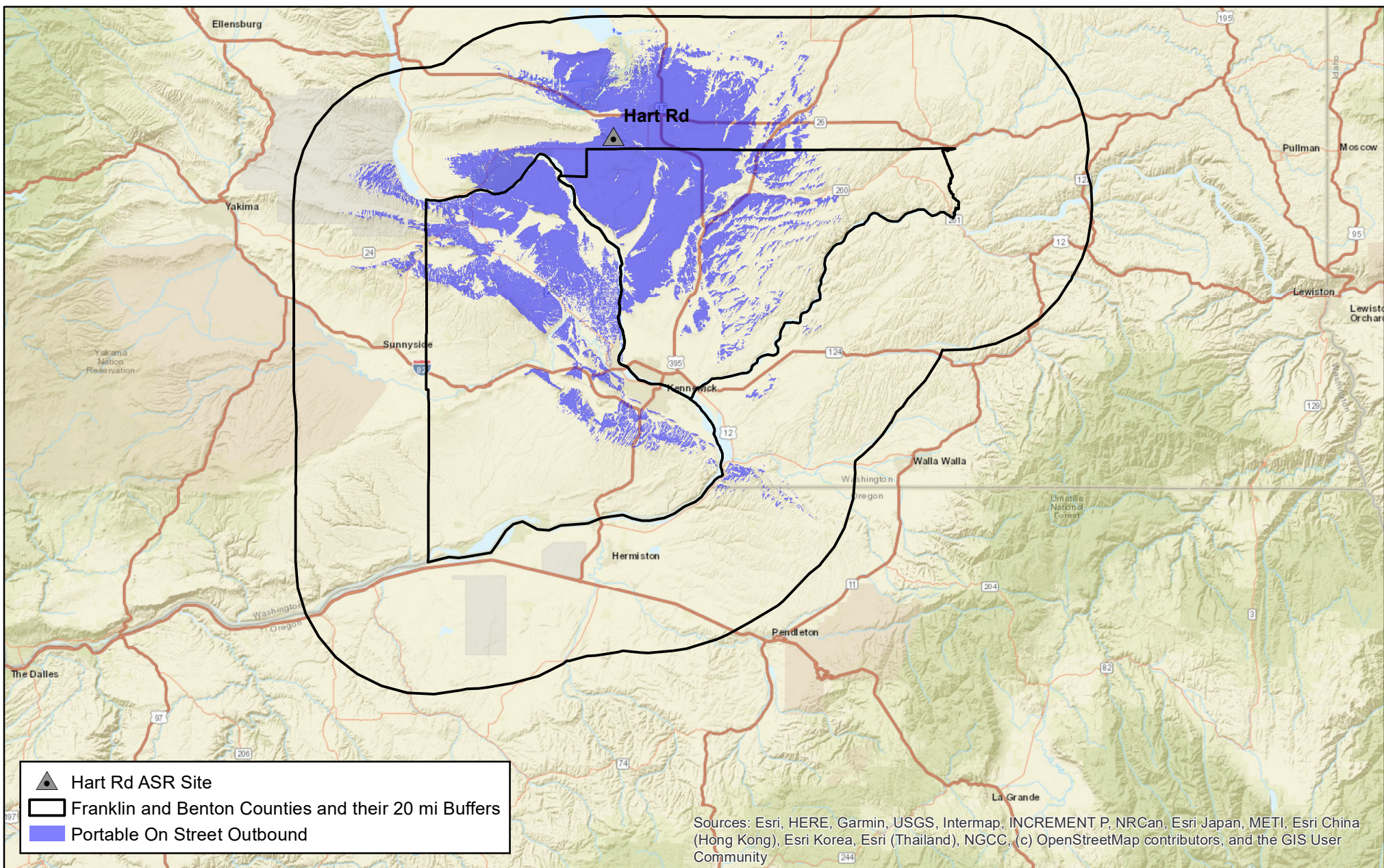
Map 23



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
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Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

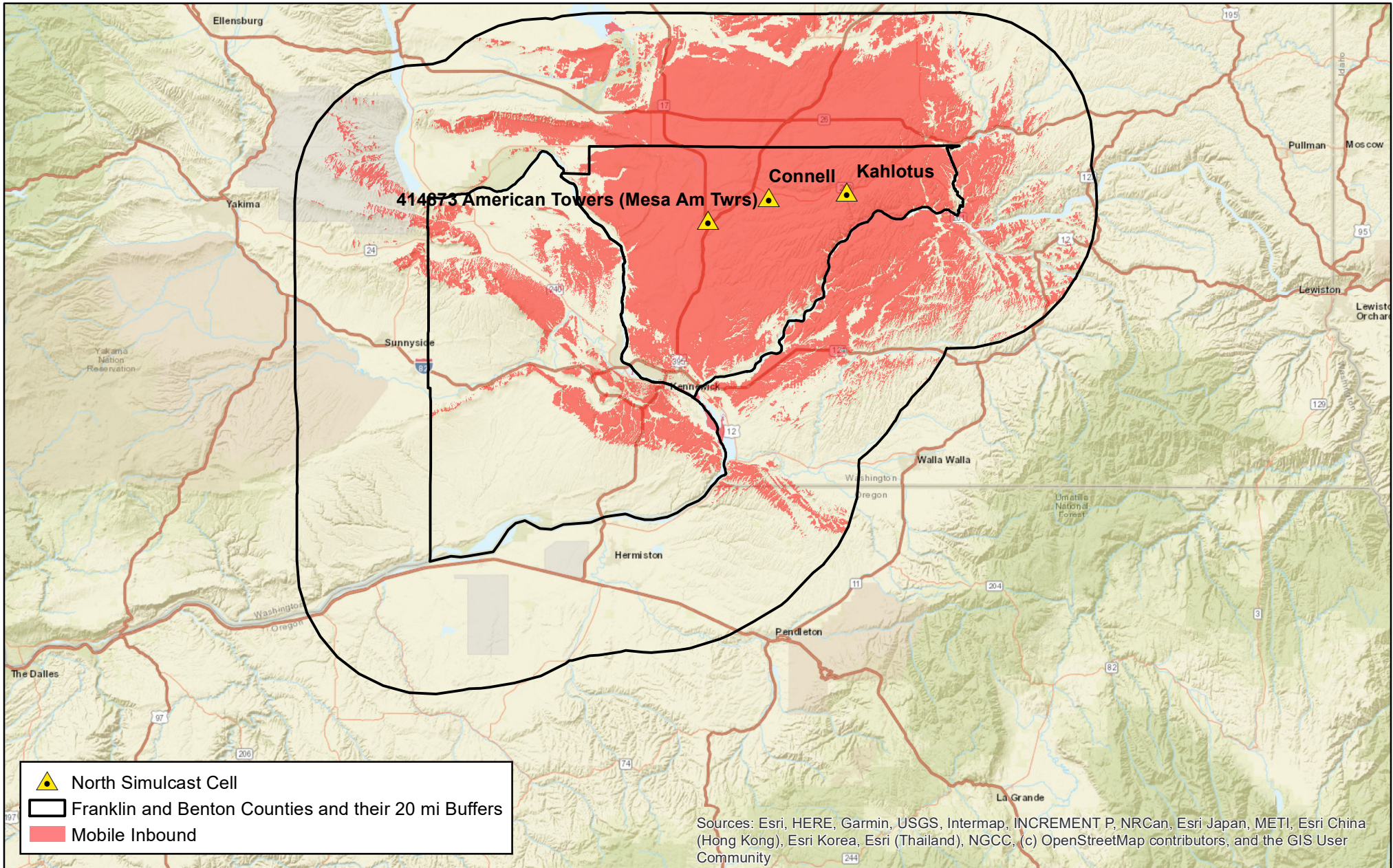
Map 24



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual Simulcast Cell DAQ 3.4 Coverage Map

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Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
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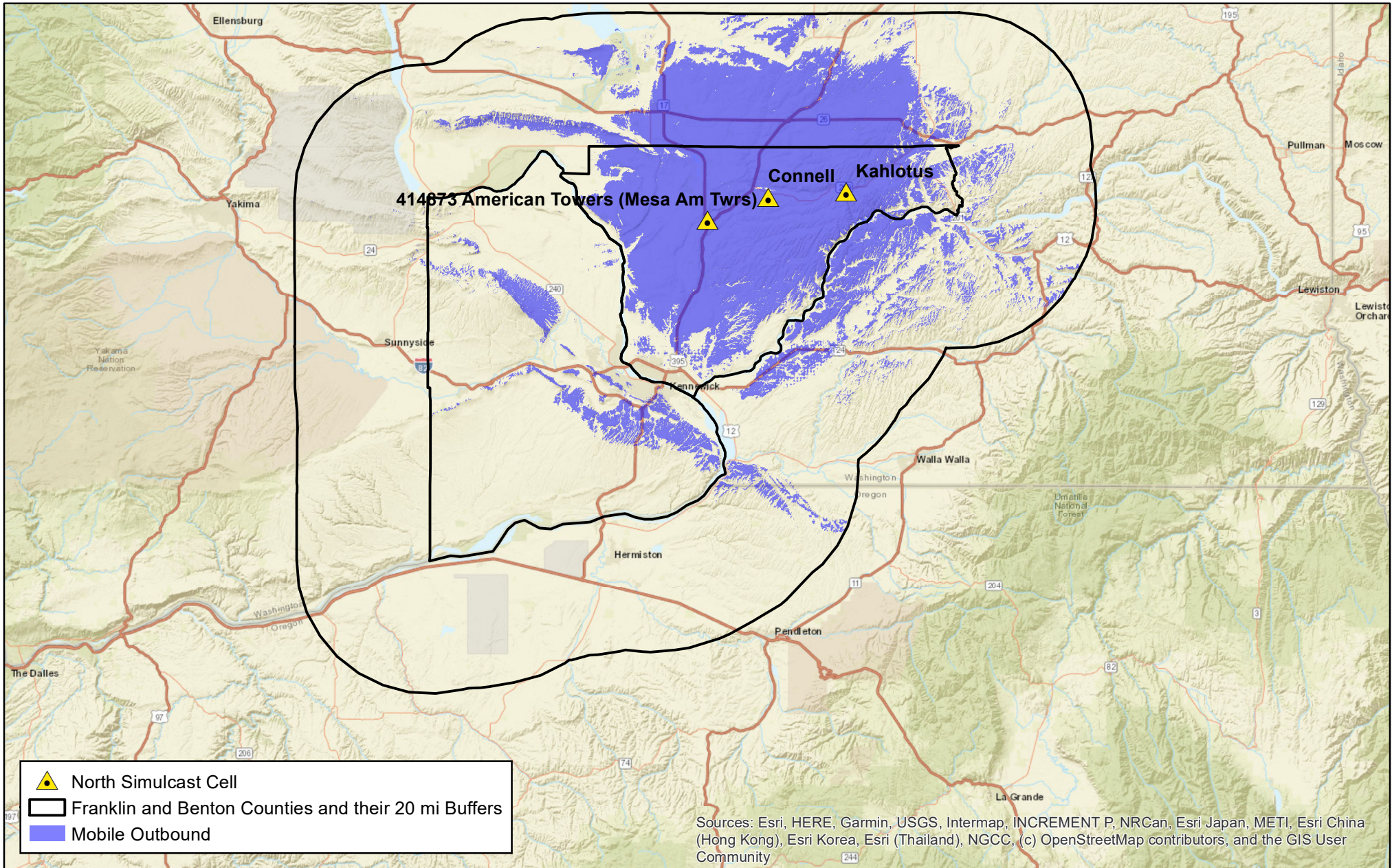
Map 5



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual Simulcast Cell DAQ 3.4 Coverage Map

For Information Only.
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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

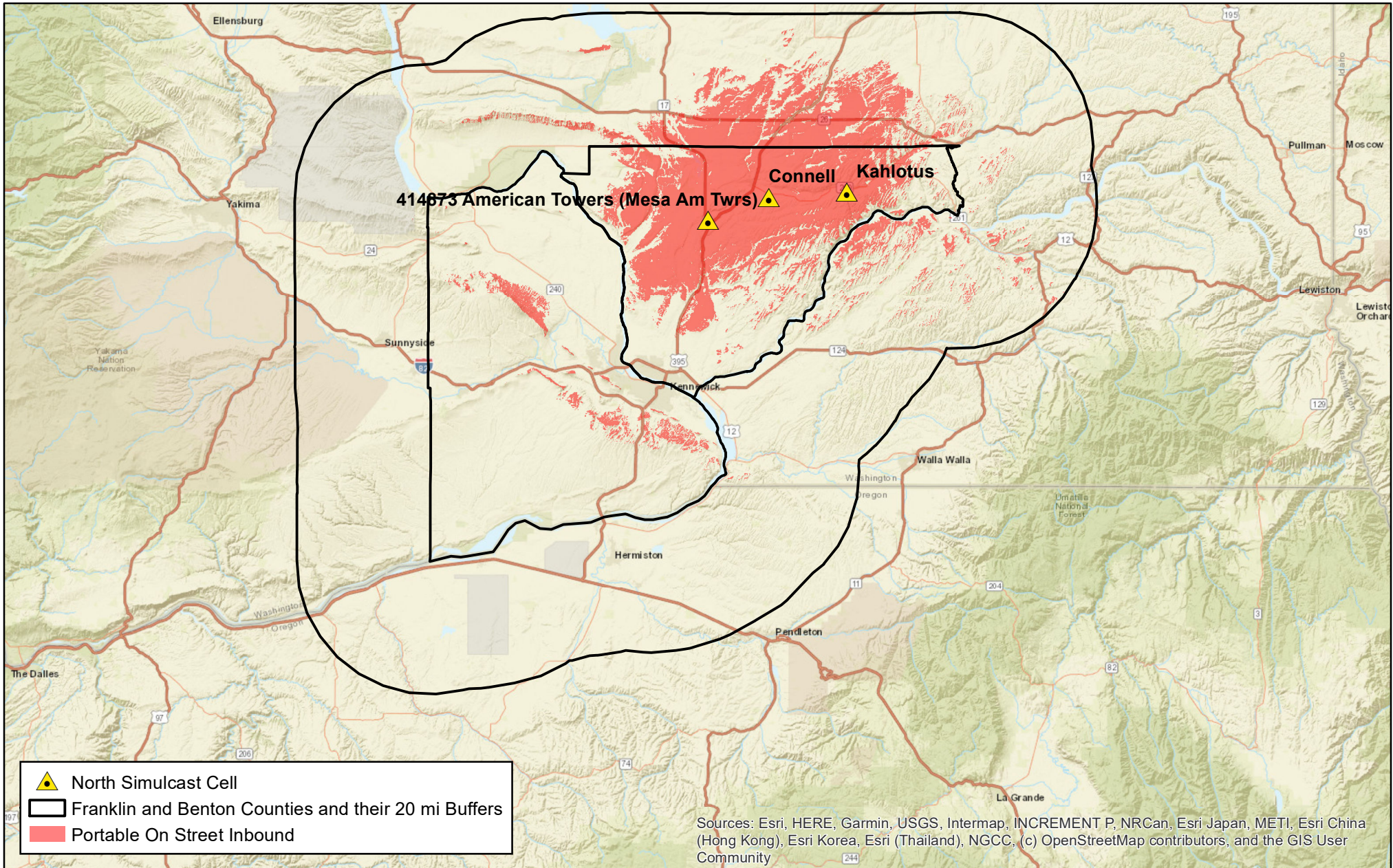
Map 6



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual Simulcast Cell DAQ 3.4 Coverage Map

For Information Only.
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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

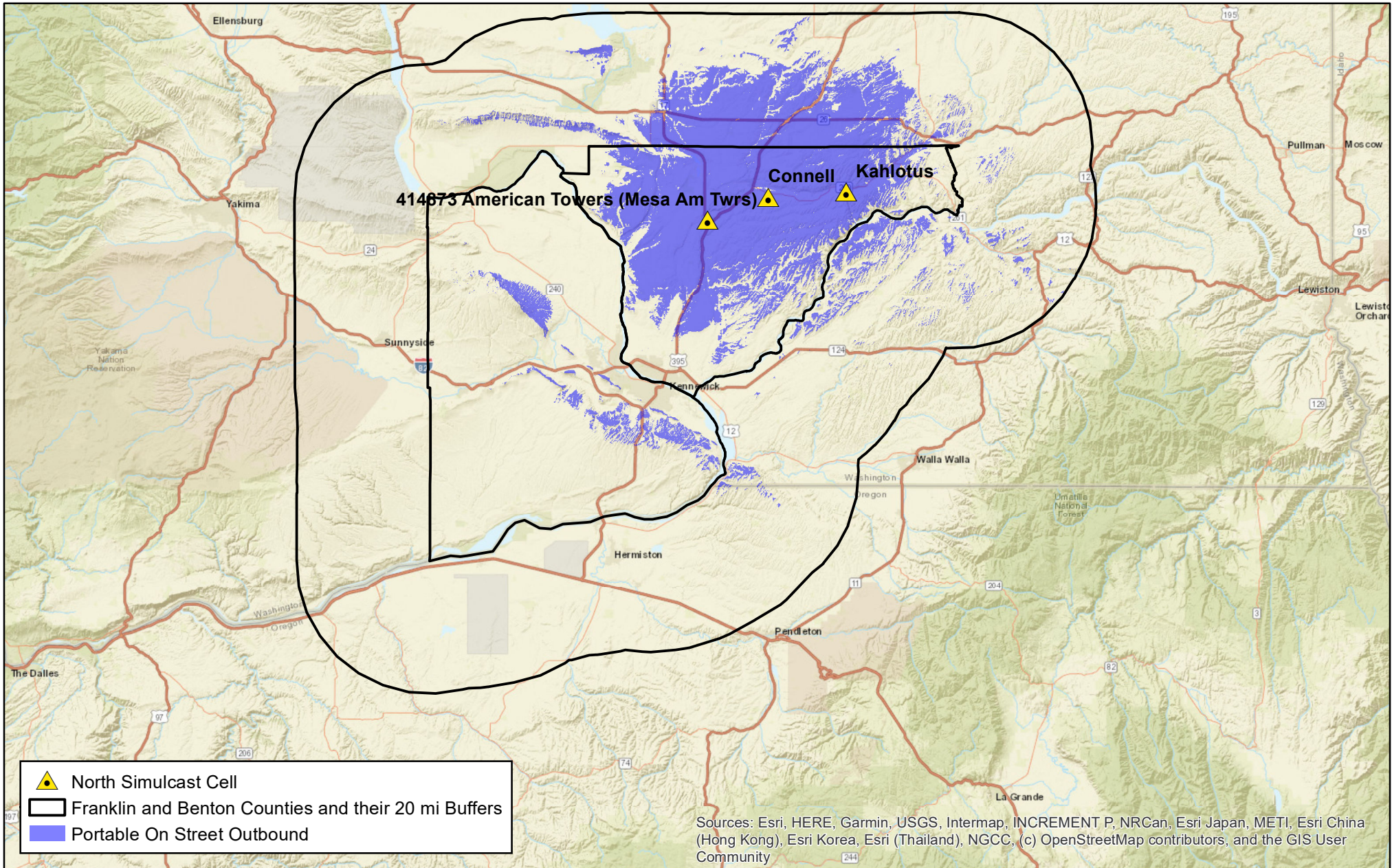
Map 7



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual Simulcast Cell DAQ 3.4 Coverage Map

For Information Only.
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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles



1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

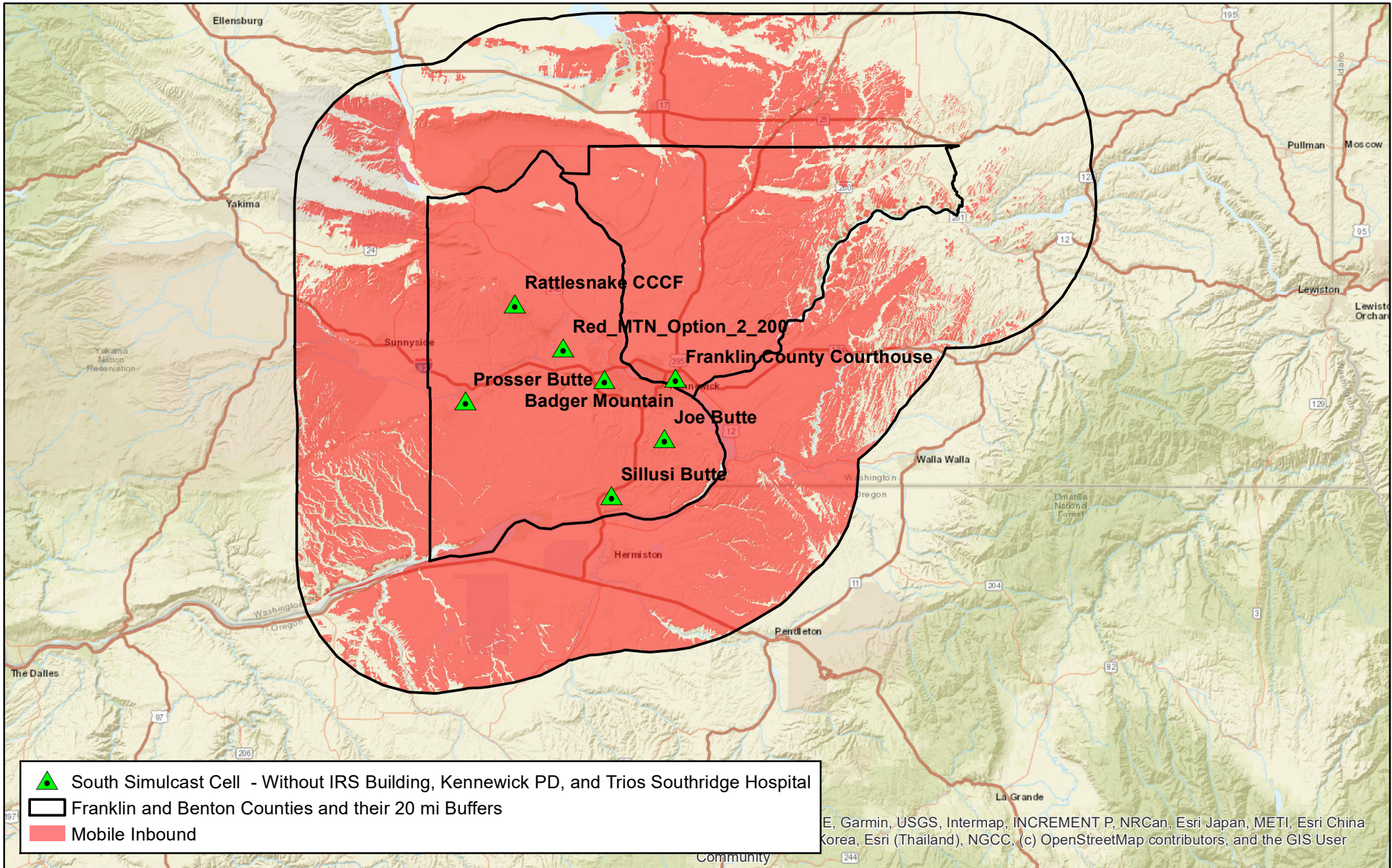
Map 8



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual Simulcast Cell DAQ 3.4 Coverage Map

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Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

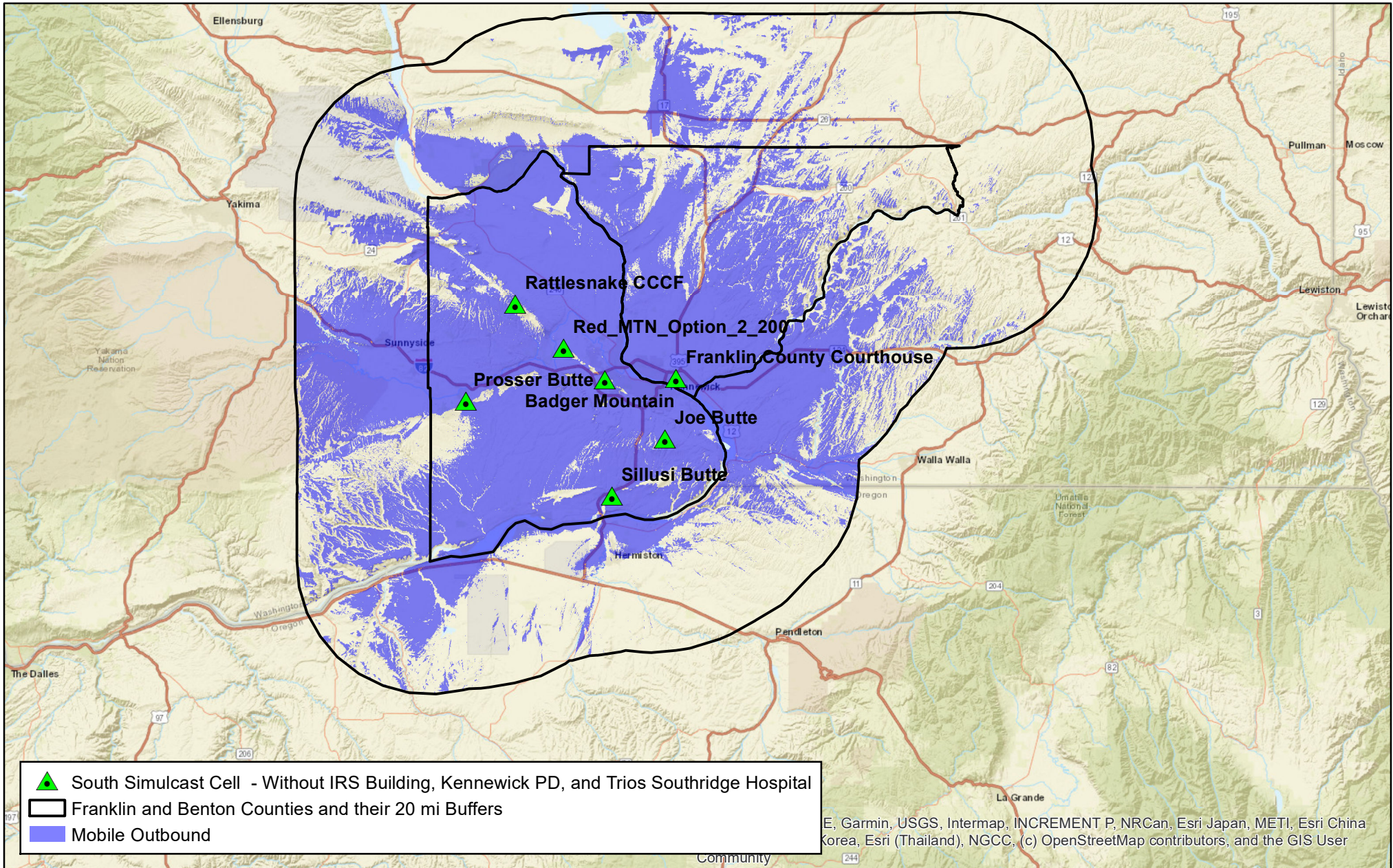
This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual Simulcast Cell DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

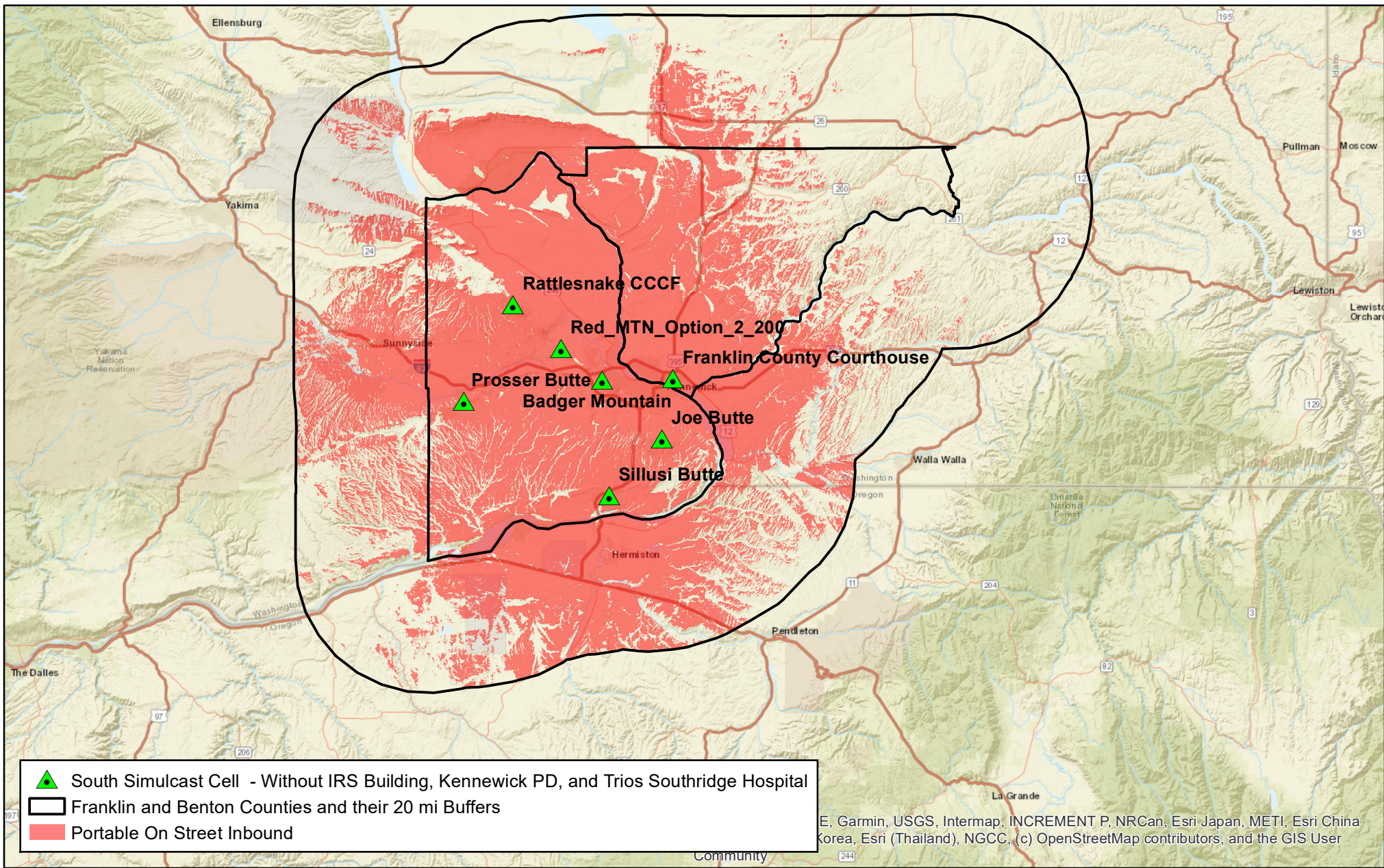
Map 10



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual Simulcast Cell DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

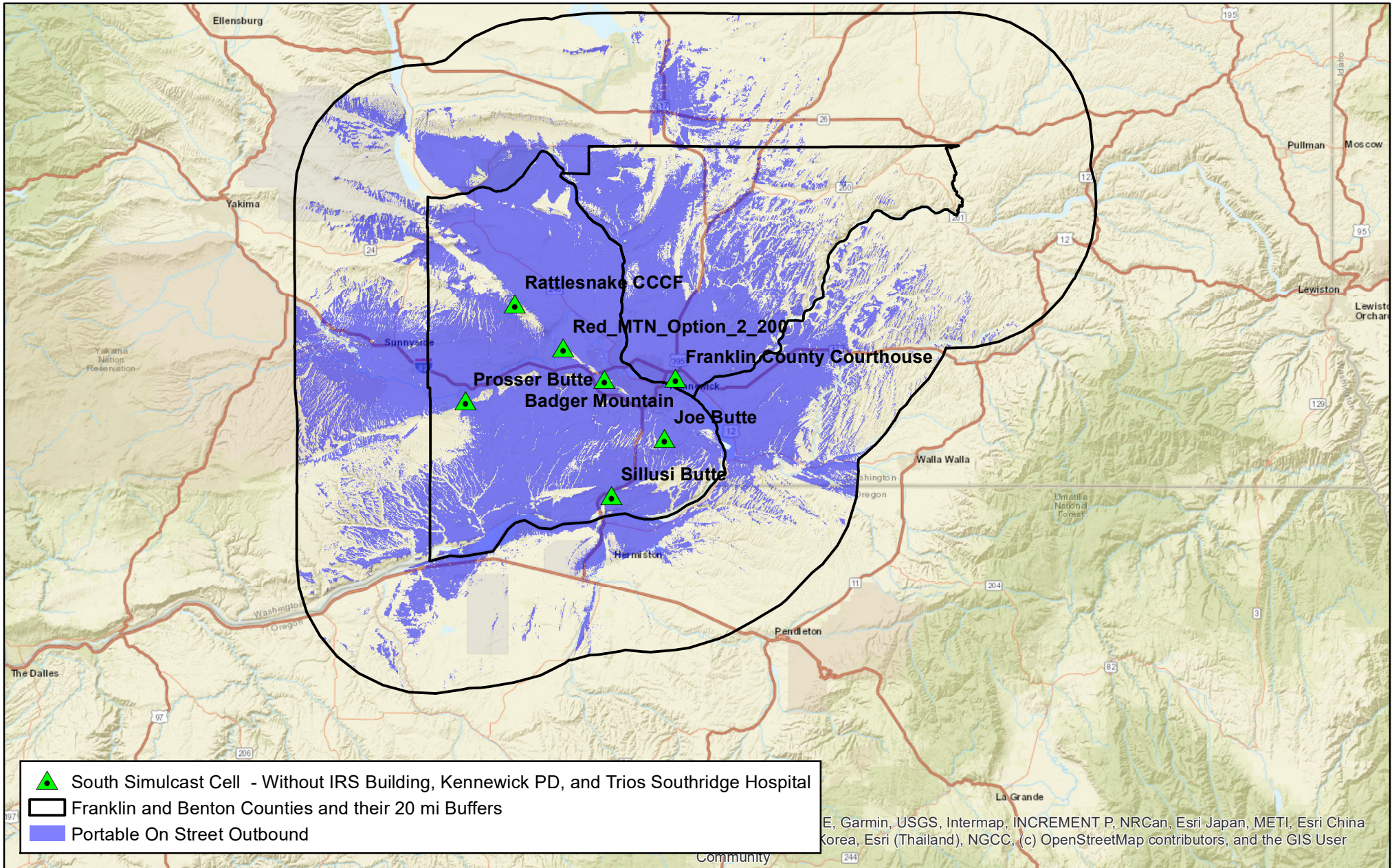
Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual Simulcast Cell DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles



1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

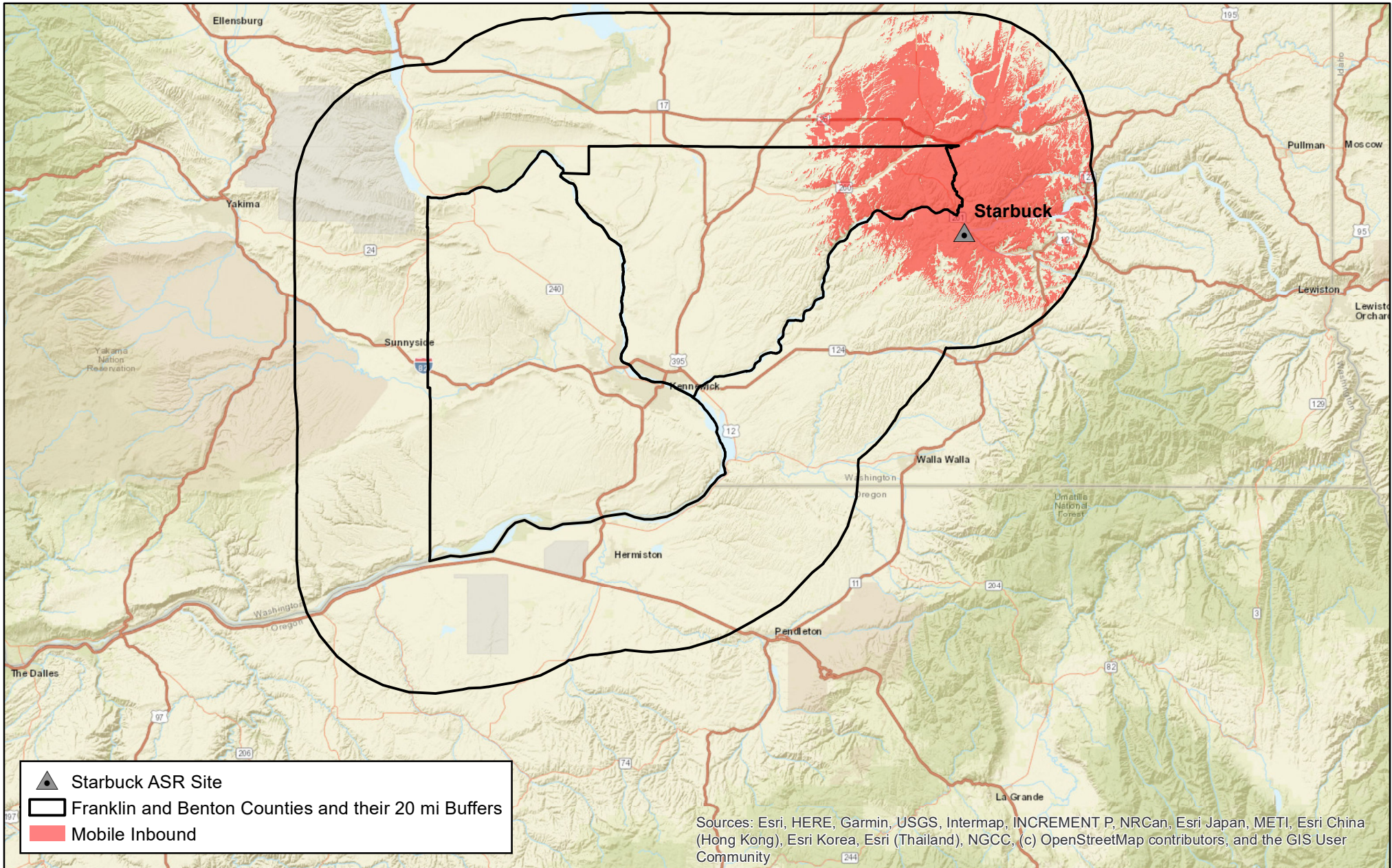
Map 12



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

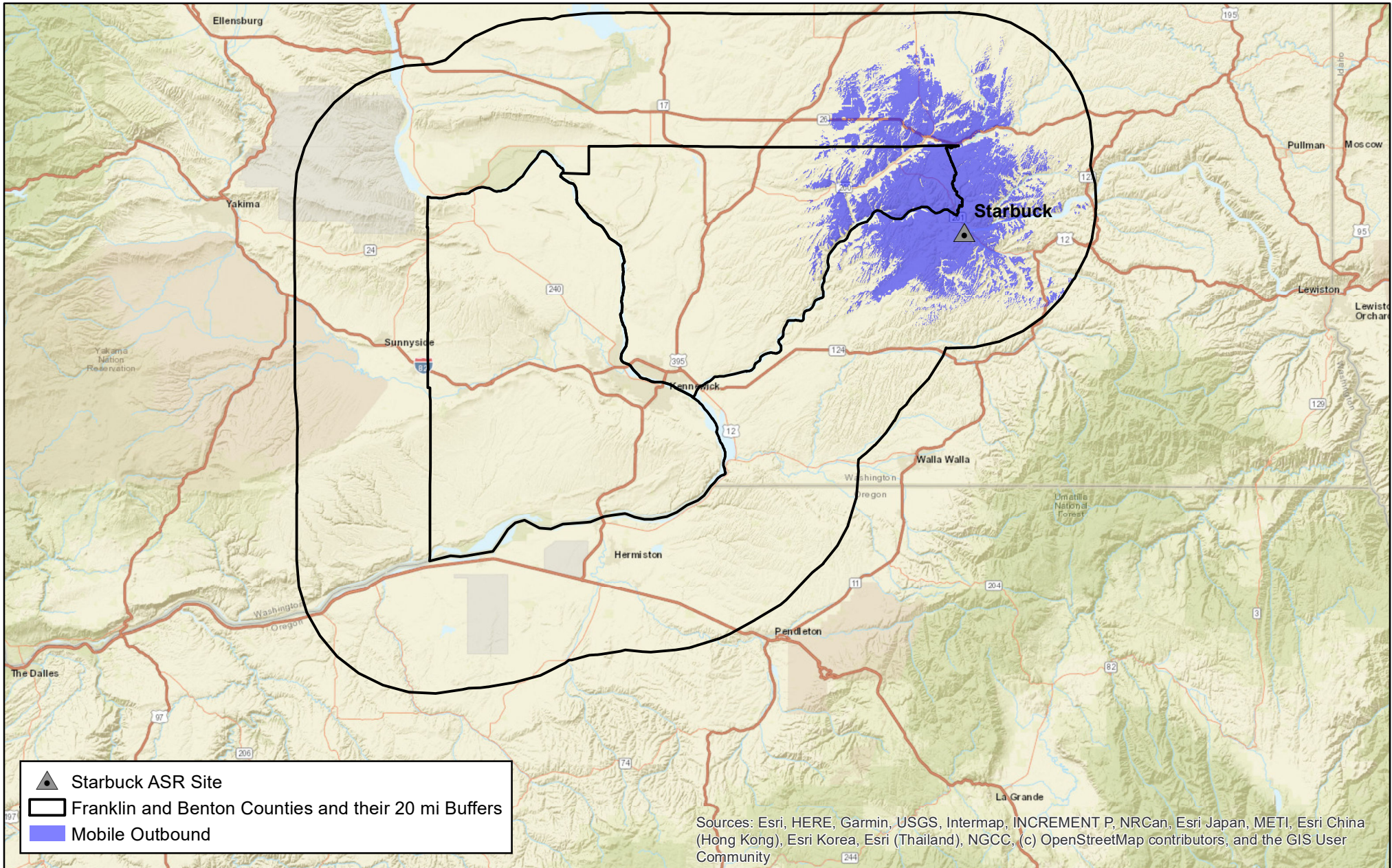
Map 25



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.

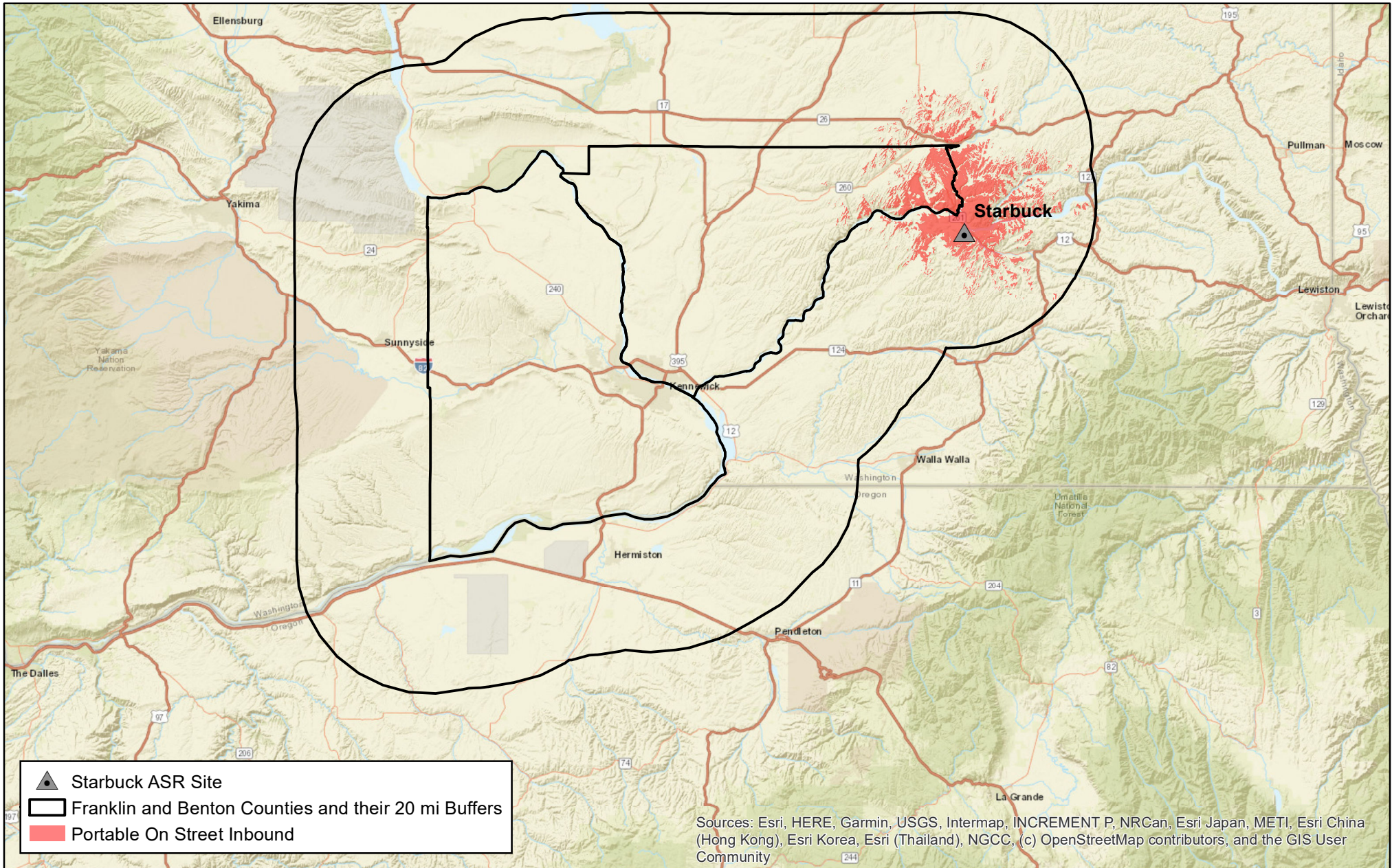




Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

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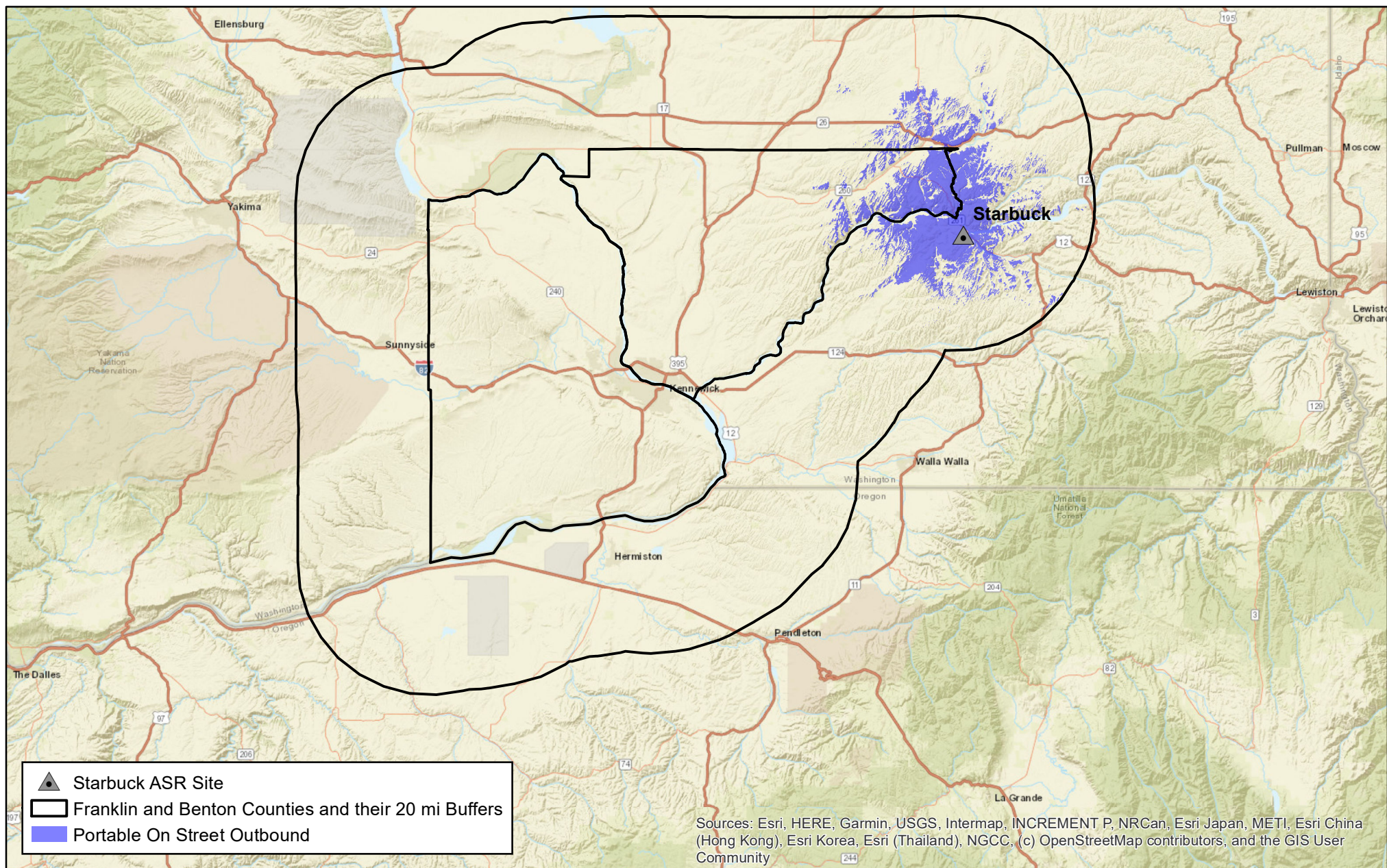
Map 27



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
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Franklin County radio subscribers will
experience the most reliable communications.



Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

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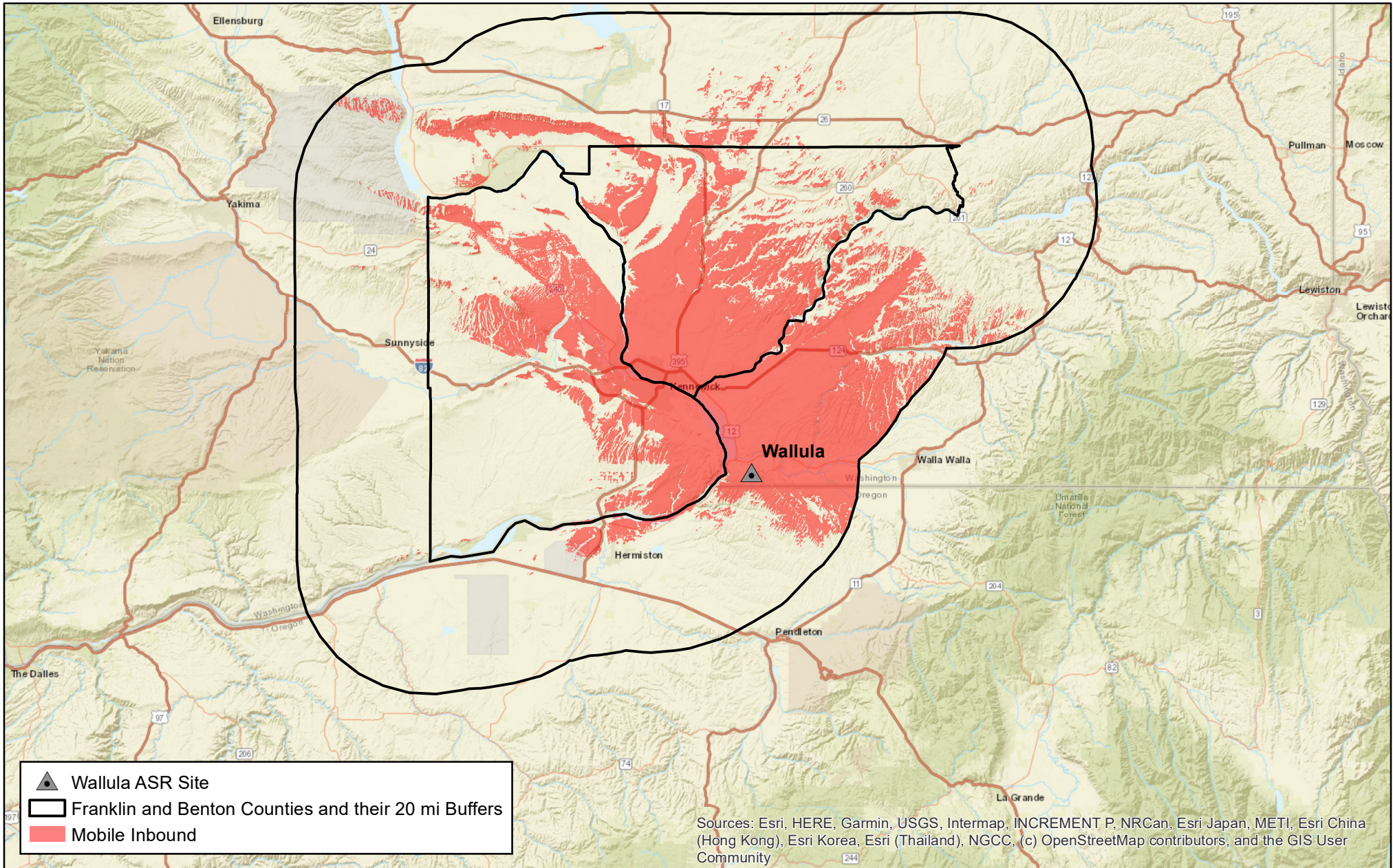
Map 28



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

0 7 14 21 Miles
1 in = 20 miles

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

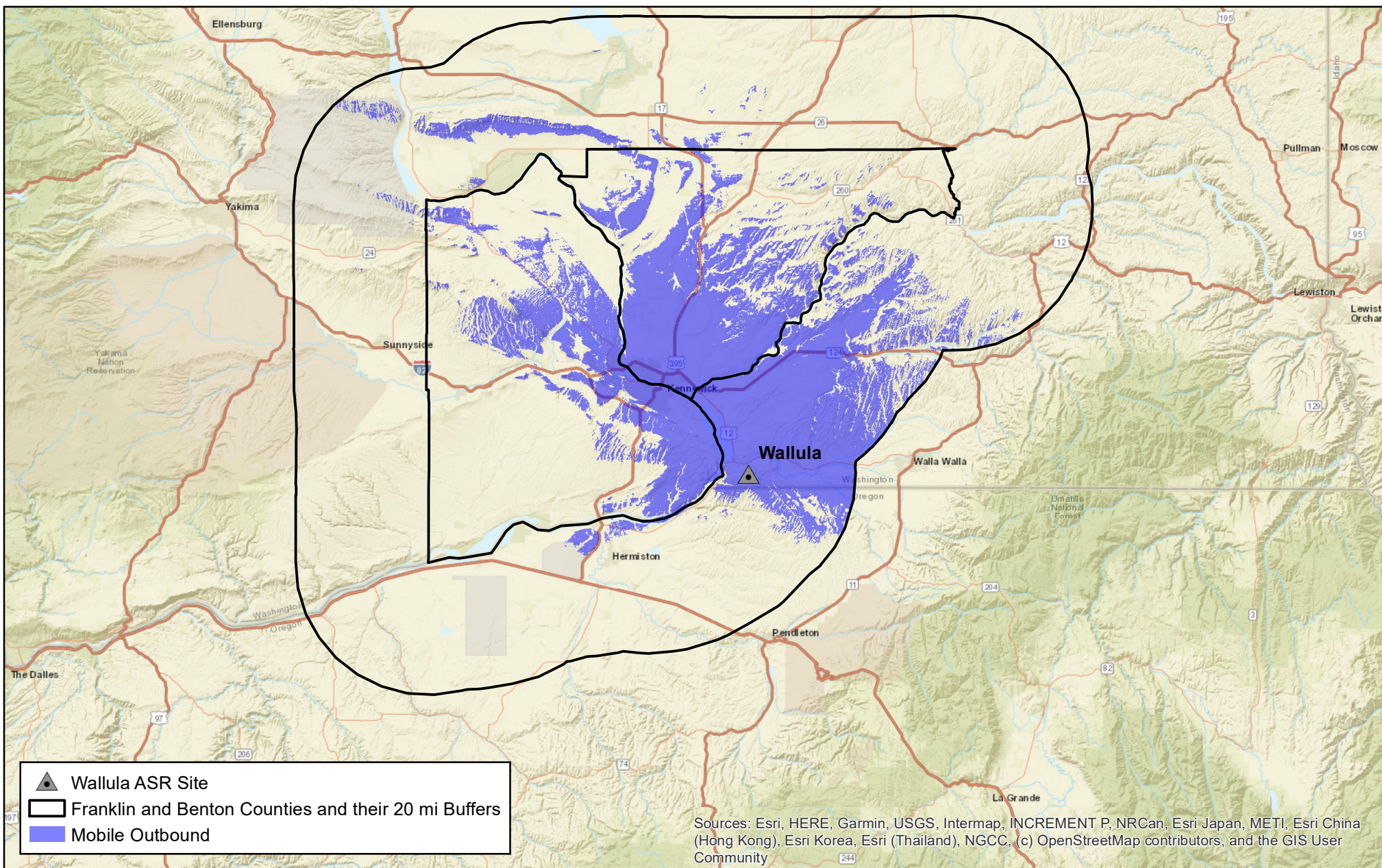
Map 29



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Mobile Configuration:
APX 8500, 35 W, Triband antenna
Tx/Rx at roof center

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Oct 04, 2024
Hydra Stratus 3.1.9

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

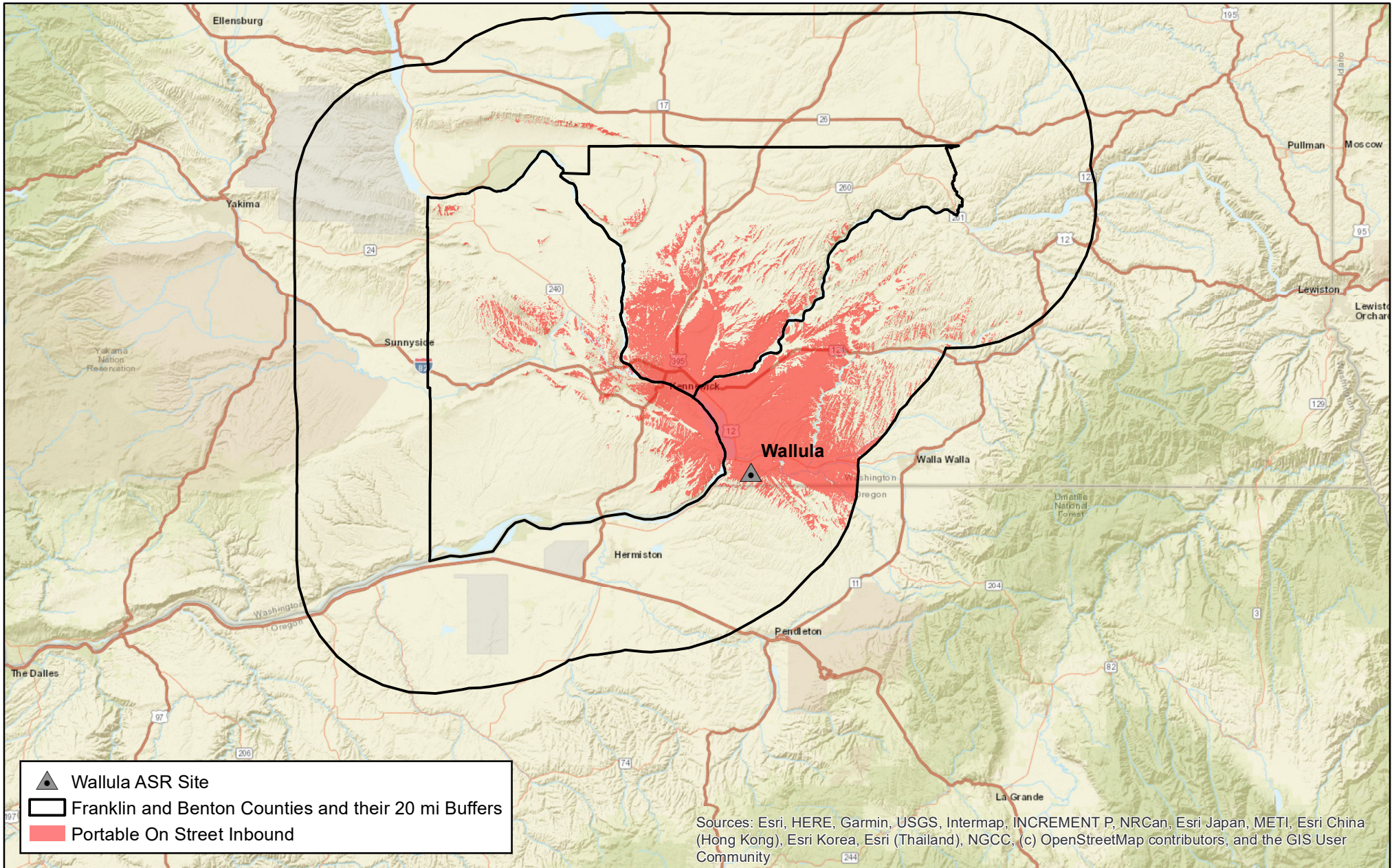
Map 30



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles

1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

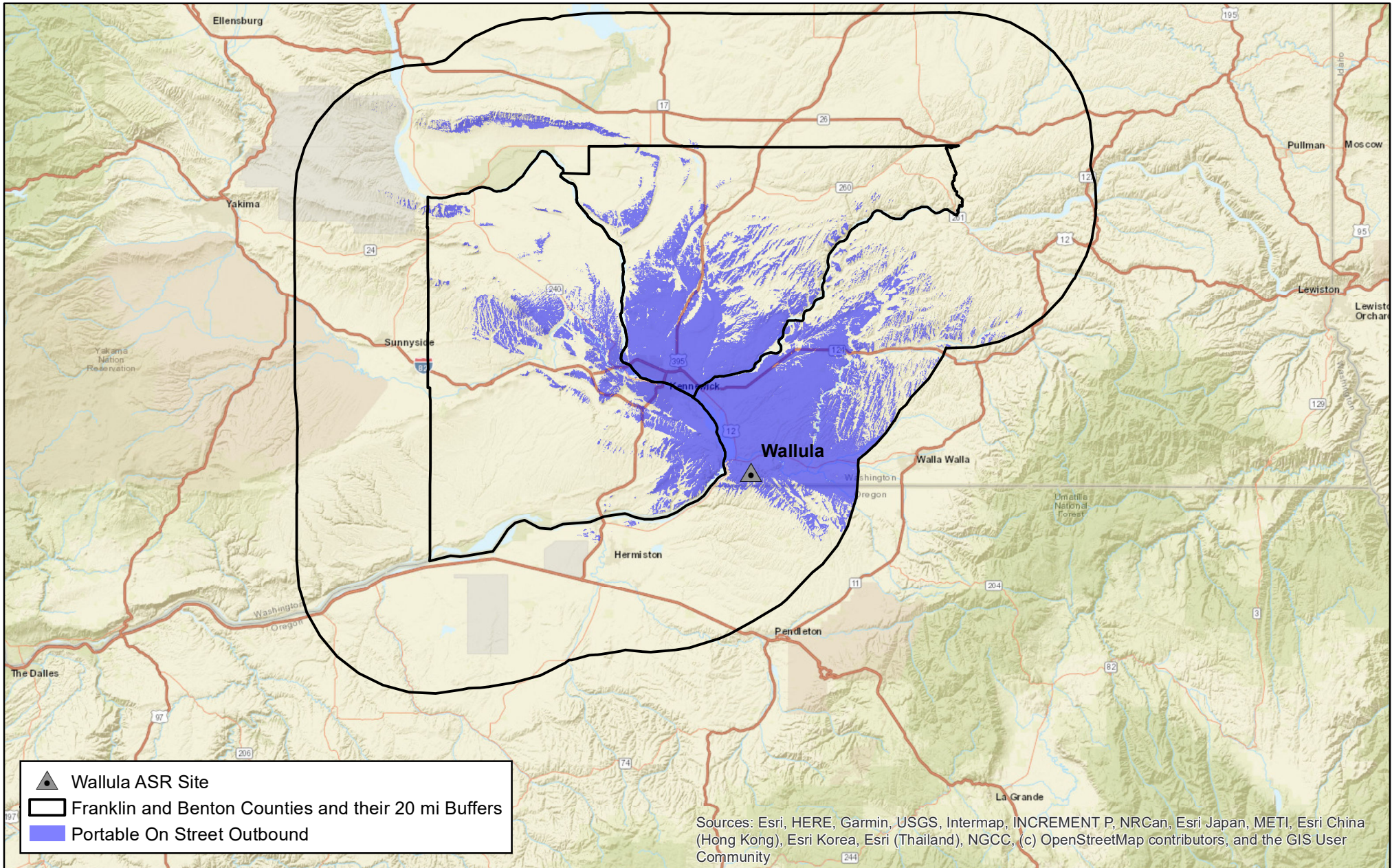
Map 31



Benton and Franklin Counties, WA

15-Site ASTRO P25 800 MHz FDMA 2 Cell Simulcast and ASR System
Individual ASR Site DAQ 3.4 Coverage Map

For Information Only.
The painted area is where Benton and
Franklin County radio subscribers will
experience the most reliable communications.



0 7 14 21 Miles

1 in = 20 miles

Oct 04, 2024
Hydra Stratus 3.1.9

Portable Configuration:
APX 8000, 3 W, All-band antenna
Tx/Rx at hip using swivel case with RSM

This map is intended solely for the equipment configuration stated above.
Coverage can vary significantly if different configurations are used.

Benton County WA
Benton County WA 800MHz Trunking System
Design 95
BJH376, BJH376-ZB15G3

Map 32

Section 4

Equipment List

4.1 Base Option

4.1.1 Civil

QTY	NOMENCLATURE	DESCRIPTION
1	DQQUP10761	Cell Site Solutions 11x20x9 Bldg
1	DSSG035SAVP	GENERATOR, 35KW LP VAPOR, 120/240V 1PH, SOUND ATTENUATED HOUSING (OD)
1	DSGTS200OD	AUTOMATIC TRANSFER SWITCH, 200A, 120/240V 1-PH, NEMA 3R (GTS SERIES)
1	DSSG035SAVP	GENERATOR, 35KW LP VAPOR, 120/240V 1PH, SOUND ATTENUATED HOUSING (OD)
1	DSGTS200OD	AUTOMATIC TRANSFER SWITCH, 200A, 120/240V 1-PH, NEMA 3R (GTS SERIES)
1	DSSG035SAVP	GENERATOR, 35KW LP VAPOR, 120/240V 1PH, SOUND ATTENUATED HOUSING (OD)
1	DSGTS200OD	AUTOMATIC TRANSFER SWITCH, 200A, 120/240V 1-PH, NEMA 3R (GTS SERIES)

4.1.2 IMW

QTY	NOMENCLATURE	DESCRIPTION
1	T8086A	IMW UPG TO LATEST SHIPPING SOFTWARE ASTRO/LTE
1	CA03611AA	ADD: HP GEN10 FIRMWARE
1	CA03610AA	ADD: IMW 3RD PARTY SOFTWARE UPGRADE KIT
1	CA03101AA	ADD: IMW SOFTWARE UPGRADE KIT
1	CA03240AA	ADD: HIGH TIER SOFTWARE LICENSE UPGRADE KIT
1	T8108A	UNS RESOURCE EXPANSIONS
1	UA00763AA	ADD IMW REDUNDANCY
1	CA02384AE	ADD: INTELLIGENT MIDDLEWARE SOFTWARE
2	T8368A	SQL SERVER 2016 STANDARD EMBEDDED
1	DLN8009A	FRE: DL380 G10 HC 128GH DAS4X1200
1	SQM01SUM0323A	ASTRO MASTER SITE
4	UA00482AA	ADD : LOCATION ON PTT 500 USER LICENSE

QTY	NOMENCLATURE	DESCRIPTION
1	CA03517AE	ADD: CORE EXPANSION
1	T8108A	UNS RESOURCE EXPANSIONS
2000	UA00788AA	IMW PRESENCE (PER USER)
2000	UA00792AA	IMW LOCATION (PER USER)
1	CA02384AE	ADD: INTELLIGENT MIDDLEWARE SOFTWARE

4.1.3 DSR CPQ

QTY	NOMENCLATURE	DESCRIPTION
1	SQM01SUM0323A	ASTRO MASTER SITE
1	CA03509AA	ADD: EDGE ROUTER PAIR
1	CA03509AA-P	ADD: EDGE ROUTER PAIR PRICE
1	CA01499AB	ADD:DSR NOTIFICATION
1	CA03517AE	ADD: CORE EXPANSION
2	T8547A	SITE ROUTER & FIREWALL- DC
2	CA03445AA	ADD: MISSION CRITICAL HARDENING
2	CA03448AA	ADD: STATEFUL FIREWALL
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
1	T8547A	SITE ROUTER & FIREWALL- DC
1	CA03445AA	ADD: MISSION CRITICAL HARDENING
1	CA03448AA	ADD: STATEFUL FIREWALL
1	SQM01SUM0324A	DYNAMIC SYSTEM RESILIENCE
1	CA03520AD	ADD: DSR ZONE CORE
1	CA03520AD-P	ADD: DSR ZONE CORE PRICE
1	CA03507AA	ADD: RACK
1	CA03512AB	ADD: REDUNDANCY
1	CA02836AF	ADD: WINDOWS SUPPLEMENTAL FULL CONFIG
1	DSF2B56AA	USB EXTERNAL DVD DRIVE
2	T8742A	MCAFFEE FOR WINDOWS CLIENT, A2019.2 +PLUS
2	T8868A	ASTRO 2022.X NM SW CLIENT
2	TT4270A	Z2 G9 MINI WORKSTATION NON RETURNABLE
2	T8807A	WINDOWS SUPP FULL CONFIG, A2022.1
2	DSTG221B	TECH GLOBAL EVOLUTION SERIES 22INCH NON TOUCH
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
2	T8492A	SITE ROUTER & FIREWALL- AC

QTY	NOMENCLATURE	DESCRIPTION
2	CA03445AA	ADD: MISSION CRITICAL HARDENING
2	CA03448AA	ADD: STATEFUL FIREWALL
1	TRN7342A	RACK 7'
2	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
24	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
24	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
2	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
24	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
24	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
4	DSCPX1101985	SPD, RJ-45 CONNECTED (16) LINE GIGE ETHERNET, 11VPL ON ALL PINS
2	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
4	DQ10562001	EARTHQUAKE BRACE
2	DDN9748A	19 INCH BLACK SHELF
1	DDN2092A	VOICE AND DATA LOGGING, 17 IN LCD DRAWER WITH KEYBOARD AND MOUSE, KVM 16 PORTS, CABLES
1	T8492A	SITE ROUTER & FIREWALL- AC
1	CA03445AA	ADD: MISSION CRITICAL HARDENING
1	CA03448AA	ADD: STATEFUL FIREWALL
1	T8492A	SITE ROUTER & FIREWALL- AC
1	CA03445AA	ADD: MISSION CRITICAL HARDENING
1	CA03448AA	ADD: STATEFUL FIREWALL
1	T8492A	SITE ROUTER & FIREWALL- AC
1	CA03445AA	ADD: MISSION CRITICAL HARDENING
1	CA03448AA	ADD: STATEFUL FIREWALL
2	CLN9066A	SWITCH, SWITCH, EX4100 24-PORT SWITCH NON TAA
1	T8910A	JUNIPER SRX 345 FIREWALL WITH SSD NON-TAA
1	HKVN4797A	LICENSE, SMARTCONNECT ENABLEMENT
1	CLN9066A	SWITCH, SWITCH, EX4100 24-PORT SWITCH NON TAA
1	DLN8006A	FRU: DL380 G10 POWER SUPPLY
1	DLN8007A	FRU: DL380 G10 FAN
1	DLN6942A	1.2 TB HARD DRIVE
1	CLN9066A	SWITCH, SWITCH, EX4100 24-PORT SWITCH NON TAA

QTY	NOMENCLATURE	DESCRIPTION
1	T8910A	JUNIPER SRX 345 FIREWALL WITH SSD NON-TAA
2	DS4909047426	CE+T BRAVO ST-48-5-00-02-15R 5KVA MAX; MIN 25KVA; 4RU, AC OUTPUT: 1PH 120VAC
2	DSCBB125E	DC POWER SYSTEM,CIRCUIT BREAKER KIT,125 AMP, E-TRIP
4	DS284082	BRAVO MODULE 2500VA, AC IN 120V, DC IN 40-60VDC 56NOM, AC OUT 120VAC
2	DS1101188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
24	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
24	DS3750295	BREAKER, 5 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
4	DSACPDU6N120SN2T	AC PDU, RACKMOUNT, 6 OUTLETS, SASD PROTECTED, UL1449/R56, 12FT CORD
1	DSTRAK91008EDC	PRIME--MASTER SITE REDUNDANT MODULAR FREQUENCY TIMING SYSTEM DC

4.1.4 KMF

QTY	NOMENCLATURE	DESCRIPTION
1	T8749A	ASTRO KEY MANAGEMENT FACILITY
1	ZA01180AA	ADD: KMF SERVER AND WEB CLIENT SW
1	DLN8034A	WEB KMF REDUNDANCY SW
2	SQM01SUM0222A	KMF CRYPTR
2	CA00182AV	ADD: AES 256 ENCRYPTION KIT
2	CA03840AA	KMF CRYPTR SW OPTION FOR KMF W VER R10.02.XX OR LATER
2	CA02066AA	ADD: AC LINE CORD, NORTH AMERICA
2	TKN9285A	RACK MOUNT KIT FOR CRYPTR II
2	T7885A	MCAFEE WINDOWS AV CLIENT
2	T8698A	KMF DL360 G10 SERVER
1	T8754A	KMF UPGRADE LICENSE CD ONLY
1	CA03650AA	ADD: 15 AGENCIES PARTITIONING
1	CA03651AA	ADD: 15,000 CAPACITY
1	CA03643AA	ADD: TOUCHLESS KEY PROVISIONING
2	DSACPDU6N120SN2T	AC PDU, RACKMOUNT, 6 OUTLETS, SASD PROTECTED, UL1449/R56, 12FT CORD

4.1.5 Spares

QTY	NOMENCLATURE	DESCRIPTION
2	DLN8070A	FRU: 2-3 WAY SPLITTER 800 MHZ
2	DLN8066A	FRU: 2-3 WAY COMBINER 800 MHZ
3	DLN8061A	FRU: DBR MCPA 800 MHZ
1	DLN8063A	FRU: SITE RMC 7/800 MHZ
1	DLN8074A	FRU: PRESELECTOR 7/800 MHZ
1	DLN8042A	FRU: DBR FAN FILTER REPLACEMENT KIT
1	DLN8064A	FRU: CABINET RMC 7/800 MHZ
1	DLN8075A	FRU: POSTFILTER 800 MHZ
1	DLN8032A	FRU: DBR MCPA FAN KIT
3	DLN8065A	FRU: XCVR 7/800 MHZ
1	DLN1447A	FRE: DSC 8500 W/ RUBIDIUM
1	PMUG1018A	GNSS REMOTE RECEIVER ASSY
2	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER
1	FLN9985A	8DO EE 16DI 5-18 V /DRY
1	FHN0059A	I/O MODULE CONNECTOR COVER
1	FHN9067A	DC/DC - [48 >>24]
10	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
10	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
1	DLN1445B	FRE: DSC 8000, W/ RUBIDIUM 28-60V
1	DLN8001A	FRU: DSC 8000 AC POWER SUPPLY
1	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
1	CLN9105A	FRU: JUNIPER 1M DAC CABLE
1	T8547A	SITE ROUTER & FIREWALL- DC
1	CA03445AA	ADD: MISSION CRITICAL HARDENING
1	CA03448AA	ADD: STATEFUL FIREWALL
1	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
1	T8492A	SITE ROUTER & FIREWALL- AC
1	CA03445AA	ADD: MISSION CRITICAL HARDENING
1	CA03448AA	ADD: STATEFUL FIREWALL
1	SQM01SUM0222A	KMF CRYPTOR
1	CA00182AV	ADD: AES 256 ENCRYPTION KIT
1	CA03840AA	KMF CRYPTOR SW OPTION FOR KMF W VER R10.02.XX OR LATER
1	CA02066AA	ADD: AC LINE CORD, NORTH AMERICA

4.1.6 Critical Connect

QTY	NOMENCLATURE	DESCRIPTION
1	SQM01SUM0284C	WAVE SERVER HARDWARE
2	SQM01SUM0323A	ASTRO MASTER SITE
2	CA03517AC	ADD: CORE EXPANSION
2	CA03713AA	ADD: CRITICAL CONNECT LMP
1	PSV00S03303A	CRITICAL CONNECT WAVE PTX ONBOARDING
2	DLN8011A	FRE: DL380 G10 MC 64GH 1200-1200
1	ISV00S01915A	UNIFIED COMMUNICATIONS DELIVERY SERVICES
10	SSV00S02848A	WAVE PTX SAFEGUARD (FREE)
1	SSV00S02622A	CRITICAL CONNECT PLUS SUBSCRIPTION
1	SSV00S01732A	CRITICAL CONNECT TALKPATH

4.1.7 Courthouse Add-On

QTY	NOMENCLATURE	DESCRIPTION
1	SQM01SUM0323A	ASTRO MASTER SITE
1	CA01316AA	ADD:UNC ADDTL DEVICE LIC (QTY 10)
1	UA00153AB	ADD: ASTRO 25 FDMA SITE LICENSE
1	CA03517AE	ADD: CORE EXPANSION
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE
1	CA03875AA	ADD: DBR M12 PRIMARY RACK
1	CA03908AA	ADD: FACTORY TEST REPORT
6	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
6	CA03888AA	ADD: ANTENNA 2 CHANNELS
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03873AA	ADD: SYSTEM RELEASE AN2024.X
1	CA04069AA	ADD: NEW DBR SITE
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
1	CA03882AA	ADD: 800 MHZ TX ANTENNA 2 FILTER
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE

QTY	NOMENCLATURE	DESCRIPTION
2	UA00866AA	ADD: SIMULCAST SUB-SITE CONTROLLER SW
12	UA00868AA	ADD: SIMULCAST SUB-SITE BR SOFTWARE
1	T8343A	G SERIES SOFTWARE LICENSING
12	UA00400AA	ADD: G SERIES BR-P25 TRNK MS IP
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
12	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
12	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
2	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
2	PMUG1018A	GNSS REMOTE RECEIVER ASSY
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
60	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
3	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
2	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET

QTY	NOMENCLATURE	DESCRIPTION
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
60	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
3	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
2	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
60	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A

QTY	NOMENCLATURE	DESCRIPTION
3	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
60	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
3	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
2	DSTSXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS442035483	TTA MOTOROLA TOWER TOP UNIT, 794-824 MHZ 4.3-10 CONNS, DUAL DIVERSITY
1	DS442035488	TTA, MOTOROLA C&DU (SA) 794-824MHZ, 16 PORTS, 2DC, DUAL DIVERSITY, N TTA CONNECTORS
2	T8547A	SITE ROUTER & FIREWALL- DC
2	CA03445AA	ADD: MISSION CRITICAL HARDENING
2	CA03448AA	ADD: STATEFUL FIREWALL
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH, SWITCH, EX4100 24-PORT SWITCH NON TAA
1	TRN7342A	RACK 7'
2	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	DSCPX1101985	SPD, RJ-45 CONNECTED (16) LINE GIGE ETHERNET, 11VPL ON ALL PINS
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
12	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)

QTY	NOMENCLATURE	DESCRIPTION
12	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
12	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
12	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	F0016A	MC IOT MAIN MODEL
3	VA00990AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 18-60 V
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
2	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER

4.1.8 ASRs

QTY	NOMENCLATURE	DESCRIPTION
1	SQM01SUM0323A	ASTRO MASTER SITE
4	CA01316AA	ADD:UNC ADDTL DEVICE LIC (QTY 10)
4	UA00153AB	ADD: ASTRO 25 FDMA SITE LICENSE
1	CA03517AE	ADD: CORE EXPANSION
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE

QTY	NOMENCLATURE	DESCRIPTION
1	CA03875AA	ADD: DBR M12 PRIMARY RACK
1	CA03908AA	ADD: FACTORY TEST REPORT
5	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
1	CA03888AA	ADD: ANTENNA 2 CHANNELS
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03873AA	ADD: SYSTEM RELEASE AN2024.X
1	CA04069AA	ADD: NEW DBR SITE
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
1	CA03882AA	ADD: 800 MHZ TX ANTENNA 2 FILTER
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE
6	UA00867AA	ADD: SITE REPEATER BR SOFTWARE
2	UA00865AA	ADD: SITE REPEATER CONTROLLER SW
2	DQ10562001	EARTHQUAKE BRACE
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
10	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
10	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	T8343A	GSERIES SOFTWARE LICENSING
6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
1	DQ-TEMP-RF-ANTENNA	TEMPORARY PLACEHOLDER FOR SITE STRUCTURE: RF SYSTEM: RF ANTENNA
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE

QTY	NOMENCLATURE	DESCRIPTION
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSAPM7487K248AC	ADVANCED POWER MONITOR 740-870MHZ 36-60VDC/110-240VAC
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH

QTY	NOMENCLATURE	DESCRIPTION
7	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
2	DSTSXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
2	T8547A	SITE ROUTER & FIREWALL- DC
2	CA03445AA	ADD: MISSION CRITICAL HARDENING
2	CA03448AA	ADD: STATEFUL FIREWALL
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS440030685	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 1DC
1	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	TRN7342A	RACK 7'
1	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	DSCPX1101985	SPD, RJ-45 CONNECTED (16) LINE GIGE ETHERNET, 11VPL ON ALL PINS
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
10	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
10	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
10	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
10	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
1	DSMW3HE06791AA	SAR-8 SHELF V2
1	DSMW3HE02784RA	SAR RELEASE 22.X BASIC OS LICENSE
1	DSMW3HE06792EA	FAN MODULE (SAR-8 SHELF V2) EXT TEMP -48VDC

QTY	NOMENCLATURE	DESCRIPTION
2	DSMW3HE02774AB	CONTROL SWITCH MODULE V2 (CSMV2) 48V
2	DSMW3HE11473BK	PMC CARD W/ 4 GIG-E SFP BUNDLE (1) 3HE02782AA PMC, (4) 3HE00062CB SFP
18	DSMW3HE16254AA	NSP LICENCE POINT
18	DSMW3HE16001AA	NSP CLASSIC MANAGEMENT FEATURE PACKAGE
18	DSMW3HE16003AA	NSP NETWORK INFRASTRUCTURE MANAGEMENT FEATURE PACKAGE
2	DSMW3HE00062CB	SFP - GIGE BASE-T RJ45 R6/6 DDM -40/85C
2	DSMW3HE00027CA	SFP - GIGE SX - LC ROHS 6/6 DDM -40/85C
2	DSMW3HE00028CA 1	SFP - GIGE LX - LC ROHS 6/6 DDM -40/85C
1	F0016A	MC IOT MAIN MODEL
3	VA00989AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 5-18 V --DRY
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00130AA	ADD: AC POWER ;SUPPLY 24V -- 120W DC OUTPUT (LIMITED TEMP. -25 - +70)
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
4	DS230700	KIT: BATTERY MONITOR 10M G1, BATTERY MONITOR CAN BUS NODE
1	DSBBPULR01	PULLER FOR BULLET BREAKERS
2	DSCBB070E	CIRCUIT BREAKER, 70 AMP PLUG-IN BULLET, ELECTRO-MECHANICAL
16	DSCBB005E	BREAKER, 5 AMP DC BULLET BREAKER
4	DSCBB100E	CIRCUIT BREAKER, 100 AMP, E-TRIP

QTY	NOMENCLATURE	DESCRIPTION
1	DSCET3KVA00000	MEDIA INVERTER 2I 1PH BULK OUTPUT 48VDC/120VAC, 2 SLOTS, 2 50A BRKRS
2	DS275843	INVERTER, 1.5KVA, 120VAC, 48VDC INVERTER MOD
6	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER
3	DS331E23640800	BLIND PANEL FP2 HE BLACK G1
1	DS3672495500	ALARM CABLE 50F FOR TRILOGY S POWER SYSTEMS
4	DS502877	48V 125AH 12V125F ENERSYS BATT SET
1	DST2S2084500003	TRILOGY POWER SYS, SMARTPACK S, -48V, 300/500A, 7FT 19IN, 4 BATT TRAYS
2	DQ10562001	EARTHQUAKE BRACE
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE
1	CA03875AA	ADD: DBR M12 PRIMARY RACK
1	CA03908AA	ADD: FACTORY TEST REPORT
5	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
1	CA03888AA	ADD: ANTENNA 2 CHANNELS
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03873AA	ADD: SYSTEM RELEASE AN2024.X
1	CA04069AA	ADD: NEW DBR SITE
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
1	CA03882AA	ADD: 800 MHZ TX ANTENNA 2 FILTER
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE
6	UA00867AA	ADD: SITE REPEATER BR SOFTWARE
2	UA00865AA	ADD: SITE REPEATER CONTROLLER SW
2	DQ10562001	EARTHQUAKE BRACE
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
10	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
10	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6

QTY	NOMENCLATURE	DESCRIPTION
1	T8343A	GSERIES SOFTWARE LICENSING
6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
1	DQ-TEMP-RF-ANTENNA	TEMPORARY PLACEHOLDER FOR SITE STRUCTURE: RF SYSTEM: RF ANTENNA
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSAPM7487K248A C	ADVANCED POWER MONITOR 740-870MHZ 36-60VDC/110-240VAC
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET

QTY	NOMENCLATURE	DESCRIPTION
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
7	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
2	DSTSXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
2	T8547A	SITE ROUTER & FIREWALL- DC
2	CA03445AA	ADD: MISSION CRITICAL HARDENING
2	CA03448AA	ADD: STATEFUL FIREWALL
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS440030685	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 1DC
1	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	TRN7342A	RACK 7'
1	DQ10562001	EARTHQUAKE BRACE

QTY	NOMENCLATURE	DESCRIPTION
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	DSCPX1101985	SPD, RJ-45 CONNECTED (16) LINE GIGE ETHERNET, 11VPL ON ALL PINS
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
10	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
10	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
10	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
10	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
1	DSMW3HE06791AA	SAR-8 SHELF V2
1	DSMW3HE02784RA	SAR RELEASE 22.X BASIC OS LICENSE
1	DSMW3HE06792EA	FAN MODULE (SAR-8 SHELF V2) EXT TEMP -48VDC
2	DSMW3HE02774AB	CONTROL SWITCH MODULE V2 (CSMV2) 48V
2	DSMW3HE11473BK	PMC CARD W/ 4 GIG-E SFP BUNDLE (1) 3HE02782AA PMC, (4) 3HE00062CB SFP
18	DSMW3HE16254AA	NSP LICENCE POINT
18	DSMW3HE16001AA	NSP CLASSIC MANAGEMENT FEATURE PACKAGE
18	DSMW3HE16003AA	NSP NETWORK INFRASTRUCTURE MANAGEMENT FEATURE PACKAGE
2	DSMW3HE00062CB	SFP - GIGE BASE-T RJ45 R6/6 DDM -40/85C
2	DSMW3HE00027CA	SFP - GIGE SX - LC ROHS 6/6 DDM -40/85C
2	DSMW3HE00028CA	SFP - GIGE LX - LC ROHS 6/6 DDM -40/85C
1	F0016A	MC IOT MAIN MODEL
3	VA00989AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 5-18 V --DRY
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00130AA	ADD: AC POWER; SUPPLY 24V -- 120W DC OUTPUT (LIMITED TEMP. -25 - +70)
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER

QTY	NOMENCLATURE	DESCRIPTION
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
4	DS230700	KIT: BATTERY MONITOR 10M G1, BATTERY MONITOR CAN BUS NODE
1	DSBBPULR01	PULLER FOR BULLET BREAKERS
2	DSCBB070E	CIRCUIT BREAKER, 70 AMP PLUG-IN BULLET, ELECTRO-MECHANICAL
16	DSCBB005E	BREAKER, 5 AMP DC BULLET BREAKER
4	DSCBB100E	CIRCUIT BREAKER, 100 AMP, E-TRIP
1	DSCET3KVA00000	MEDIA INVERTER 2I 1PH BULK OUTPUT 48VDC/120VAC, 2 SLOTS, 2 50A BRKRS
2	DS275843	INVERTER, 1.5KVA, 120VAC, 48VDC INVERTER MOD
6	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER
3	DS331E23640800	BLIND PANEL FP2 HE BLACK G1
1	DS3672495500	ALARM CABLE 50F FOR TRILOGY S POWER SYSTEMS
4	DS502877	48V 125AH 12V125F ENERSYS BATT SET
1	DST2S2084500003	TRILOGY POWER SYS, SMARTPACK S, -48V, 300/500A, 7FT 19IN, 4 BATT TRAYS
2	DQ10562001	EARTHQUAKE BRACE
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE
1	CA03875AA	ADD: DBR M12 PRIMARY RACK
1	CA03908AA	ADD: FACTORY TEST REPORT
5	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
1	CA03888AA	ADD: ANTENNA 2 CHANNELS
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03873AA	ADD: SYSTEM RELEASE AN2024.X
1	CA04069AA	ADD: NEW DBR SITE

QTY	NOMENCLATURE	DESCRIPTION
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
1	CA03882AA	ADD: 800 MHZ TX ANTENNA 2 FILTER
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE
6	UA00867AA	ADD: SITE REPEATER BR SOFTWARE
2	UA00865AA	ADD: SITE REPEATER CONTROLLER SW
2	DQ10562001	EARTHQUAKE BRACE
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
10	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
10	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	T8343A	GSERIES SOFTWARE LICENSING
6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
1	DQ-TEMP-RF-ANTENNA	TEMPORARY PLACEHOLDER FOR SITE STRUCTURE: RF SYSTEM: RF ANTENNA
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50

QTY	NOMENCLATURE	DESCRIPTION
1	DSAPM7487K248A C	ADVANCED POWER MONITOR 740-870MHZ 36-60VDC/110-240VAC
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGK7C8	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
7	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
2	DSTXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
2	T8547A	SITE ROUTER & FIREWALL- DC
2	CA03445AA	ADD: MISSION CRITICAL HARDENING

QTY	NOMENCLATURE	DESCRIPTION
2	CA03448AA	ADD: STATEFUL FIREWALL
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS440030685	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 1DC
1	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	TRN7342A	RACK 7'
1	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	DSCPX1101985	SPD, RJ-45 CONNECTED (16) LINE GIGE ETHERNET, 11VPL ON ALL PINS
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
10	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
10	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
10	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
10	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
1	DSMW3HE06791AA	SAR-8 SHELF V2
1	DSMW3HE02784RA	SAR RELEASE 22.X BASIC OS LICENSE
1	DSMW3HE06792EA	FAN MODULE (SAR-8 SHELF V2) EXT TEMP -48VDC
2	DSMW3HE02774AB	CONTROL SWITCH MODULE V2 (CSMV2) 48V
2	DSMW3HE11473BK	PMC CARD W/ 4 GIG-E SFP BUNDLE (1) 3HE02782AA PMC, (4) 3HE00062CB SFP
18	DSMW3HE16254AA	NSP LICENCE POINT
18	DSMW3HE16001AA	NSP CLASSIC MANAGEMENT FEATURE PACKAGE
18	DSMW3HE16003AA	NSP NETWORK INFRASTRUCTURE MANAGEMENT FEATURE PACKAGE
2	DSMW3HE00062CB	SFP - GIGE BASE-T RJ45 R6/6 DDM -40/85C
2	DSMW3HE00027CA	SFP - GIGE SX - LC ROHS 6/6 DDM -40/85C

QTY	NOMENCLATURE	DESCRIPTION
2	DSMW3HE00028CA 1	SFP - GIGE LX - LC ROHS 6/6 DDM -40/85C
1	F0016A	MC IOT MAIN MODEL
3	VA00989AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 5-18 V --DRY
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00130AA	ADD: AC POWER ;SUPPLY 24V -- 120W DC OUTPUT (LIMITED TEMP. -25 - +70)
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
2	DS230700	KIT: BATTERY MONITOR 10M G1, BATTERY MONITOR CAN BUS NODE
2	DSCBB070E	CIRCUIT BREAKER, 70 AMP PLUG-IN BULLET, ELECTRO-MECHANICAL
16	DSCBB005E	BREAKER, 5 AMP DC BULLET BREAKER
4	DSCBB100E	CIRCUIT BREAKER, 100 AMP, E-TRIP
3	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER
2	DS502877	48V 125AH 12V125F ENERSYS BATT SET
2	DQ10562001	EARTHQUAKE BRACE
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE
1	CA03875AA	ADD: DBR M12 PRIMARY RACK
1	CA03908AA	ADD: FACTORY TEST REPORT

QTY	NOMENCLATURE	DESCRIPTION
5	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
1	CA03888AA	ADD: ANTENNA 2 CHANNELS
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03873AA	ADD: SYSTEM RELEASE AN2024.X
1	CA04069AA	ADD: NEW DBR SITE
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
1	CA03882AA	ADD: 800 MHZ TX ANTENNA 2 FILTER
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE
6	UA00867AA	ADD: SITE REPEATER BR SOFTWARE
2	UA00865AA	ADD: SITE REPEATER CONTROLLER SW
2	DQ10562001	EARTHQUAKE BRACE
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
10	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
10	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	T8343A	GSERIES SOFTWARE LICENSING
6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
1	DQ-TEMP-RF-ANTENNA	TEMPORARY PLACEHOLDER FOR SITE STRUCTURE: RF SYSTEM: RF ANTENNA
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A

QTY	NOMENCLATURE	DESCRIPTION
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSAPM7487K248AC	ADVANCED POWER MONITOR 740-870MHZ 36-60VDC/110-240VAC
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
7	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10

QTY	NOMENCLATURE	DESCRIPTION
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
2	DSTSXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
2	T8547A	SITE ROUTER & FIREWALL- DC
2	CA03445AA	ADD: MISSION CRITICAL HARDENING
2	CA03448AA	ADD: STATEFUL FIREWALL
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS440030685	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 1DC
1	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	TRN7342A	RACK 7'
1	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	DSCPX1101985	SPD, RJ-45 CONNECTED (16) LINE GIGE ETHERNET, 11VPL ON ALL PINS
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
10	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
10	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
10	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
10	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
1	DSMW3HE06791AA	SAR-8 SHELF V2
1	DSMW3HE02784RA	SAR RELEASE 22.X BASIC OS LICENSE
1	DSMW3HE06792EA	FAN MODULE (SAR-8 SHELF V2) EXT TEMP -48VDC
2	DSMW3HE02774AB	CONTROL SWITCH MODULE V2 (CSMV2) 48V

QTY	NOMENCLATURE	DESCRIPTION
2	DSMW3HE11473BK	PMC CARD W/ 4 GIG-E SFP BUNDLE (1) 3HE02782AA PMC, (4) 3HE00062CB SFP
18	DSMW3HE16254AA	NSP LICENCE POINT
18	DSMW3HE16001AA	NSP CLASSIC MANAGEMENT FEATURE PACKAGE
18	DSMW3HE16003AA	NSP NETWORK INFRASTRUCTURE MANAGEMENT FEATURE PACKAGE
2	DSMW3HE00062CB	SFP - GIGE BASE-T RJ45 R6/6 DDM -40/85C
2	DSMW3HE00027CA	SFP - GIGE SX - LC ROHS 6/6 DDM -40/85C
2	DSMW3HE00028CA 1	SFP - GIGE LX - LC ROHS 6/6 DDM -40/85C
1	F0016A	MC IOT MAIN MODEL
3	VA00989AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 5-18 V --DRY
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00130AA	ADD: AC POWER ;SUPPLY 24V -- 120W DC OUTPUT (LIMITED TEMP. -25 - +70)
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
4	DS230700	KIT: BATTERY MONITOR 10M G1, BATTERY MONITOR CAN BUS NODE
1	DSBBPULR01	PULLER FOR BULLET BREAKERS
2	DSCBB070E	CIRCUIT BREAKER, 70 AMP PLUG-IN BULLET, ELECTRO-MECHANICAL
16	DSCBB005E	BREAKER, 5 AMP DC BULLET BREAKER
4	DSCBB100E	CIRCUIT BREAKER, 100 AMP, E-TRIP

QTY	NOMENCLATURE	DESCRIPTION
1	DSCET3KVA00000	MEDIA INVERTER 2I 1PH BULK OUTPUT 48VDC/120VAC, 2 SLOTS, 2 50A BRKRS
2	DS275843	INVERTER, 1.5KVA, 120VAC, 48VDC INVERTER MOD
6	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER
3	DS331E23640800	BLIND PANEL FP2 HE BLACK G1
1	DS3672495500	ALARM CABLE 50F FOR TRILOGY S POWER SYSTEMS
4	DS502877	48V 125AH 12V125F ENERSYS BATT SET
1	DST2S2084500003	TRILOGY POWER SYS, SMARTPACK S, -48V, 300/500A, 7FT 19IN, 4 BATT TRAYS
2	DQ10562001	EARTHQUAKE BRACE
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA

4.1.9 North Simulcast Cell (Franklin Cell)

QTY	NOMENCLATURE	DESCRIPTION
1	SQM01SUM0323A	ASTRO MASTER SITE
10	UA00152AA	ADD:500 RADIO USER LICENSES
2	UA00664AA	ADD: 500 VISITING RADIO USER LICENSES
3	CA01316AA	ADD:UNC ADDTL DEVICE LIC (QTY 10)
3	UA00153AB	ADD: ASTRO 25 FDMA SITE LICENSE
1	CA03517AE	ADD: CORE EXPANSION
1	SQM01SUM0320A	VIRTUALIZED PRIME SITE
1	CA03545AA	ADD: REDUNDANT JUNIPER SRX1500 ROUTERS
1	CA03545AA-P	ADD: REDUNDANT JUNIPER SRX1500 ROUTERS PRICE
1	CA03551AA	ADD: REDUNDANT BACKHAUL SWITCHES
1	CA03551AA-P	ADD: REDUNDANT BACKHAUL SWITCHES PRICE
1	CA03532AA	ADD: PRIME SITE DC POWER
1	CA03530AA	ADD: EXTERNAL TIMING REFERENCE CONNECTION ONLY
1	CA03525AA	ADD: HW SUPPORT UP TO 18 CARRIERS
1	CA03524AA	ADD: NEW PRIME SITE
10	UA00702AA	ADD: TRUNKING MULTISITE VOTING LICENSE, PER CARRIER
1	UA00704AA	ADD: MULTISITE PRIME TRUNKING LICENSE
1	CA03857AA	ADD: ASTRO SYSTEM RELEASE 2022.1
2	DQ10562001	EARTHQUAKE BRACE
1	DSBBA800	ISOLATED GROUND BUS BAR ASSEMBLY

QTY	NOMENCLATURE	DESCRIPTION
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
10	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
10	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	DSTRAK91008EDC	PRIME--MASTER SITE REDUNDANT MODULAR FREQUENCY TIMING SYSTEM DC
1	DSCC80711T2P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 2DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSAPM7487K248A C	ADVANCED POWER MONITOR 740-870MHZ 36-60VDC/110-240VAC
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T2P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 2DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT

QTY	NOMENCLATURE	DESCRIPTION
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
7	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
2	DSTSXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS440030685	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 1DC
1	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE
2	CA03902AA	ADD: SRX345 SITE ROUTER
2	CA03902AA-P	ADD: SRX345 SITE ROUTER PRICE
1	CA03875AA	ADD: DBR M12 PRIMARY RACK
1	CA03908AA	ADD: FACTORY TEST REPORT
10	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB

QTY	NOMENCLATURE	DESCRIPTION
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03872AA	ADD: SYSTEM RELEASE A2022.X
1	CA04069AA	ADD: NEW DBR SITE
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE
2	UA00866AA	ADD: SIMULCAST SUB-SITE CONTROLLER SW
10	UA00868AA	ADD: SIMULCAST SUB-SITE BR SOFTWARE
2	PMUG1017B	GNSS REMOTE RECEIVER ASSY
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
12	DS3750295	BREAKER, 5 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
12	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
16	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
16	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
2	DSPBA75	75 AMP CIRCUIT BREAKER PBA
2	DS1101990	SPD, SHIELDED RJ-45 JACK, SINGLE LINE GBE (1000MBPS) R56 COMPLIANT
2	DQ10562001	EARTHQUAKE BRACE
1	TRN7342A	RACK 7'
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	DSMW3HE06791AA	SAR-8 SHELF V2
1	DSMW3HE02784RA	SAR RELEASE 22.X BASIC OS LICENSE
1	DSMW3HE06792EA	FAN MODULE (SAR-8 SHELF V2) EXT TEMP -48VDC
2	DSMW3HE02774AB	CONTROL SWITCH MODULE V2 (CSMV2) 48V
2	DSMW3HE11473BK	PMC CARD W/ 4 GIG-E SFP BUNDLE (1) 3HE02782AA PMC, (4) 3HE00062CB SFP
18	DSMW3HE16254AA	NSP LICENCE POINT

QTY	NOMENCLATURE	DESCRIPTION
18	DSMW3HE16001AA	NSP CLASSIC MANAGEMENT FEATURE PACKAGE
18	DSMW3HE16003AA	NSP NETWORK INFRASTRUCTURE MANAGEMENT FEATURE PACKAGE
2	DSMW3HE00062CB	SFP - GIGE BASE-T RJ45 R6/6 DDM -40/85C
2	DSMW3HE00027CA	SFP - GIGE SX - LC ROHS 6/6 DDM -40/85C
2	DSMW3HE00028CA	SFP - GIGE LX - LC ROHS 6/6 DDM -40/85C
1		
1	F0016A	MC IOT MAIN MODEL
3	VA00989AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 5-18 V --DRY
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00130AA	ADD: AC POWER; SUPPLY 24V -- 120W DC OUTPUT (LIMITED TEMP. -25 - +70)
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
4	DS230700	KIT: BATTERY MONITOR 10M G1, BATTERY MONITOR CAN BUS NODE
1	DSBBPULR01	PULLER FOR BULLET BREAKERS
2	DSCBB070E	CIRCUIT BREAKER, 70 AMP PLUG-IN BULLET, ELECTRO-MECHANICAL
16	DSCBB005E	BREAKER, 5 AMP DC BULLET BREAKER
4	DSCBB100E	CIRCUIT BREAKER, 100 AMP, E-TRIP
1	DSCET3KVA00000	MEDIA INVERTER 2I 1PH BULK OUTPUT 48VDC/120VAC, 2 SLOTS, 2 50A BRKRS
2	DS275843	INVERTER, 1.5KVA, 120VAC, 48VDC INVERTER MOD
6	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER

QTY	NOMENCLATURE	DESCRIPTION
3	DS331E23640800	BLIND PANEL FP2 HE BLACK G1
1	DS3672495500	ALARM CABLE 50F FOR TRILOGY S POWER SYSTEMS
4	DS502877	48V 125AH 12V125F ENERSYS BATT SET
1	DST2S2084500003	TRILOGY POWER SYS, SMARTPACK S, -48V, 300/500A, 7FT 19IN, 4 BATT TRAYS
2	DQ10562001	EARTHQUAKE BRACE
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
1	DSCC80711T2P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 2DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSAPM7487K248A C	ADVANCED POWER MONITOR 740-870MHZ 36-60VDC/110-240VAC
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T2P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 2DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS

QTY	NOMENCLATURE	DESCRIPTION
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
7	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
2	DSTSXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS440030685	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 1DC
1	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE
2	CA03902AA	ADD: SRX345 SITE ROUTER
2	CA03902AA-P	ADD: SRX345 SITE ROUTER PRICE
1	CA03875AA	ADD: DBR M12 PRIMARY RACK

QTY	NOMENCLATURE	DESCRIPTION
1	CA03908AA	ADD: FACTORY TEST REPORT
10	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03872AA	ADD: SYSTEM RELEASE A2022.X
1	CA04069AA	ADD: NEW DBR SITE
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE
2	UA00866AA	ADD: SIMULCAST SUB-SITE CONTROLLER SW
10	UA00868AA	ADD: SIMULCAST SUB-SITE BR SOFTWARE
2	PMUG1017B	GNSS REMOTE RECEIVER ASSY
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
16	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
16	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
2	DSPBA75	75 AMP CIRCUIT BREAKER PBA
2	DS1101990	SPD, SHIELDED RJ-45 JACK, SINGLE LINE GBE (1000MBPS) R56 COMPLIANT
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
12	DS3750295	BREAKER, 5 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
12	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
4	DQ10562001	EARTHQUAKE BRACE
1	TRN7342A	RACK 7'
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	F0016A	MC IOT MAIN MODEL
3	VA00989AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 5-18 V --DRY

QTY	NOMENCLATURE	DESCRIPTION
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00130AA	ADD: AC POWER; SUPPLY 24V -- 120W DC OUTPUT (LIMITED TEMP. -25 - +70)
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
1	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
1	DSCC80711T2P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 2DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
300	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
6	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
2	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX

QTY	NOMENCLATURE	DESCRIPTION
10	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSAPM7487K248A C	ADVANCED POWER MONITOR 740-870MHZ 36-60VDC/110-240VAC
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T2P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 2DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
300	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
6	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
2	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
300	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
6	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
2	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
10	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10
10	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
2	DSTSXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED

QTY	NOMENCLATURE	DESCRIPTION
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS440030685	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 1DC
1	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE
2	CA03902AA	ADD: SRX345 SITE ROUTER
2	CA03902AA-P	ADD: SRX345 SITE ROUTER PRICE
1	CA03875AA	ADD: DBR M12 PRIMARY RACK
1	CA03908AA	ADD: FACTORY TEST REPORT
10	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03872AA	ADD: SYSTEM RELEASE A2022.X
1	CA04069AA	ADD: NEW DBR SITE
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE
2	UA00866AA	ADD: SIMULCAST SUB-SITE CONTROLLER SW
10	UA00868AA	ADD: SIMULCAST SUB-SITE BR SOFTWARE
2	PMUG1017B	GNSS REMOTE RECEIVER ASSY
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
16	DSPBA5	PBA PLUG-IN BREAKER 5 AMP

QTY	NOMENCLATURE	DESCRIPTION
16	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
2	DSPBA75	75 AMP CIRCUIT BREAKER PBA
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
12	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
12	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
2	DSCPX1101985	SPD, RJ-45 CONNECTED (16) LINE GIGE ETHERNET, 11VPL ON ALL PINS
1	TRN7342A	RACK 7'
4	DQ10562001	EARTHQUAKE BRACE
2	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	F0016A	MC IOT MAIN MODEL
3	VA00989AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 5-18 V --DRY
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00130AA	ADD: AC POWER; SUPPLY 24V -- 120W DC OUTPUT (LIMITED TEMP. -25 - +70)
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
1	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA

4.1.10 Logging Fire Consolettes

QTY	NOMENCLATURE	DESCRIPTION
5	L37TSS9PW1AN	ALL BAND CONSOLETTTE
5	CA01942AA	ADD: DC CORD
5	G90AC	ADD: NO MICROPHONE NEEDED APX
5	G996AS	ENH: OVER THE AIR PROVISIONING
5	CA01598AB	ADD: AC LINE CORD US
5	G51AT	ENH:SMARTZONE
5	G799AD	ADD: PRINTED TEST RESULTS APX
5	GA05508AA	DEL: DELETE VHF BAND
5	GA05509AA	DEL: DELETE UHF BAND
5	G78AR	ADD: 3Y ESSENTIAL SERVICE
5	L999AG	ADD: FULL FP W/E5/KEYPAD/CLOCK/VU
5	G806BL	ENH: ASTRO DIGITAL CAI OP APX
5	QA09113AB	ADD: BASELINE RELEASE SW
5	G193AK	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)
5	G361AH	ENH: P25 TRUNKING SOFTWARE APX
1	HKN6233C	APX CONSOLETTTE RACK MOUNT KIT
1	HKN6184C	CBL ASSY:CABLE CH, PROGRAMMING, USB
2	DS430501A08SH	SHORT HAUL CONTROL STATION COMBINER, 100-1000 MHZ, 8 CHANNEL
150	DSEC150HF	COAXIAL CABLE, 1/4" HIFLEX, 50 OHM WITH BLACK PE JACKET
20	DSNM50V14	CONNECTOR, N MALE INTERFACE FOR EC1-50
4	DSMFBW7463	WIDEBAND FIBERGLASS OMNI ANTENNA 746-869 NFM BULKHEAD
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
7	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10

QTY	NOMENCLATURE	DESCRIPTION
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
7	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
7	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF

QTY	NOMENCLATURE	DESCRIPTION
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
7	DSBH12	BH-12 BUTTERFLY HANGER FOR 1/2 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50

4.1.11 MNI Base

QTY	NOMENCLATURE	DESCRIPTION
1	DQ-TEMP-MICROWAVE1	BASE MNI BACKHAUL: MICROWAVE VENDORS

4.1.12 Subscriber Radio's Equipment List

Line #	Item Number	Description	Quantity
	APX™ 8500		
1	M37TSS9PW1AN	APX8500 ALL BAND MP MOBILE.	351
1a	G51AT	ENH: SMARTZONE.	351
1b	GA05509AA	DEL: DELETE UHF BAND.	351
1c	G843AH	ADD: AES ENCRYPTION AND ADP.	351
1d	G444AH	ADD: APX CONTROL HEAD SOFTWARE.	351
1e	G67EH	ADD: REMOTE MOUNT E5 MP.	351
1f	GA01517AA	DEL: NO J600 ADAPTER CABLE NEEDED.	351
1g	G806BL	ENH: ASTRO DIGITAL CAI OP APX.	351
1h	GA01670AA	ADD: APX E5 CONTROL HEAD.	351
1i	W22BA	ADD: STD PALM MICROPHONE APX.	351

Line #	Item Number	Description	Quantity
1j	QA09113AB	ADD: BASELINE RELEASE SW.	351
1k	G361AH	ENH: P25 TRUNKING SOFTWARE APX.	351
1l	GA09001AA	ADD: WI-FI CAPABILITY.	351
1m	GA01630AA	ADD: SMARTCONNECT.	351
1n	GA00250AA	ADD: GNSS/BT-WIFI THRU MNT ANT, 17FT LOW LOSS PFP-100A/240, QMA.	351
1o	G298AS	ENH: ASTRO 25 OTAR W/ MULTIKEY.	351
1p	GA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING.	351
1q	G831AD	ADD: SPKR 15W WATER RESISTANT.	351
1r	GA01513AB	ADD: ALL BAND MOBILE ANTENNA (7/8/V/U).	351
1s	GA09008AA	ADD: GROUP SERVICES.	351
1t	G78AT	ENH: 3 YEAR ESSENTIAL SVC.	351
	APX™ 6500 / Enh Series		
2	M25URS9PW1BN	APX6500 ENHANCED 7/800 MHZ MOBILE.	149
2a	G51AU	ENH: SMARTZONE OPERATION APX6500.	149
2b	G67DT	ADD: REMOTE MOUNT E5 APXM.	149
2c	G843AH	ADD: AES ENCRYPTION AND ADP.	149
2d	G444AH	ADD: APX CONTROL HEAD SOFTWARE.	149
2e	G806BL	ENH: ASTRO DIGITAL CAI OP APX.	149
2f	GA01670AA	ADD: APX E5 CONTROL HEAD.	149
2g	W22BA	ADD: STD PALM MICROPHONE APX.	149
2h	QA09113AB	ADD: BASELINE RELEASE SW.	149
2i	G361AH	ENH: P25 TRUNKING SOFTWARE APX.	149
2j	GA00250AA	ADD: GNSS/BT-WIFI THRU MNT ANT, 17FT LOW LOSS PFP-100A/240, QMA.	149
2k	GA09001AA	ADD: WI-FI CAPABILITY.	149
2l	GA01630AA	ADD: SMARTCONNECT.	149
2m	G298AS	ENH: ASTRO 25 OTAR W/ MULTIKEY.	149
2n	G831AD	ADD: SPKR 15W WATER RESISTANT.	149
2o	G335AW	ADD: ANT 1/4 WAVE 762-870MHZ.	149
2p	GA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING.	149

Line #	Item Number	Description	Quantity
2q	GA09008AA	ADD: GROUP SERVICES.	149
2r	G78AT	ENH: 3 YEAR ESSENTIAL SVC.	149
	APX™ 8000 Series		
3	H91TGD9PW6AN	APX 8000 ALL BAND PORTABLE MODEL 2.5.	156
3a	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION.	156
3b	Q361AN	ADD: P25 9600 BAUD TRUNKING.	156
3c	QA05509AA	DEL: DELETE UHF BAND.	156
3d	QA09001AB	ADD: WIFI CAPABILITY.	156
3e	H38BS	ADD: SMARTZONE OPERATION.	156
3f	QA09113AB	ADD: BASELINE RELEASE SW.	156
3g	Q629AH	ENH: AES ENCRYPTION AND ADP.	156
3h	QA07682AA	ADD: SMARTCONNECT.	156
3i	Q498AU	ENH: ASTRO 25 OTAR W/ MULTIKEY.	156
3j	QA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING.	156
3k	QA09008AA	ADD: GROUP SERVICES.	156
3l	Q58AL	ADD: 3Y ESSENTIAL SERVICE.	156
4	NNTN8863B	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 100-240VAC, US/NA/LACR PLUG.	156
5	PMMN4136B	ACCESSORY KIT, XVP830 REMOTE SPEAKER MICROPHONE NO CHANNEL KNOB.	156
6	PMLN6802A	ACCESSORY KIT, MOLDED NYLON CARRY CASE W/SWIVEL.	156
	APX Application Services		
7	SSV01S01663A	APX SMART CONNECT.	1060
	APX™ 8000 Series		
8	H91TGD9PW8AN	APX 8000H ALL BAND PORTABLE MODEL 2.5.	9
8a	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION.	9
8b	Q361AN	ADD: P25 9600 BAUD TRUNKING.	9
8c	QA02006AD	ENH: APX8000HXR RUGGED RADIO.	9
8d	QA09001AB	ADD: WIFI CAPABILITY.	9
8e	Q498AU	ENH: ASTRO 25 OTAR W/ MULTIKEY.	9

Line #	Item Number	Description	Quantity
8f	H842AZ	ADD: APX6000XE/APX8000XE SINGLE UNIT PKG.	9
8g	H38BS	ADD: SMARTZONE OPERATION.	9
8h	QA07682AA	ADD: SMARTCONNECT.	9
8i	QA09113AB	ADD: BASELINE RELEASE SW.	9
8j	QA01427AG	ALT: APX8000/XE HOUSING GREEN.	9
8k	QA05509AA	DEL: DELETE UHF BAND.	9
8l	Q629AH	ENH: AES ENCRYPTION AND ADP.	9
8m	QA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING.	9
8n	QA09008AA	ADD: GROUP SERVICES.	9
8o	QA09000AA	ADD: DIGITAL TONE SIGNALING.	9
8p	Q58AL	ADD: 3Y ESSENTIAL SERVICE.	9
9	PMMN4152A	XVE500 DIV 1 REMOTE SPEAKER MIC, HIGH IMPACT GREEN WITHOUT KNOB, UL.	9
10	NNTN8860ATAA	TAA CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US.	9
11	PMLN7955A	CARRY ACCESSORY-CASE, APX8000HXL LEATHER CARRY CASE.	9
	Standalone Items		
12	NNTN8844B	CHARGER, MULTI-UNIT, IMPRES 2, 6-DISP, NA/LA-PLUG, ACC USB CHGR.	9
13	PMPN4594A	CHGR DESKTOP MULTI UNIT IMPRES 2 1 DISPLAY EXT PS NA/LA/CA.	7
	APX™ 8000 Series		
14	H91TGD9PW6AN	APX 8000 ALL BAND PORTABLE MODEL 2.5.	867
14a	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION.	867
14b	Q361AN	ADD: P25 9600 BAUD TRUNKING.	867
14c	QA02006AC	ENH: APX8000XE RUGGED RADIO.	867
14d	QA05509AA	DEL: DELETE UHF BAND.	867
14e	QA09001AB	ADD: WIFI CAPABILITY.	867
14f	Q498AU	ENH: ASTRO 25 OTAR W/ MULTIKEY.	867
14g	H842AZ	ADD: APX6000XE/APX8000XE SINGLE UNIT PKG.	867

Line #	Item Number	Description	Quantity
14h	H38BS	ADD: SMARTZONE OPERATION.	867
14i	QA07682AA	ADD: SMARTCONNECT.	867
14j	QA09113AB	ADD: BASELINE RELEASE SW.	867
14k	QA01427AG	ALT: APX8000/XE HOUSING GREEN.	867
14l	Q629AH	ENH: AES ENCRYPTION AND ADP.	867
14m	QA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING.	867
14n	QA09008AA	ADD: GROUP SERVICES.	867
14o	QA09000AA	ADD: DIGITAL TONE SIGNALING.	867
14p	Q58AL	ADD: 3Y ESSENTIAL SERVICE.	867
15	NNTN8863B	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 100-240VAC, US/NA/LACR PLUG.	867
16	PMMN4136BTAA	XVP830 REMOTE SPEAKER MICROPHONE NO CHANNEL KNOB, TAA.	867
17	PMLN6802A	ACCESSORY KIT, MOLDED NYLON CARRY CASE W/SWIVEL.	876
	APX™ 6000 Series		
18	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE.	28
18a	Q361AR	ADD: P25 9600 BAUD TRUNKING.	28
18b	QA09001AB	ADD: WIFI CAPABILITY.	28
18c	H842AU	ADD: SINGLE UNIT PACKING.	28
18d	Q498AY	ENH: ASTRO 25 OTAR W/ MULTIKEY.	28
18e	H38BT	ADD: SMARTZONE OPERATION.	28
18f	QA07682AA	ADD: SMARTCONNECT.	28
18g	QA09113AB	ADD: BASELINE RELEASE SW.	28
18h	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION.	28
18i	Q629AK	ENH: AES ENCRYPTION AND ADP.	28
18j	QA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING.	28
18k	QA09008AA	ADD: GROUP SERVICES.	28
18l	Q58AL	ADD: 3Y ESSENTIAL SERVICE.	28
19	NNTN8863B	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 100-240VAC, US/NA/LACR PLUG.	28

Line #	Item Number	Description	Quantity
20	PMMN4136B	ACCESSORY KIT, XVP830 REMOTE SPEAKER MICROPHONE NO CHANNEL KNOB.	28
21	PMLN6802A	ACCESSORY KIT, MOLDED NYLON CARRY CASE W/SWIVEL.	28
	APX™ 4500 Enhanced		
22	M22URS9PW1BN	APX4500 ENHANCED 7/800 MHZ MOBILE.	30
22a	W665BF	ADD: BASE STATION OP APX.	30
22b	G91AF	ADD: CNTRL STATION PWR SUPPLY.	30
22c	GA00235AA	ADD: NO GPS ANTENNA NEEDED APX.	30
22d	G66BF	ADD: DASH MOUNT O2 APXM.	30
22e	QA02812AE	ADD: P25 9600 TRUNKING W/ INTEROPERABILITY.	30
22f	G142AD	ADD: NO SPEAKER APX.	30
22g	G298AS	ENH: ASTRO 25 OTAR W/ MULTIKEY.	30
22h	G843AH	ADD: AES ENCRYPTION AND ADP.	30
22i	GA00804AA	ADD: APX O2 CH (GREY).	30
22j	G444AH	ADD: APX CONTROL HEAD SOFTWARE.	30
22k	G335AW	ADD: ANT 1/4 WAVE 762-870MHZ.	30
22l	W22BA	ADD: STD PALM MICROPHONE APX.	30
22m	QA09113AB	ADD: BASELINE RELEASE SW.	30
22n	GA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING.	30
22o	GA01579AB	ADD: BLUETOOTH/WIFI GLASSMOUNT 2.4/5GHZ.	30
22p	GA09001AA	ADD: WI-FI CAPABILITY.	30
22q	GA09008AA	ADD: GROUP SERVICES.	30
22r	G24AX	ENH: 3 YEAR ESSENTIAL SVC.	30
	APX™ 8500		
23	M37TSS9PW1AN	APX8500 ALL BAND MP MOBILE.	23
23a	GA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING.	23
23b	G831AD	ADD: SPKR 15W WATER RESISTANT.	46

Line #	Item Number	Description	Quantity
23c	GA00250AA	ADD: GNSS/BT-WIFI THRU MNT ANT, 17FT LOW LOSS PFP-100A/240, QMA.	23
23d	GA01513AB	ADD: ALL BAND MOBILE ANTENNA (7/8/V/U).	23
23e	G51AT	ENH: SMARTZONE.	23
23f	GA00092AU	ADD: APXM DUAL E5 CH.	23
23g	GA05509AA	DEL: DELETE UHF BAND.	23
23h	GA09001AA	ADD: WI-FI CAPABILITY.	23
23i	G298AS	ENH: ASTRO 25 OTAR W/ MULTIKEY.	23
23j	G843AH	ADD: AES ENCRYPTION AND ADP.	23
23k	G610AC	ADD: REMOTE MOUNT CABLE 30 FT APX.	46
23l	G444AH	ADD: APX CONTROL HEAD SOFTWARE.	23
23m	G67EH	ADD: REMOTE MOUNT E5 MP.	23
23n	GA01517AA	DEL: NO J600 ADAPTER CABLE NEEDED.	23
23o	G806BL	ENH: ASTRO DIGITAL CAI OP APX.	23
23p	GA01670AA	ADD: APX E5 CONTROL HEAD.	23
23q	W22BA	ADD: STD PALM MICROPHONE APX.	46
23r	QA09113AB	ADD: BASELINE RELEASE SW.	23
23s	GA01630AA	ADD: SMARTCONNECT.	23
23t	G361AH	ENH: P25 TRUNKING SOFTWARE APX.	23
23u	GA09008AA	ADD: GROUP SERVICES.	23
23v	G78AT	ENH: 3 YEAR ESSENTIAL SVC.	23
	APX™ 4500 Enhanced		
24	M22URS9PW1BN	APX4500 ENHANCED 7/800 MHZ MOBILE.	24
24a	GA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING.	24
24b	W665BF	ADD: BASE STATION OP APX.	24
24c	G91AF	ADD: CNTRL STATION PWR SUPPLY.	24
24d	GA00235AA	ADD: NO GPS ANTENNA NEEDED APX.	24
24e	GA01579AB	ADD: BLUETOOTH/WIFI GLASSMOUNT 2.4/5GHZ.	24
24f	G66BF	ADD: DASH MOUNT O2 APXM.	24

Line #	Item Number	Description	Quantity
24g	QA02812AE	ADD: P25 9600 TRUNKING W/ INTEROPERABILITY.	24
24h	G142AD	ADD: NO SPEAKER APX.	24
24i	GA09001AA	ADD: WI-FI CAPABILITY.	24
24j	GA00804AA	ADD: APX O2 CH (GREY).	24
24k	G444AH	ADD: APX CONTROL HEAD SOFTWARE.	24
24l	G335AW	ADD: ANT 1/4 WAVE 762-870MHZ.	24
24m	QA05751AA	ADD: NO ENCRYPTION, CLEAR RADIO (NO ADP) (US ONLY).	24
24n	W22BA	ADD: STD PALM MICROPHONE APX.	24
24o	QA09113AB	ADD: BASELINE RELEASE SW.	24
24p	GA09008AA	ADD: GROUP SERVICES.	24
24q	GA09000AA	ADD: DIGITAL TONE SIGNALING.	24
24r	G24AX	ENH: 3 YEAR ESSENTIAL SVC.	24
	APX™ N70		
25	H35UCT9PW8AN	APX N70 7/800 MODEL 4.5 PORTABLE.	39
25a	QA09016AA	ADD: LTE FOR VERIZON LTE SERVICE.	39
25b	QA08853AA	ADD: CPS ENABLEMENT.	39
25c	QA01767BL	ADD: P25 LINK LAYER AUTHENTICATION.	39
25d	H499KC	ENH: SUBMERSIBLE (DELTA T).	39
25e	QA03399AK	ADD: ENHANCED DATA.	39
25f	BD00001AA	ADD: CORE BUNDLE.	39
25g	Q387CB	ADD: MULTICAST VOTING SCAN.	39
25h	BD00010AB	ADD: SECURITY BUNDLE.	39
25i	QA07680AA	ADD: MULTI SYSTEM OTAR.	39
25j	H38DA	ADD: SMARTZONE OPERATION.	39
25k	Q498BN	ENH: ASTRO 25 OTAR W/ MULTIKEY.	39
25l	Q806CH	ADD: ASTRO DIGITAL CAI OPERATION.	39
25m	QA00580BA	ADD: TDMA OPERATION.	39
25n	QA09001AM	ADD: WIFI CAPABILITY.	39
25o	QA09028AA	ADD: VIQI VC RADIO OPERATION.	39
25p	H797DW	ENH: DVP-XL ENCRYPTION AND ADP.	39

Line #	Item Number	Description	Quantity
25q	Q15AK	ADD: AES/DES-XL/DES-OFB ENCRYPTION AND ADP.	39
25r	QA09113AA	ADD: BASELINE RELEASE SW.	39
25s	Q361CD	ADD: P25 9600 BAUD TRUNKING.	39
26	PSV01S02944A	PROVISIONING SUPPORT.	1
27	LSV01S03060A	APX N70 DMS ESSENTIAL.	39
28	SSV01S01406A	SMARTCONNECT.	39
29	PMMN4142A	XVP730 REMOTE SPEAKER MICROPHONE NO CHANNEL KNOB, FOR APX N RADIOS.	39
30	PMPN4604A	CHARGER, CHGR DESKTOP SINGLE UNIT IMPRES 2 EXT US.	39
31	PMLN8372A	CARRY ACCESSORY-CASE, APX N70 HYBRID LEATHER HOLSTER, PMNN4816 BATTERY.	39
	APX™ N50		
32	H25UCF9PW6AN	APX N50 7/800 MODEL 2 PORTABLE.	53
32a	QA07682AC	ADD: SMARTCONNECT N30/N50.	53
32b	QA08853AA	ADD: CPS ENABLEMENT.	53
32c	QA09001AM	ADD: WIFI CAPABILITY.	53
32d	QA09007AD	ADD: OUT OF THE BOX WIFI PROVISIONING.	53
32e	Q498BN	ENH: ASTRO 25 OTAR W/ MULTIKEY.	53
32f	QA09113AA	ADD: BASELINE RELEASE SW.	53
32g	Q387CB	ADD: MULTICAST VOTING SCAN.	53
32h	QA00982AH	ADD: SITE SELECTABLE ALERT FOR P25 TRUNKING.	53
32i	QA03399AK	ADD: ENHANCED DATA.	53
32j	QA08715AA	ADD: BASIC VOICE CONTROL.	53
32k	QA00580BA	ADD: TDMA OPERATION.	53
32l	G996AU	ADD: PROGRAMMING OVER P25 (OTAP).	53
32m	QA01833AH	ADD: EXTREME 1-SIDED NOISE REDUCTION.	53

Line #	Item Number	Description	Quantity
32n	QA08676AA	ADD: ADAPTIVE SPEAKER VOLUME.	53
32o	QA09006AA	ADD: ADAPTIVE NOISE SUPPRESSION.	53
32p	BD00032AA	ADD: ESSENTIAL CORE BUNDLE.	53
32q	BD00037AA	ADD: AUDIO BUNDLE.	53
32r	QA02756AB	ENH: 3600 OR 9600 TRUNKING BAUD SINGLE SYSTEM.	53
32s	GA09011AH	ADD: THIRD PARTY DATA MODEM TETHERING.	53
32t	QA09008AG	ADD: GROUP SERVICES.	53
32u	QA09012AE	ADD: MISSION CRITICAL GEOFENCING.	53
32v	H43BJ	ENH: TRUNKED RADIO TRACE/ REMOTE MO.	53
32w	H46BH	ENH: ONE TOUCH/STATUS MSG.	53
32x	BD00034AA	ADD: SITUATIONAL BUNDLE.	53
33	LSV01S03084A	APX N50/30 DMS ESSENTIAL.	53
34	PSV01S02944A	PROVISIONING SUPPORT.	1
35	SSV01S01663A	APX SMART CONNECT.	53
36	PMMN4142A	XVP730 REMOTE SPEAKER MICROPHONE NO CHANNEL KNOB, FOR APX N RADIOS.	53
37	PMPN4820A	CHGR DESKTOP SINGLE UNIT IMPRES 2 EXT PS US.	53
38	PMLN8609A	APX N30/APXN50 HARD LEATHER CARRY CASE 2.75 INCH SWIVEL BELT LOOP, PMNN4813 BATTERY.	53
	APX™ Radio Management		
39	T7914A	RADIO MANAGEMENT ONLINE.	1
39a	UA00049AA	ADD: RADIO MANAGEMENT LICENSES ONLINE.	4500
40	PSV01S01989A	RADIO MANAGEMENT (RM) TRAINING CUST SITE (12 SEATS).	1
41	LSV01S02014A	DMS ONSITE SETUP.	1

4.1.13 Recurring Services & Subscriptions

Item Number	Description	Quantity
LSV01S03060A	APX N70 DMS ESSENTIAL	39
SSV01S01406A	SMARTCONNECT	39
LSV01S03084A	APX N50/30 DMS ESSENTIAL	53
SSV01S01663A	APX SMART CONNECT	53

4.2 Option 1

4.2.1 South Simulcast Cell (Benton County) Expansion

QTY	NOMENCLATURE	DESCRIPTION
1	SQM01SUM0323A	ASTRO MASTER SITE
3	CA01316AA	ADD:UNC ADDTL DEVICE LIC (QTY 10)
3	UA00153AB	ADD: ASTRO 25 FDMA SITE LICENSE
1	CA03517AE	ADD: CORE EXPANSION
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE
1	CA03875AA	ADD: DBR M12 PRIMARY RACK
1	CA03908AA	ADD: FACTORY TEST REPORT
6	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
6	CA03888AA	ADD: ANTENNA 2 CHANNELS
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03873AA	ADD: SYSTEM RELEASE AN2024.X
1	CA04069AA	ADD: NEW DBR SITE
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
1	CA03882AA	ADD: 800 MHZ TX ANTENNA 2 FILTER
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE
2	UA00866AA	ADD: SIMULCAST SUB-SITE CONTROLLER SW
12	UA00868AA	ADD: SIMULCAST SUB-SITE BR SOFTWARE
1	T8343A	GSERIES SOFTWARE LICENSING
12	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
12	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
12	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
2	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
2	PMUG1018A	GNSS REMOTE RECEIVER ASSY
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF

QTY	NOMENCLATURE	DESCRIPTION
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
100	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
4	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
4	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
100	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
4	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX

QTY	NOMENCLATURE	DESCRIPTION
4	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
100	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
4	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
100	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
4	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
2	DSTSXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50

QTY	NOMENCLATURE	DESCRIPTION
1	DS440030685	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 1DC
1	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD
2	T8547A	SITE ROUTER & FIREWALL- DC
2	CA03445AA	ADD: MISSION CRITICAL HARDENING
2	CA03448AA	ADD: STATEFUL FIREWALL
1	DSMW3HE06791A A	SAR-8 SHELF V2
1	DSMW3HE02784R A	SAR RELEASE 22.X BASIC OS LICENSE
1	DSMW3HE06792E A	FAN MODULE (SAR-8 SHELF V2) EXT TEMP -48VDC
2	DSMW3HE02774A B	CONTROL SWITCH MODULE V2 (CSMV2) 48V
2	DSMW3HE11473B K	PMC CARD W/ 4 GIG-E SFP BUNDLE (1) 3HE02782AA PMC, (4) 3HE00062CB SFP
18	DSMW3HE16254A A	NSP LICENCE POINT
18	DSMW3HE16001A A	NSP CLASSIC MANAGEMENT FEATURE PACKAGE
18	DSMW3HE16003A A	NSP NETWORK INFRASTRUCTURE MANAGEMENT FEATURE PACKAGE
2	DSMW3HE00062C B	SFP - GIGE BASE-T RJ45 R6/6 DDM -40/85C
2	DSMW3HE00027C A	SFP - GIGE SX - LC ROHS 6/6 DDM -40/85C
2	DSMW3HE00028C A1	SFP - GIGE LX - LC ROHS 6/6 DDM -40/85C
1	TRN7342A	RACK 7'
2	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	DSCPX1101985	SPD, RJ-45 CONNECTED (16) LINE GIGE ETHERNET, 11VPL ON ALL PINS
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
12	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
12	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)

QTY	NOMENCLATURE	DESCRIPTION
1	DQ101522MH4	EATON TRANSFORMER DRY TYPE GENERAL PURPOSE VENTED 3 PHASE 30KVA, 1 K-FACTOR, 480 PRIMARY VOLTS, 208Y/120 SECONDARY, ENCLOSURE TYPE: NEMA 2
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
12	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
12	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	F0016A	MC IOT MAIN MODEL
3	VA00990AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 18-60 V
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
4	DS230700	KIT: BATTERY MONITOR 10M G1, BATTERY MONITOR CAN BUS NODE
1	DSBBPULR01	PULLER FOR BULLET BREAKERS
2	DSCBB070E	CIRCUIT BREAKER, 70 AMP PLUG-IN BULLET, ELECTRO-MECHANICAL
16	DSCBB005E	BREAKER, 5 AMP DC BULLET BREAKER
4	DSCBB100E	CIRCUIT BREAKER, 100 AMP, E-TRIP
1	DSCET3KVA00000	MEDIA INVERTER 2I 1PH BULK OUTPUT 48VDC/120VAC, 2 SLOTS, 2 50A BRKRS
2	DS275843	INVERTER, 1.5KVA, 120VAC, 48VDC INVERTER MOD
6	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER
3	DS331E23640800	BLIND PANEL FP2 HE BLACK G1

QTY	NOMENCLATURE	DESCRIPTION
1	DS3672495500	ALARM CABLE 50F FOR TRILOGY S POWER SYSTEMS
4	DS502877	48V 125AH 12V125F ENERSYS BATT SET
1	DST2S2084500003	TRILOGY POWER SYS, SMARTPACK S, -48V, 300/500A, 7FT 19IN, 4 BATT TRAYS
2	DQ10562001	EARTHQUAKE BRACE
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE
1	CA03875AA	ADD: DBR M12 PRIMARY RACK
1	CA03908AA	ADD: FACTORY TEST REPORT
6	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
6	CA03888AA	ADD: ANTENNA 2 CHANNELS
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03873AA	ADD: SYSTEM RELEASE AN2024.X
1	CA04069AA	ADD: NEW DBR SITE
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
1	CA03882AA	ADD: 800 MHZ TX ANTENNA 2 FILTER
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE
2	UA00866AA	ADD: SIMULCAST SUB-SITE CONTROLLER SW
12	UA00868AA	ADD: SIMULCAST SUB-SITE BR SOFTWARE
1	T8343A	G SERIES SOFTWARE LICENSING
12	UA00400AA	ADD: G SERIES BR-P25 TRNK MS IP
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
12	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
12	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
2	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
2	PMUG1018A	GNSS REMOTE RECEIVER ASSY
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40

QTY	NOMENCLATURE	DESCRIPTION
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
150	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
4	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
5	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
150	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
4	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
5	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10

QTY	NOMENCLATURE	DESCRIPTION
1	DSTS4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
150	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
4	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
150	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
4	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
2	DSTSXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS440030685	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 1DC

QTY	NOMENCLATURE	DESCRIPTION
1	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD
2	T8547A	SITE ROUTER & FIREWALL- DC
2	CA03445AA	ADD: MISSION CRITICAL HARDENING
2	CA03448AA	ADD: STATEFUL FIREWALL
1	DSMW3HE06791A A	SAR-8 SHELF V2
1	DSMW3HE02784R A	SAR RELEASE 22.X BASIC OS LICENSE
1	DSMW3HE06792E A	FAN MODULE (SAR-8 SHELF V2) EXT TEMP -48VDC
2	DSMW3HE02774A B	CONTROL SWITCH MODULE V2 (CSMV2) 48V
2	DSMW3HE11473B K	PMC CARD W/ 4 GIG-E SFP BUNDLE (1) 3HE02782AA PMC, (4) 3HE00062CB SFP
18	DSMW3HE16254A A	NSP LICENCE POINT
18	DSMW3HE16001A A	NSP CLASSIC MANAGEMENT FEATURE PACKAGE
18	DSMW3HE16003A A	NSP NETWORK INFRASTRUCTURE MANAGEMENT FEATURE PACKAGE
2	DSMW3HE00062C B	SFP - GIGE BASE-T RJ45 R6/6 DDM -40/85C
2	DSMW3HE00027C A	SFP - GIGE SX - LC ROHS 6/6 DDM -40/85C
2	DSMW3HE00028C A1	SFP - GIGE LX - LC ROHS 6/6 DDM -40/85C
1	TRN7342A	RACK 7'
2	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	DSCPX1101985	SPD, RJ-45 CONNECTED (16) LINE GIGE ETHERNET, 11VPL ON ALL PINS
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
12	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
12	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
1	DQ101522MH4	EATON TRANSFORMER DRY TYPE GENERAL PURPOSE VENTED 3 PHASE 30KVA, 1 K-FACTOR, 480 PRIMARY VOLTS, 208Y/120 SECONDARY, ENCLOSURE TYPE: NEMA 2

QTY	NOMENCLATURE	DESCRIPTION
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
12	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
12	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	F0016A	MC IOT MAIN MODEL
3	VA00990AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 18-60 V
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
4	DS230700	KIT: BATTERY MONITOR 10M G1, BATTERY MONITOR CAN BUS NODE
1	DSBBPULR01	PULLER FOR BULLET BREAKERS
2	DSCBB070E	CIRCUIT BREAKER, 70 AMP PLUG-IN BULLET, ELECTRO-MECHANICAL
16	DSCBB005E	BREAKER, 5 AMP DC BULLET BREAKER
4	DSCBB100E	CIRCUIT BREAKER, 100 AMP, E-TRIP
1	DSCET3KVA00000	MEDIA INVERTER 2I 1PH BULK OUTPUT 48VDC/120VAC, 2 SLOTS, 2 50A BRKRS
2	DS275843	INVERTER, 1.5KVA, 120VAC, 48VDC INVERTER MOD
6	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER
3	DS331E23640800	BLIND PANEL FP2 HE BLACK G1
1	DS3672495500	ALARM CABLE 50F FOR TRILOGY S POWER SYSTEMS
4	DS502877	48V 125AH 12V125F ENERSYS BATT SET

QTY	NOMENCLATURE	DESCRIPTION
1	DST2S2084500003	TRILOGY POWER SYS, SMARTPACK S, -48V, 300/500A, 7FT 19IN, 4 BATT TRAYS
2	DQ10562001	EARTHQUAKE BRACE
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA
1	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE
1	CA03875AA	ADD: DBR M12 PRIMARY RACK
1	CA03908AA	ADD: FACTORY TEST REPORT
6	CA03887AA	ADD: ANTENNA 1 CHANNELS
1	CA03905AA	ADD: 7.0 FOOT OPEN RACK
6	CA03888AA	ADD: ANTENNA 2 CHANNELS
2	CA03895AA	ADD: INTEGRATED GNSS TIMING REF W/ RB
6	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER
1	CA03873AA	ADD: SYSTEM RELEASE AN2024.X
1	CA04069AA	ADD: NEW DBR SITE
1	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER
1	CA03893AA	ADD: P25 TDMA 2ND BRANCH RX DIVERSITY
2	CA03899AA	ADD: RMC EXPANSION PRE-WIRE
1	CA03882AA	ADD: 800 MHZ TX ANTENNA 2 FILTER
2	UA00871AA	ADD: DSC 8500 RUBIDIUM SW LICENSE
2	UA00866AA	ADD: SIMULCAST SUB-SITE CONTROLLER SW
12	UA00868AA	ADD: SIMULCAST SUB-SITE BR SOFTWARE
1	T8343A	GSERIES SOFTWARE LICENSING
12	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)
12	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
12	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
2	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
2	PMUG1018A	GNSS REMOTE RECEIVER ASSY
2	DSWM4	HEAVY DUTY W STYLE WALL MOUNT WITH 4 INCH STAND-OFF
2	DSP04268	ALUMINUM 6061-T6. PIPE 1 INCH SCHED 40
2	DSIX2L1M1DC48IG	SITE EQUIPMENT,PD, HPD GPS DATA LINE, 48VDC, HARD WIRE WITH ISOLATED GROUNDING

QTY	NOMENCLATURE	DESCRIPTION
2	DS30C87465CO1	125' OUTDOOR UV PROTECTED CABLE 6 PR, 22AWG DB15
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
2	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
7	DSBH78	BH-78 BUTTERFLY HANGER FOR 7/8 AIRCELL COAX,PKG OF 10
1	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM

QTY	NOMENCLATURE	DESCRIPTION
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DSCC80711T5P	OMNI, CORP COLLINEAR, 10.5DBD, 746-870MHZ, 5DEG DT, PIM & 25KW PIP RAT
1	DS100322	TESSCO SKU: 240212 UNIVERSAL 6' SIDE ARM, 1-1/4" TO 4-1/2" OD
1	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
5	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT
15	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
200	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE
2	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A
5	DSGKC78	CLIP ON GROUND KIT FOR 7/8" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HOL
1	DSHG78L	HOISTING GRIP, PRE-LACED, 7/8 IN CORRUGATED COAX
200	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
1	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50
5	DSGKS12	STANDARD GROUND KIT FOR 1/2" CABLES, 5' LEAD W/ UNATTACHED 3/8" TWO HO
1	DSHG12L	PRE-LACED HOISTING GRIP FOR 1/2" STANDARD CABLES, EACH
2	DSTSXDC4310FM	DC PASS, BIDIRECTIONAL FEMALE/MALE 698MHZ - 2.7GHZ, PIM RATED
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
15	DSEC450HF	COAXIAL CABLE, 1/2" HIFLEX, 50 OHM WITH BLACK PE JACKET
2	DS4310M50B12X	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50-HF
20	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET
2	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50
1	DS440030685	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 1DC
1	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD

QTY	NOMENCLATURE	DESCRIPTION
2	T8547A	SITE ROUTER & FIREWALL- DC
2	CA03445AA	ADD: MISSION CRITICAL HARDENING
2	CA03448AA	ADD: STATEFUL FIREWALL
1	DSMW3HE06791A A	SAR-8 SHELF V2
1	DSMW3HE02784R A	SAR RELEASE 22.X BASIC OS LICENSE
1	DSMW3HE06792E A	FAN MODULE (SAR-8 SHELF V2) EXT TEMP -48VDC
2	DSMW3HE02774A B	CONTROL SWITCH MODULE V2 (CSMV2) 48V
2	DSMW3HE11473B K	PMC CARD W/ 4 GIG-E SFP BUNDLE (1) 3HE02782AA PMC, (4) 3HE00062CB SFP
18	DSMW3HE16254A A	NSP LICENCE POINT
18	DSMW3HE16001A A	NSP CLASSIC MANAGEMENT FEATURE PACKAGE
18	DSMW3HE16003A A	NSP NETWORK INFRASTRUCTURE MANAGEMENT FEATURE PACKAGE
2	DSMW3HE00062C B	SFP - GIGE BASE-T RJ45 R6/6 DDM -40/85C
2	DSMW3HE00027C A	SFP - GIGE SX - LC ROHS 6/6 DDM -40/85C
2	DSMW3HE00028C A1	SFP - GIGE LX - LC ROHS 6/6 DDM -40/85C
1	TRN7342A	RACK 7'
2	DQ10562001	EARTHQUAKE BRACE
1	DSBB52AW17552	BB-52AWI-1.75 COPPER BUS BAR 52 INCHES LONG W/ 1.75 INCH SPACING TAPPED M6
1	DSCPX1101985	SPD, RJ-45 CONNECTED (16) LINE GIGE ETHERNET, 11VPL ON ALL PINS
1	DS11011188	PDU, 120/240 SPLIT PH OR N+1 REDUNDANT, 60A MAX PER PHASE, SIX DEDICAT
12	DS3750297	BREAKER, 15 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
12	DS3750296	BREAKER, 10 AMP, CB UL 489 LISTED FOR AC EDGE II (1101-1188)
1	DQ101522MH4	EATON TRANSFORMER DRY TYPE GENERAL PURPOSE VENTED 3 PHASE 30KVA, 1 K-FACTOR, 480 PRIMARY VOLTS, 208Y/120 SECONDARY, ENCLOSURE TYPE: NEMA 2
1	DSDST20A	DISTRIBUTION PANEL (UL) W/ REAR COVER (USES PBA PLUG-IN BREAKERS)

QTY	NOMENCLATURE	DESCRIPTION
12	DSPBA5	PBA PLUG-IN BREAKER 5 AMP
12	DSPBA10	PBA PLUG-IN BREAKER 10 AMP
1	F0016A	MC IOT MAIN MODEL
3	VA00990AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 18-60 V
1	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT
1	VA00991AA	ADD: DC--DC - [48 >>24] PS W--O HOUSING
1	VA00155AA	ADD:DC POWER CABLE
1	VA00147AA	ADD: FRONT CABLE COVERS
1	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD
1	VA01946AA	ADD: MC EDGE AS NFM
1	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM
1	VA00142AA	INC:EXTREMDB LICENSE
3	VA00049AA	INC: I--O MODULE CABLE COVER
2	VA00015AA	INC: DIN RAIL 26 CM KIT
1	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE
1	VA00442AA	INC:MC-EDGE SYSTEM SW FILES
1	VA00967AA	INC: CPU PACKING
1	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE
18	FKN0044A	MC_EDGE MIGRATION CABLE
1	FHN0057A	DIN RAIL STOPPER
3	FHN1668A	TERM BLOCK & CONN WIRED M25T68L
4	DS230700	KIT: BATTERY MONITOR 10M G1, BATTERY MONITOR CAN BUS NODE
1	DSBBPULR01	PULLER FOR BULLET BREAKERS
2	DSCBB070E	CIRCUIT BREAKER, 70 AMP PLUG-IN BULLET, ELECTRO-MECHANICAL
16	DSCBB005E	BREAKER, 5 AMP DC BULLET BREAKER
4	DSCBB100E	CIRCUIT BREAKER, 100 AMP, E-TRIP
1	DSCET3KVA00000	MEDIA INVERTER 2I 1PH BULK OUTPUT 48VDC/120VAC, 2 SLOTS, 2 50A BRKRS
2	DS275843	INVERTER, 1.5KVA, 120VAC, 48VDC INVERTER MOD
6	DS241115105	FLATPACK 2 48/2000 HE RECTIFIER
3	DS331E23640800	BLIND PANEL FP2 HE BLACK G1
1	DS3672495500	ALARM CABLE 50F FOR TRILOGY S POWER SYSTEMS
4	DS502877	48V 125AH 12V125F ENERSYS BATT SET
1	DST2S208450000 3	TRILOGY POWER SYS, SMARTPACK S, -48V, 300/500A, 7FT 19IN, 4 BATT TRAYS

QTY	NOMENCLATURE	DESCRIPTION
2	DQ10562001	EARTHQUAKE BRACE
2	CLN9105A	FRU: JUNIPER 1M DAC CABLE
2	CLN9066A	SWITCH,SWITCH,EX4100 24-PORT SWITCH NON TAA

4.2.2 MNI Option 1

QTY	NOMENCLATURE	DESCRIPTION
1	DQ-TEMP-MICROWAVE1	MNI BACKHAUL: MICROWAVE VENDORS

4.3 Option 2

4.3.1 Channel Adds to the existing South Simulcast Cell (Benton County Cell)

QTY	NOMENCLATURE	DESCRIPTION
1	SQM01SUM0320A	VIRTUALIZED PRIME SITE
1	CA03545AA	ADD: REDUNDANT JUNIPER SRX1500 ROUTERS
1	CA03545AA-P	ADD: REDUNDANT JUNIPER SRX1500 ROUTERS PRICE
1	CA03551AA	ADD: REDUNDANT BACKHAUL SWITCHES
1	CA03551AA-P	ADD: REDUNDANT BACKHAUL SWITCHES PRICE
1	CA03525AA	ADD: HW SUPPORT UP TO 18 CARRIERS
1	CA03530AA	ADD: EXTERNAL TIMING REFERENCE CONNECTION ONLY
1	CA03532AA	ADD: PRIME SITE DC POWER
1	CA03523AA	ADD: REPLACEMENT PRIME SITE
1	UA00704AA	ADD: MULTISITE PRIME TRUNKING LICENSE
12	UA00702AA	ADD: TRUNKING MULTISITE VOTING LICENSE, PER CARRIER
1	CA03857AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	T8343A	GSERIES SOFTWARE LICENSING
12	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE

1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ

1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	T7071A	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE
1	CA03863AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	CA01953AA	ADD: POWER EFFICIENCY PACKAGE
1	CA01193AA	ADD: IP BASED MULTISITE BR SW
1	CA00855AA	ADD:700--800 MHZ
1	X301AE	ADD: QTY 1 GTR 8000 BASE RADIO
1	DSTACRELOCAT E	ANT COAX DUPLEX FOR TAC CHNL

4.4 Option 3

QTY	NOMENCLATURE	DESCRIPTION
1	SQM01SUM0320A	VIRTUALIZED PRIME SITE
1	CA03541AB	ADD: NO ROUTER REQUIRED, USE EXISTING
1	CA03541AB-P	ADD: NO ROUTER REQUIRED, USE EXISTING PRICE
1	CA03532AA	ADD: PRIME SITE DC POWER
1	CA03530AA	ADD: EXTERNAL TIMING REFERENCE CONNECTION ONLY
1	CA03525AA	ADD: HW SUPPORT UP TO 18 CARRIERS
1	CA03524AA	ADD: NEW PRIME SITE
12	UA00702AA	ADD: TRUNKING MULTISITE VOTING LICENSE, PER CARRIER
1	UA00708AA	ADD: MULTISITE GEO-REDUNDANT PRIME TRUNKING LICENSE
1	CA03857AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	SQM01SUM0320A	VIRTUALIZED PRIME SITE
1	CA03541AB	ADD: NO ROUTER REQUIRED, USE EXISTING
1	CA03541AB-P	ADD: NO ROUTER REQUIRED, USE EXISTING PRICE
1	CA03532AA	ADD: PRIME SITE DC POWER
1	CA03530AA	ADD: EXTERNAL TIMING REFERENCE CONNECTION ONLY
1	CA03525AA	ADD: HW SUPPORT UP TO 18 CARRIERS
1	CA03524AA	ADD: NEW PRIME SITE
10	UA00702AA	ADD: TRUNKING MULTISITE VOTING LICENSE, PER CARRIER
1	UA00708AA	ADD: MULTISITE GEO-REDUNDANT PRIME TRUNKING LICENSE
1	CA03857AA	ADD: ASTRO SYSTEM RELEASE 2022.1
1	DSTRAK91008EDC	PRIME--MASTER SITE REDUNDANT MODULAR FREQUENCY TIMING SYSTEM DC
1	DSTRAK91071	FOUR PORT IRIG B TIME CODE FDM
1	DSTRAK91061	FOUR PORT DDM
1	DSTRAK910414	FAULT SENSE UNIT WITH NTS/NTP AND SNMP NETWORK MANAGEMENT CAPABILITY

Section 5

Implementation Statement of Work

5.1 Responsibility Matrix

Motorola Solutions will install and configure the proposed equipment as described in the System Description Section of this proposal.

Base offer:

- Add a 3-site 10-channel North Simulcast Cell (Franklin County)
 - Mesa American Tower Site
 - Connell Site
 - Kahlotus Site
- Add the Franklin Courthouse subsite to the existing 10-channel South Simulcast Cell (Benton County).
- Add four (4) 6-channel trunking ASTRO Repeater Sites (ASR).
 - Hart Rd Site
 - Starbuck Site
 - Eureka Site
 - Wallula Site
- Add MPLS routers for Mesa, Hart Rd, Eureka, and Wallula. Leverage existing MPLS routers at Connell, Kahlotus, Starbuck, and the Courthouse.
- Add Dynamic System Resilience (DSR) backup core.
- Add 5,000 radio subscriber licenses to the system.
- Add a second redundant Intelligent Middleware (IMW) server at the DSR site for location services and Location over PTT (LoPTT) for 2,000 users.
- Add a redundant KMF server solution for radio encryption.
- Add Critical Connect with WAVE PTx broadband PTT capabilities. 1 year subscription is included.
- Add five (5) consolettes for backup logging.
- Add seven (7) new Microwave links to tie new sites into the ring network.
- Add new DC power plants at (4) sites (Mesa, Hart Rd, Eureka, Wallula)
- Site Development:
 - Shelter at Mesa Tower Site (11' X 20')
 - 3 Generators and Fuel Tanks at Mesa American Tower, Wallula, and Eureka sites
 - Tower Analysis at all proposed sites with towers

- **Subscriber Radio**
 - The APX radios in this proposal are offered as an equipment only box sale. Implementation services are not included.
 - Motorola will ship these radios to the BCES identified location. BCES will be responsible for receiving and inventorying the equipment. Motorola expects to ship the radios in up to (3) batches. The order for the last batch will be placed within (12) months of contract execution. The Motorola Account Manager will work with BCES to review the radio quantity and configuration before placing the order. If changes are required to the equipment list below, a change order shall be executed for those changes.
 - Some APX radio features are included for future proofing the radios or because they are part of a pre-configured “feature bundle”. This includes but is not limited to features like Group Services, TDMA and Enhanced Data. The BCES infrastructure may need additional equipment and services for these features to work on the system.
 - BCES will be responsible for the subscriber fleetmapping, template generation and updates, codeplug generation and updates, programming and installation of these radios. BCES will have the ability to deploy the radios on the existing BCES 800 MHz system and/or VHF systems with a “subscriber first” radio deployment strategy. If the subscribers are deployed earlier than the LMR expansion is complete, reprogramming of these radios may be required at a later date. New features like OTAR and GPS LoPTT will not be available until the LMR expansion infrastructure project is complete. In addition, BCES’ planning and deployment of the Radio Management solution as part of the initial subscriber rollout is critical to make the reprogramming efforts down the lane more efficient. BCES will be able to use Radio Management with Wi-Fi or USB. POP25/OTAP is not proposed with the radios.

In addition to the base offer, the following optional items are proposed for consideration.

- Option 1 - Three (3) Simulcast Subsites to be added to the existing South Simulcast Cell (Benton County’s existing Simulcast system) at Richland IRS Building, Kennewick PD, and Trios Southridge sites if this option is purchased. **If option 1 is required, it will be implemented post base offering (and option 2 and 3 if purchased) acceptance when BCES conducts the critical building coverage testing and decides to add the option 1 sites to improve in-building coverage.**
 - Includes civil/site development work associated with these sites
 - Includes additional DC backup power plants associated with these sites
 - Includes 3 additional microwave hops associated with these sites
- Option 2 - Add two (2) channels to the existing 10-channel South Simulcast cell and upgrade the existing Prime site comparators to a Virtualized Prime Site if this option is purchased.
- Option 3 - Geo redundant Prime sites for the Franklin County North Simulcast Cell and Benton County South Simulcast Cell if this option is purchased.

The following matrix provides the most current understanding of the tasks associated with the work required by both parties to ensure a successful project implementation of the LMR expansion project. It is understood that this SOW is a working document, and that it will be revised as needed to incorporate any changes associated with contract negotiations, Detailed Design Review (DDR), and any other change orders that may occur during the execution of the project.

Tasks	Motorola Solutions	Customer
PROJECT INITIATION		
Contract Finalization and Team Creation		
Execute contract and distribute contract documents.	X	X
Furnish a performance bond in the full amount of the contract price as security for the faithful performance of Motorola Solutions' contractual obligations.	X	
Furnish a payment bond.	X	
Furnish a Retainage bond.	X	
Assign a Project Manager as a single point of contact.	X	X
Schedule project kickoff meeting.	X	X
Deliverable: Signed contract, defined project team, and scheduled project kickoff meeting.		
Project Administration		
Ensure that project team members attend all meetings relevant to their role on the project.	X	X
Set up the project in the Motorola Solutions information system.	X	
Record and distribute project status meeting minutes.	X	
Maintain responsibility for third-party services contracted by Motorola Solutions.	X	
Complete assigned project tasks according to the project schedule.	X	X
Submit project milestone completion documents.	X	
Upon completion of tasks, approve project milestone completion documents.		X
Conduct all project work Monday thru Friday, 8 a.m. to 5:00 p.m. local time with the exception of Motorola Solutions' and the Customer's holidays.	X	
Deliverable: Completed and approved project milestones throughout the project.		
Project Kickoff		
Introduce team, review roles, and decision authority.	X	X
Present project scope and objectives.	X	
Review SOW responsibilities and project schedule.	X	X
Schedule Design Review.	X	

Deliverable: Completed project kickoff and scheduled Design Review.		
Design Review		
Conduct Site walks for LMR, Civil and Microwave subsystems.	X	
Review the Customer's operational requirements.	X	X
Provide site access to sites, as needed.		X
Present the system design and operational requirements for the solution.	X	
Obtain inter-government agreements (if necessary).		X
Review the subscribers equipment list and radios options.	X	
Present installation plan.	X	
Present preliminary cutover plan and methods to document final cutover process.	X	
Present configuration and details of sites required by system design.	X	
Validate that Customer sites can accommodate proposed equipment.		X
Provide approvals required to add equipment to proposed existing sites.		X
Provide any customer required or site owner required safety, security, and/or site access procedures		X
Review safety, security, and site access procedures.	X	
Finalize site development plan.	X	
Present equipment layout plans and system design drawings.	X	
Provide backhaul performance specifications and demarcation points.	X	
Provide heat load and power requirements for new equipment.	X	
Provide information on existing system interfaces.		X
Assume liability and responsibility for providing all information necessary for complete installation.		X
Assume responsibility for issues outside of Motorola Solutions' control.		X
Review Coverage Design.	X	
Review Training Plan.	X	
Review Failure Mode Analysis.	X	
Review Call Capacity Study Results.	X	

Complete the required forms required for frequency coordination and licensing.	X	
Submit the frequency licensing forms and track applications through the FCC application process.	X	
Pay frequency licensing and frequency coordination fees.		X
Motorola will start the frequency search and licensing for all the frequencies needed for this expansion System. The FCC frequency licensing task will not be complete when DR is complete.	X	
Review and update design documents, including System Description, Statement of Work, Project Schedule, Training Plan and Acceptance Test Plans, based on Design Review agreements.	X	
Provide minimum acceptable performance specifications for customer provided hardware, software, LAN, WAN and internet connectivity.	X	
Review the scope of the optional offerings if purchased.	X	
Execute Change Order in accordance with all material changes to the Contract resulting from the Design Review.	X	
Deliverable: Finalized design documentation based upon “frozen” design, along with any relevant Change Order documentation. Design Review will be considered complete as long as the frequency licensing process has begun. The FCC licensing process is expected to take longer than the Design Review duration.		
SITE PREPARATION		
Site Access		
Provide site owners/managers with written notice to provide entry to sites identified in the project design documentation.		X
Maintain access roads in order to provide clear and stable entry to sites for heavy-duty construction vehicles, cement trucks and cranes. Ensure that sufficient space is available at the site for these vehicles to maneuver under their own power, without assistance from other equipment.		X
Obtain site licensing and permitting, including site lease/ownership, zoning, permits, regulatory approvals, easements and power connections for the sites.		X
Deliverable: Access, permitting, and licensing necessary to install system equipment at each site.		
Site Planning		
Conduct site walks to collect pertinent information (e.g. site access, power, structures, etc.)	X	
Provide necessary buildings, equipment shelters, and towers for installation of system equipment outside of the Site Development scope included in this proposal. Please see the Site Development Section of this SOW for the site development scope of work offered by Motorola in this proposal for the BCES Expansion Radio System.		X

In existing shelters, ensure that required rack space is available for installation of the new equipment.		X
Provide the R56 requirements for space, power, grounding, HVAC, and connectivity requirements at each site.	X	
Provide adequate electrical power in proper phase and voltage at sites for both existing and new equipment. .		X
Motorola is providing DC power plants at some sites as described in the System Description. The DC Plants are not added to all the sites in this project since they were included in the previous MW project under implementation and are outside the scope of this project. Motorola is including wiring of those existing DC Plants to our new proposed racks.	X	
Confirm that there is adequate utility service to support the new equipment and ancillary equipment.		X
At all proposed sites, ensure that required space is available on the tower or antenna mounting structure to accommodate proposed equipment.		X
Provide as-built structural and foundation drawings of the structures and site locations, along with geotechnical reports, in order to facilitate a structural analysis.		X
Perform structural analysis of towers, rooftops, or other structures to confirm that they are capable of supporting proposed and future antenna loads.	X	
Modify towers or other structures, or relocate/remove existing equipment to ensure that they are capable of supporting proposed and future antenna loads based on the Motorola's findings of the tower analysis reports.		X
Prepare and submit Electromagnetic Energy (EME) plans for the site (as licensee) to demonstrate compliance with FCC RF Exposure Guidelines, if necessary.		X
Pay for application fees, taxes, and recurring payments for lease/ownership of property.		X
Deliverable: Information and permitting requirements completed at each site.		
General Facility Improvements		
Perform HVAC examination for the FC Courthouse, Connell, Kahlotus, Starbuck, Hart Rd, Wallula, Eureka, Richland IRS Bldg (Optional), Kennewick PD (Optional), Trios Southridge Hospital (Optional).	X	
Based on the findings of the HVAC examination, upgrade the HVAC units to fulfill the requirements of the additional equipment at each of the above sites.		X
Ensure the resolution of environmental and hazardous material issues at each site including, but not limited to, asbestos, structural integrity (tower, rooftop, water tank, etc.), and other building risks.		X
Ensure that electrical service will accommodate installation of system equipment, including isolation transformers, circuit breakers, surge protectors, and cabling.		X
Provide obstruction-free area for the cable run between the demarcation point and system equipment.		X

Provide structure penetrations (wall or roof) for transmission equipment (e.g. antennas, microwave radios, etc.).		X
Supply interior building cable trays, raceways, conduits, and wire supports for all equipment locations with the following exceptions: Mesa American Tower where Motorola will be providing and installing the new shelter. 3 optional sites - Richland IRS, Kennewick PD and Trios Southridge hospital where Motorola is providing and installing new cable trays in the empty equipment rooms.		X
Pay for usage costs of power and generator fueling, both during the construction and installation effort, and on an ongoing basis.		X
Provide one-time mobilization of construction crews.	X	
Correct any R56 deficiencies with the exception of the R56 enhancements included in this offering. Please refer to the Site Development Section below.		X
Deliverable: Sites meet physical requirements for equipment installation.		
Site Development		
Site Development and related services (Full details provided in the civil SOW)		
FC Courthouse Site Development tasks: ♦ Engineering services for site drawings and regulatory approvals. ♦ Zoning Services. ♦ Clearing type – Light. ♦ Existing rooftop to be used for antennas – 70 ' Rooftop. ♦ HVAC examination ♦ Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.	X	
Mesa American Tower Site Development Tasks: ♦ Engineering services for site drawings and regulatory approvals. ♦ Zoning Services. ♦ New fenced compound/expansion size – approx. 20-foot x 30-foot. ♦ Clearing type – Light. ♦ New shelter size – 11-foot x 20-foot. ♦ New fuel tank size – 500 gallons- , Type – Propane above-ground. ♦ New generator size – 35 kW, Type – Outdoor. ♦ Structural Engineering Analysis for existing tower to support the proposed Equipment loads.	X	
Connell Site Development Tasks: ♦ Engineering services for site drawings and regulatory approvals. ♦ Zoning Services. ♦ Clearing type – Light. ♦ HVAC examination	X	

◆ Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.		
Kahlotus Site Development Tasks: ◆ Engineering services for site drawings and regulatory approvals – Included. ◆ Site acquisition services – Not included. ◆ Zoning Services – Included ◆ Clearing type – Light. ◆ HVAC examination. ◆ Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.	X	
Starbuck Site Development Tasks: ◆ Engineering services for site drawings and regulatory approvals. ◆ Zoning Services. ◆ Clearing type – Light. ◆ HVAC examination. ◆ Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.	X	
Hart Road Site Development Tasks: ◆ Engineering services for site drawings and regulatory approvals. ◆ Zoning Services. ◆ Clearing type – Light. ◆ HVAC examination. ◆ Provide and install a new generator ATS w/ exerciser ◆ Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.	X	
Wallula Site Development Tasks: ◆ Engineering services for site drawings and regulatory approvals. ◆ Clearing type – Light. ◆ New fuel tank size – 500 gallons- , Type – Propane above-ground. ◆ New generator size – 35 kW, Type – Outdoor, & transfer switch with exerciser. ◆ HVAC examination. ◆ Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.	X	
Eureka Site Development Tasks: ◆ Engineering services for site drawings and regulatory approvals. ◆ Clearing type – Light. ◆ New fuel tank size – 500 gallons- , Type – Propane above-ground. ◆ New generator size – 35 kW, Type – Outdoor & transfer switch with exerciser. ◆ HVAC examination.	X	

♦ Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.		
Deliverable: Site Development and related services completed		
SYSTEM INSTALLATION		
Equipment Order and Manufacturing		
Create equipment order and reconcile to contract.	X	
Manufacture Motorola Solutions-provided equipment necessary for the system based on equipment order.	X	
Procure non-Motorola Solutions equipment necessary for the system.	X	
Manufacture subscriber equipment.	X	
Deliverable: Equipment procured and ready for shipment.		
System Staging		
Ship all Radio System Expansion equipment needed for staging to Motorola Solutions' factory for staging.	X	
Ship all Microwave Equipment to MNI staging facility.	X	
Ship all MPLS router Equipment to MNI staging facility to be staged alongside Microwave.	X	
Provide information on existing system interfaces, room layouts, or other information necessary for the assembly to meet field conditions.		X
Set up and rack the solution equipment on a site-by-site basis, as it will be configured in the field at each of the sites.	X	
Cut and label the cables with to/from information to specify interconnection for field installation and future servicing needs.	X	
Complete the cabling/connecting of the subsystems to each other ("connectorization" of the subsystems).	X	
Assemble required subsystems to assure system functionality.	X	
Power up, load application parameters, program, and test all staged equipment.	X	
Confirm system configuration and software compatibility with the existing system.	X	
Inventory the equipment with serial numbers and installation references.	X	
Review and approve proposed Factory Acceptance Test Plan.		X
Pay for travel, lodging, meals, and all incidental expenses for Customer personnel and representatives to witness the Factory Acceptance Testing for both Microwave and LMR staging (two separate staging facilities).		X

Perform factory functional acceptance tests of system features.	X	
Conduct site and system level testing.	X	
Staging completion approval.		X
Pack and ship the racked equipment to the secured facility provided by the City of Richland on behalf of the Benton County Emergency Services.	X	
Deliverable: System staged and ready for shipment.		
Equipment Shipment and Storage		
Provide a secure location for solution equipment.		X
Pack and ship solution equipment and the subscribers to the identified location.	X	
Receive solution equipment.		X
Inventory solution equipment.	X	
Deliverable: Solution equipment received and ready for installation		
General Installation		
Deliver solution equipment to installation location.	X	
Coordinate receipt of equipment and inventory solution equipment with designated contact.	X	X
Install all proposed fixed equipment as outlined in the System Description based upon the agreed-upon floor plans, connecting audio, control, and radio transmission cables to connect equipment to the power panels or receptacles, and audio/control line connection points. Installation performed in accordance with R56 standards and state/local codes.	X	
Provide system interconnections that are not specifically outlined in the system design, including dedicated phone circuits, microwave links, or other types of connectivity.		X
Install and terminate all network cables between site routers and microwave backhaul network demarcation points. At all sites, the radio rack(s) will be installed in the same room as the microwave rack.	X	
Provide, install and terminate all cabling between MC-Edge and punch blocks installed on the wall. Perform wiring for the I/O controls such as Doors, Gates, Environmental alarm closures, etc. to the control punchblock. At each site, up to 10 inputs and 10 outputs connections will be made to the customer provided equipment within 25 feet of the punchblocks.	X	
Ensure that Type 1 and Type 2 AC suppression is installed to protect installed equipment.		X

Connect installed equipment to the provided ground system within 15 feet.	X	
Label Motorola-supplied equipment, racks, and cables.	X	
Perform preliminary audit of installed equipment to ensure compliance with requirements and R56 standards.	X	
Note any required changes to the installation for inclusion in the “as-built” system documentation.	X	
Deliverable: Equipment installed.		
Site Link Assessment		
Motorola Solutions will not perform any work on non-Motorola Solutions owned equipment.		X
Provide information on customer public Internet connection for the Critical Connect Connectivity for evaluation purposes.		X
Evaluate customer's network from an IT perspective.	X	
Deliverable: Site Link Assessment completed and findings are presented to the Customer.		
DC Backup Power System Installation		
Install proposed DC backup power plants at the following sites: 1. Mesa American Tower 2. Eureka 3. Wallula 4. Hart Rd	X	
Provide DC backup power plants at the remaining proposed sites (allow access to existing plants)		X
Install (1) DC power rack at applicable sites.	X	
Install batteries in the proposed rack on shelves.	X	
Install distribution circuit panels and breakers	X	
Provide electrician services to interface proposed DC power plants to shelter/building AC panels.	X	
Provide and install cabling between new/existing DC power plants and proposed equipment racks.	X	
Perform initial DC system startup and battery charge	X	
Perform battery and load bank test	X	
Deliverable: DC systems commissioned and ready to support microwave and radio system infrastructure		
Microwave Backhaul System Equipment (including Antenna and Transmission Lines) Installation, Configuration and Testing		

Perform engineering field path surveys and provide the results to the customer.	X	
Complete forms for Microwave frequency licensing and coordination.	X	
Install Microwave equipment at the following sites for a total of 7 Microwave links. 1. Hart Road 2. Kahlotus 3. Mesa American Tower 4. Badger Mtn 5. Wallula 6. Eureka 7. Red Mtn and 8. Rattlesnake Sites	X	
Install antennas, including supplying and installing new side arm mounts. Unless otherwise noted, standard antenna mounts are included at all proposed sites.	X	
Provide structure penetrations for transmission equipment (e.g. antennas & microwave line).	X	
Install microwave waveguide and lines, as applicable.	X	
Perform sweep tests on transmission lines.	X	
Provide and install attachment hardware for supporting transmission lines on antenna support structure.	X	
Supply and install ground buss bar at the bottom of each antenna support structure.		X
Provide and install DC power cabling between existing/new DC power plants and Microwave backhaul rack.	X	
Perform microwave system optimization and signal level measurements. Verify performance of individual hops per design specifications.	X	
Verify readiness of network interface, routing, MPLS subsystem.	X	
Measure end-to-end link performance to confirm the microwave system is ready to support the land mobile radio sites proposed.	X	
Perform microwave system functional acceptance test plan.	X	
Witness and approve the completion of the functional acceptance test plan		X
Deliverable: Microwave Equipment and MW Antenna and Transmission Line installed , optimized, tested, and ready to support the LMR system		
ASTRO 25 Core and Remote Site Installation and Configuration		
Install fixed equipment contained in the equipment list and system description for the following subsystems: • Dynamic System Resilience (DSR) Core • IMW Server at the new DSR core	X	

• Key Management Facility (KMF) Server at the existing core • KMF Server at the new DSR core • Apply additional licenses to the system • 3-site 10-channel North Simulcast Cell (Franklin County) including a Virtualized Prime Site at Mesa American Tower Site and the subsites at the Mesa American Tower, Connell, and Kahlotus Sites • Add (4) 6-channel trunking ASR Repeater sites at Hart Road, Starbuck, Eureka and Wallula sites • 10- Channel Franklin Courthouse Simulcast subsite addition to the South Simulcast Cell (Benton County's existing radio System) • Option 2 -Add two channels to the 10-channel South Simulcast cell's 6 existing sites and upgrade the existing Prime site comparators to a Virtualized Prime Site if this option is purchased. • Option 3 – Geo redundant Prime sites for the Franklin County North Simulcast Cell and Benton County South Simulcast Cell.		
Provide backhaul connectivity and associated equipment for all sites to meet latency, jitter and capacity requirements.	X	
Configure ASTRO 25 system to support the new RF sites.	X	
Provide a list of subscriber IDs for loading into the Zone Controller.		X
Load subscriber IDs in the Zone Controller.	X	
Provide required radio ID and alias information to enable alias database setup for interface to consoles.		X
Integrate the RF sites into the system to ensure proper operation.	X	
Configure the IMW and KMF servers.	X	
Load subscriber IDs in the IMW and KMF servers.	X	
Provide capable test radios for testing Location on Push To Talk (PTT) based GPS functionality and OTAR functionality.		X
Ensure any pre-existing APX radio enrolled in the GPS / location tracking function have firmware version R21.41.00 or later and codeplugs enabling the LoPTT feature.		X
Configure the Location on Push-to-Talk interface within the Intelligent Middleware Server (IMW).	X	
Perform testing to verify the presence and location information is received from the radio network by the Intelligent Middleware server.	X	
Provide demarcation to the County's IT network for access to the IMW via a firewall.	X	
Provide the mapping solution to display presence and location information from the Intelligent Middleware server.		X
Deliverable: ASTRO 25 core and remote site equipment installation and configuration completed.		

Control Station Installation and Configuration (for logging fire talkgroups)		
Provide five control stations at BCES dispatch site for logging purposes.	X	
Survey antenna mounting locations and develop control station installation plans.	X	
Provide adequate space, grounding, and power for the control station installation.		X
Properly ground the cabling, which will be run to the outdoor antenna location using the least obtrusive method.	X	
Provide an elevated antenna mounting location, and adequate feed-line routing and support.		X
Provide and install standard antenna mounts.	X	
Install line and antenna systems (connectors, coax grounding kit, antenna, and surge protection).	X	
Install RF local control stations identified in the equipment list. The control stations will be installed in the same equipment room as the existing logger.	X	
Provide existing control station codeplugs or provide a list of channels (and associated parameters) to program the proposed control stations.		X
Perform control station programming.	X	
Provide an analog logger capable of interfacing with the proposed consolettes (analog 4-wire interfaces). Upgrade or expand existing analog logger, as needed at the BCES dispatch location.		X
Provide and install analog cabling between control stations and existing logger.	X	
Deliverable: Control station equipment installation completed.		
Critical Connect WAVE System Installation and Configuration		
Install the Critical Connect and WAVE equipment proposed at the existing BCES Core site.	X	
Install the Critical Connect and WAVE equipment proposed at the Joe Butte DSR Site.	X	
Validate servers and network are ready for software load.	X	
Install software for WAVE Management, Media, Proxy, and WRG Server.	X	
Install and configure TLS Certificates.		X
Provide up to (10) Wave PTX safeguard licenses for test and demonstration purposes.	X	
Provide one test device (Android or Apple) to test the Wave PTX application.		X
Configure WAVE Communication Groups.	X	

Provide knowledge transfer to the end user while setting up the Critical Connect Wave subsystem in the field (<4 hours).	X	
Install networking equipment at the relevant sites.	X	
Provide connectivity requirements to the Critical Connect cloud.	X	
Provide connectivity to the Critical Connect Cloud.		X
Provision the Critical Connect cloud environment to support the County's instance of Critical Connect and talkgroups traversing the broadband PTT interface.	X	
Deliverable: WAVE system installed and configured.		
SYSTEM OPTIMIZATION AND TESTING		
R56 Site Audit		
Perform R56 site-installation quality-audits, verifying proper physical installation and operational configurations.	X	
Create site evaluation report to verify site meets or exceeds requirements, as defined in Motorola Solutions' R56 Standards and Guidelines for Communication Sites.	X	
Deliverable: R56 Standards and Guidelines for Communication Sites audits completed successfully.		
Solution Optimization		
Verify that all equipment is operating properly and that all electrical and signal levels are set accurately.	X	
Verify that all audio and data levels are at factory settings.	X	
Verify communication interfaces between devices for proper operation.	X	
Ensure that functionality meets manufacturers' specifications and complies with the final configuration established during design review or system staging.	X	
Reconfigure and re-optimize 3rd party equipment that is not part of the Motorola Solutions scope of work.		X
Deliverable: Completion of System Optimization.		
Functional Acceptance Testing		
Verify the operational functionality and features of the solution supplied by Motorola Solutions, as contracted.	X	
Witness the functional testing.		X
Document all issues that arise during the acceptance tests.	X	
If any major task for the system as contractually described fails during the Customer acceptance testing, repeat that particular task after Motorola Solutions determines that corrective action has been taken.	X	

Resolve any minor task failures before Final System Acceptance.	X	
Document the results of the acceptance tests and present for review.	X	
Review and approve final acceptance test results.		X
Deliverable: Completion of functional testing and approval by Customer.		
Coverage Acceptance Testing for North Simulcast Cell (Franklin County) and ASR Sites in the Base Offering		
Determine the required number of test vehicles for simultaneous testing of multiple service areas for the new North Simulcast Cell and the four new ASR sites.	X	X
Provide the required properly programmed and tuned subscribers to conduct the coverage testing.		X
Perform coverage testing according to the Coverage Acceptance Test Plan (CATP), Submit test reports within the agreed period.	X	
Customer testing the critical building coverage.		X
For any area that fails, take corrective action.	X	
Retest any areas for which corrective action has been taken.	X	
Document all issues that arise during the coverage testing.	X	
Submit final test reports, according to the agreed period.	X	
Provide the required number of test vehicles, drivers, and resources to witness the coverage testing.		X
Review and approve test results.		X
Deliverable: Completion of coverage testing and approval by Customer.		
Coverage Survey (for Informational Purposes only) for the Expansion of the Existing South Simulcast Cell (Benton County)		
Determine the required number of vehicles for simultaneous surveying of multiple service areas for the addition of the Richland IRS Building, Courthouse, Kennewick PD, and Trios Southridge Hospital if the (3) optional sites are purchased. If option 1 is not purchased, the coverage survey will survey the coverage for the addition of the Courthouse Sub-site.	X	X
Provide the required properly programmed and tuned subscribers to conduct the coverage testing.		X
Perform coverage survey.	X	
Submit final survey reports, according to the agreed period.	X	
Provide the required number of vehicles, drivers, and resources to witness the coverage survey.		X

Deliverable: Completion of coverage survey.		
Training		
Finalize schedule for training coursework.	X	
Provide Vprime and DBR training in person. Provide online training for Critical Connect portal. See training plan for more details.	X	
Provide a training facility.		X
Ensure that the training participants fulfill course prerequisites.		X
Conduct the training classes outlined in the Training Plan.	X	
Attend proposed training classes.		X
Deliverable: Training coursework completed.		
Cutover		
Finalize Cutover Plan.	X	X
Calibrate and tune existing mobile and portable radios to ensure good working order.		X
Provide Motorola Solutions with user radio information for input into the system database and activation, as required.		X
Provide programming of user radios and related services (i.e. template building, re-tuning, testing and installations), as needed, during cutover period.		X
Conduct a cutover meeting with relevant personnel to address both how to mitigate technical and communication problem impacts to the users during cutover and during the general operation of the system.	X	
Notify the personnel affected by the cutover of the date and time planned for the cutover.		X
Provide ongoing communication with assigned Project Manager regarding the project and schedule.	X	
Provide ongoing communication with end users regarding the project and schedule.		X
Cut over users and ensure that user radios are operating on the system.		X
Resolve punch list items, documented during the Acceptance Testing phase, in order to meet all the criteria for final system acceptance.	X	
Assist Motorola Solutions with resolution of identified punch list items by providing support, such as access to the sites, equipment and system, and approval of the resolved punch list items.		X
Deliverable: Migration to new system completed, and punchlist items resolved.		
Equipment Removals (Post-cutover)		

Post-cutover to the new system, remove existing VHF equipment from the following sites: • Joe Butte • Connell • Kahlotus • Starbuck • Franklin County Courthouse The following equipment will be removed at each of the above sites: • VHF repeaters (1 rack) • VHF RFDS (combiners, multicouplers and associated filters) (1 rack) • (2) Antennas and associated coax/jumpers.	X	
Transport removed site equipment to a location designated by Customer and within Customer's jurisdiction.	X	
Dispose equipment, as needed.		X
Transition to Warranty		
Review the items necessary for transitioning the project to warranty support and service.	X	
Motorola Solutions to provide services during year 1 warranty which align with the proposed services.	X	
Provide a Customer Support Plan detailing the warranty support associated with the contract equipment.	X	
Participate in the Transition Service/Project Transition Certificate (PTC) process.		X
Deliverable: Service information delivered and approved by Customer		
Finalize Documentation and Final System Acceptance for the Base Offer, Option 2 and Option 3		
Provide manufacturer's installation material, part list and other related material to Customer upon project completion.	X	
Provide an electronic as-built system manual on CD or other Customer preferred electronic media. The documentation will include the following: ▪ Updated System Block Diagram. ▪ Site Block Diagrams. ▪ Site Floor Plans. ▪ Site Equipment Rack Configurations. ▪ Antenna Network Drawings for MW and RF Sites (where applicable). ▪ ATP Test Checklists. ▪ Functional Acceptance Test Plan Test Sheets and Results. ▪ CATP Test Results ▪ Equipment Inventory List. ▪ Drawings will be delivered in Adobe PDF format.	X	
Receive and approve documentation.		X

Execute Final Main offering, Option 2 and Option 3 Project Acceptance.	X	X
Deliverable: All required documents are provided and approved. Final Main Offering, Option 2 and Option 3 Project Acceptance.		
Site Development for Option 1		
Site Development and related services for Option 1 (Full details provided in the civil SOW)		
Optional Richland IRS Building Site Development Tasks: ◆ Engineering services for site drawings and regulatory approvals. ◆ Zoning Services – Included ◆ Clearing type – Light. ◆ Existing rooftop to be used for antennas – 100 ' Rooftop. ◆ HVAC examination. ◆ Install chain link fence around area equipment. ◆ Install entry ports as needed. ◆ Provide and install Rohn or non-pen mount for rooftop antennas. ◆ Complete all cable management for rooftop antennas and lines. ◆ Complete roof loading analysis.	X	
Optional Kennewick PD Site Development Tasks: ◆ Zoning Services. ◆ Clearing type – Light. ◆ Existing rooftop to be used for antennas – 60 ' Rooftop. ◆ HVAC examination. ◆ Install chain link fence around area equipment. ◆ Install entry ports as needed. ◆ Provide and install Rohn or non-pen mount for rooftop antennas. ◆ Complete all cable management for rooftop antennas and lines. ◆ Complete roof loading analysis.	X	
Optional Trios Southridge Hospital Site Development Tasks: ◆ Engineering services for site drawings and regulatory approvals. ◆ Zoning Services – Included ◆ Clearing type – Light. ◆ Existing rooftop to be used for antennas – 100 ' Rooftop. ◆ HVAC examination. ◆ Install chain link fence around area equipment. ◆ Install entry ports as needed. ◆ Provide and install Rohn or non-pen mount for rooftop antennas. ◆ Complete all cable management for rooftop antennas and lines. ◆ Complete roof loading analysis.	X	
Deliverable: Site Development and related services for Option 1 completed		
Option 1 DC Backup Power System Installation		

Install DC backup power at the following sites: 1. Richland IRS Building 2. Kennewick PD and 3. Trios Southridge Hospital.	X	
Install (1) DC power rack at applicable sites.	X	
Install batteries in the proposed rack on shelves.	X	
Install distribution circuit panels and breakers	X	
Provide electrician services to interface proposed DC power plants to shelter/building AC panels.	X	
Provide and install cabling between new DC power plants and proposed equipment racks.	X	
Perform initial DC system startup and battery charge	X	
Perform battery and load bank test	X	
Deliverable: Option 1 DC systems commissioned and ready to support microwave and radio system infrastructure		
Option 1 Microwave Backhaul System Equipment (including Antenna and Transmission Lines) Installation, Configuration and Testing		
Perform engineering field path surveys and provide the results to the customer.	X	
Complete forms for Microwave frequency licensing and coordination.	X	
Motorola will install the Microwave equipment at the following sites if the option 1 offering of (3) additional sites is purchased. This provides 3 additional Microwave links: 1. Optional Kennewick PD 2. Optional Richland IRD Building 3. Optional Trios Southridge Hospital 4. Optional BCES Dispatch Site 5. Optional Joe Butte, and 6. Optional Badger Mtn.	X	
Install antennas, including supplying and installing new side arm mounts. Unless otherwise noted, standard antenna mounts are included at all proposed sites.	X	
Provide structure penetrations for transmission equipment (e.g. antennas & microwave line).	X	
Install microwave waveguide and lines, as applicable.	X	
Perform sweep tests on transmission lines.	X	
Provide and install attachment hardware for supporting transmission lines on antenna support structure.	X	

Supply and install ground buss bar at the bottom of each antenna support structure.		X
Provide and install DC power cabling between existing/new DC power plants and Microwave backhaul rack.	X	
Perform microwave system optimization and signal level measurements. Verify performance of individual hops per design specifications.	X	
Verify readiness of network interface, routing, MPLS subsystem.	X	
Measure end-to-end link performance to confirm the microwave system is ready to support the land mobile radio sites proposed.	X	
Perform microwave system functional acceptance test plan.	X	
Witness and approve the completion of the functional acceptance test plan.		X
Deliverable: Option 1 Microwave Equipment and MW Antenna and Transmission Line installed, optimized, tested, and ready to support the Option 1 LMR subsystem		
Option 1 - Three ASTRO 25 Simulcast Sub-sites Add-on to South Cell Installation and Configuration		
Install fixed equipment contained in the equipment list and system description for the following subsystems: Option 1 - (3) Simulcast Sub-sites to be added to the existing South Simulcast Cell (Benton County's existing Simulcast system) at Richland IRS Building, Kennewick PD, and Trios Southridge sites if this option is purchased.	X	
Provide backhaul connectivity and associated equipment for all sites to meet latency, jitter and capacity requirements.	X	
Configure ASTRO 25 system to support the new RF sites.	X	
Integrate the RF sites into the system to ensure proper operation.	X	
Deliverable: Option 1 ASTRO 25 Simulcast Sub-site equipment installation and configuration completed.		
OPTION 1 SUBSYSTEM OPTIMIZATION AND TESTING		
R56 Site Audit		
Perform R56 site-installation quality-audits, verifying proper physical installation and operational configurations.	X	
Create site evaluation report to verify site meets or exceeds requirements, as defined in Motorola Solutions' R56 Standards and Guidelines for Communication Sites.	X	
Deliverable: R56 Standards and Guidelines for Communication Option 1 Sites audits completed successfully.		
Option1 Subsystem Optimization		

Verify that all equipment is operating properly and that all electrical and signal levels are set accurately.	X	
Verify that all audio and data levels are at factory settings.	X	
Verify communication interfaces between devices for proper operation.	X	
Ensure that functionality meets manufacturers' specifications and complies with the final configuration established during design review or system staging.	X	
Reconfigure and re-optimize 3rd party equipment that is not part of the Motorola Solutions scope of work.		X
Deliverable: Completion of Option 1 Subsystem Optimization.		
Option 1 Functional Acceptance Testing		
Verify the operational functionality and features of the Option 1 solution supplied by Motorola Solutions, as contracted.	X	
Witness the functional testing.		X
Document all issues that arise during the acceptance tests.	X	
If any major task for the system as contractually described fails during the Customer acceptance testing, repeat that particular task after Motorola Solutions determines that corrective action has been taken.	X	
Resolve any minor task failures before Final Option 1 Acceptance.	X	
Document the results of the acceptance tests and present for review.	X	
Review and approve final Option 1 acceptance test results.		X
Deliverable: Completion of Option 1 Functional Testing and approval by Customer.		
Transition Option 1 Subsystem to Warranty		
Review the items necessary for transitioning the project to warranty support and service.	X	
Motorola Solutions to provide services during year 1 warranty which align with the proposed services.	X	
Provide a Customer Support Plan detailing the warranty support associated with the contract equipment.	X	
Participate in the Transition Service/Project Transition Certificate (PTC) process.		X
Deliverable: Option 1 Service information delivered and approved by Customer		
Finalize Documentation and System Acceptance for Option 1		
Provide manufacturer's installation material, part list and other related material to Customer upon project completion.	X	

Provide an electronic as-built system manual on CD or other Customer preferred electronic media. The documentation will include the following: ▪ Updated Option 1 Subsystem Block Diagram. ▪ Site Block Diagrams. ▪ Site Floor Plans. ▪ Site Equipment Rack Configurations. ▪ Antenna Network Drawings for MW and RF Sites (where applicable). ▪ ATP Test Checklists. ▪ Functional Acceptance Test Plan Test Sheets and Results. ▪ Equipment Inventory List. ▪ Drawings will be delivered in Adobe PDF format.	X	
Receive and approve documentation.		X
Execute Final Option 1 Acceptance.	X	X
Deliverable: All required documents are provided and approved. Final Option 1 Acceptance, Final Project Acceptance and Project Closed.		

5.2 Assumptions

Motorola Solutions has made several assumptions in preparing this proposal, which are noted below. Motorola will need to seek alternate solutions in the case of invalid assumptions.

- Union Labor is not required.
- Prevailing Wages are required and included for the Civil and cold installation of the equipment.
- Payment, Retainage and Performance bonds are included.
- All existing sites or equipment locations will have sufficient space available for the system described as required/specified by R56. The following sites have tight space in the room or in the shelter: Connell, Kahlotus, Starbuck, Eureka, and Wallula. Motorola will assist the Customer with rearranging and/or removing and or/consolidating existing equipment to make room for 2 new racks plus power backup system (if included). Motorola cannot be liable for existing equipment during this process. Planning for making room in the crowded sites will occur during site walks and finalized within a month of the site walks. If the customer doesn't own the sites or equipment, Customer will be responsible to get the necessary approvals within a month from the site walks. At sites where equipment consolidation is not feasible, Motorola will install the new racks temporarily in a space mutually agreed upon. Once cutover is complete, existing VHF equipment will be decommissioned and removed and the final installation of proposed racks will occur.
- All existing sites or equipment locations will have adequate electrical power in the proper phase and voltage, and site grounding to support the requirements of the system described to support the existing and new equipment simultaneously.
- All existing towers will have adequate space and size to support the antenna network requirements of the system described.
 - Tower stress analysis will be performed by Motorola for the new proposed sites included in this proposal.

- Tower upgrades and antenna mounting structures are the responsibility of the Customer.
- Any site/location upgrades or modifications are the responsibility of the Customer with the exception of the site development tasks included in this proposal and explained in the SOW and the SOW addendum.
- The Customer is responsible for receiving and safeguarding the equipment once it is shipped to their location(s).
- All Communication Sites can be accessed with a 4 wheel drive vehicle. Anything beyond the use of a 4 wheel drive vehicle will require a change order to capture the additional cost.
- Interfacing to 3rd party equipment or applications is not a part of this proposal.
- Approved FCC licensing for the Microwave and RF Frequencies will be provided by the customer. Motorola will assist with frequency search and licensing services.
- Approved local, State, or Federal permits as may be required for the installation and operation of the proposed equipment are the responsibility of the Customer with the exception of the Shelter implementation at the Mesa American Tower site.
- Any required system interconnections not specifically outlined in this proposal will be provided by the Customer. This may include dedicated phone circuits, microwave links, or other types of connectivity.
- Portable and mobiles used for coverage survey or testing will be provided by Customer. The customer will provide vehicles and drivers for the duration of the coverage testing or coverage surveying.
- Subscribers, fleetmapping and template building, subscriber programming and installation of mobile units are not included in this proposal. All tasks pertaining to the subscribers are Customer responsibility.
- The customer is responsible for adequate HVAC at each equipment shelter or building. Motorola will examine the HVAC units and if not adequate, the customer will be responsible for upgrading the HVAC units. Customer is responsible for any negotiations with property or site owners.
- Pricing is based on the schedule included in this proposal. Schedule delays caused by the Customer will result in a change order to increase the overall duration and/or cost of the contract.
- Motorola Solutions is not responsible for interference caused or received by the Motorola Solutions-provided equipment except for interference that is directly caused by the Motorola Solutions-provided transmitter(s) to the Motorola Solutions-provided receiver(s). Should the Customer's system experience interference, Motorola Solutions can be contracted to investigate the source and recommend solutions to mitigate the issue.
- Microwave Site work may be performed in a progressive and contiguous manner, including working weekends without work stoppage. Twelve (12) hour work days are assumed and Motorola will work with the customer on a mutually agreed schedule.
- Relocation of existing equipment, unless otherwise specified, will be the responsibility of the Customer and is to be completed before installation work commences. Relocation of existing equipment, sites and/or paths is not included in this SOW.

- Motorola will make commercially reasonable efforts to establish new FCC licenses; however, due to spectrum scarcity of the microwave & RF frequencies in the region, Motorola recommends that Customer executes the contract in a timely manner so as not to delay the progress of the work and in an attempt to secure such licensing. In the event appropriate microwave & RF licenses are not available, Motorola and Customer agree to discuss other options to address such design limitations, which may include execution of a change order.
- The customer will provide a staging area and secured room for Motorola personnel to store documents, test equipment, and other necessary items required for the installation.
- No painting of equipment or welding of any kind is needed to be performed.
- No fire station alerting is included in this proposal.
- All Civil and RF installation work is assumed to be done during normal business hours as dictated by time zone (Monday thru Friday, 7:30 a.m. to 5:00 p.m.).
- All recurring and non-recurring utility costs [including, but not limited to, generator fuel (except first fill), electrical, Telco] will be borne by the Customer or site owner.
- Customer is responsible for any negotiations with the site owners.
- All utility installations shall be coordinated and paid for by the site owner and located at jointly agreed to location within or around the new communications shelter or equipment room.
- Mesa American Tower Site will have adequate electrical service for the new shelter. Utility transformer, transformer upgrades, line, or pole extensions have not been included and are Customer's responsibility.
- Site Development/ Civil Pricing has been based on National codes such IBC or BOCA. Local codes or jurisdictional requirements have not been considered in this proposal.
- A minimum of 30 days will be required for obtaining approved building permits from time of submission, and a maximum of 60 days will be required for zoning approvals from time of submittal.
- Customer is responsible for any NICE analog logger licenses for the 5 new control stations.
- If the current as-built structurals, building plans, foundation designs and Geos are not provided by BCES, a change order will be required to obtain this information.
- No access road or staging area improvements are required for the heavy construction equipment which could include concrete trucks, drill rigs, semi tractors and trailers, and cranes.
- If extremely harsh or difficult weather conditions delay the site work for more than a week, Motorola will seek excusable delays rather than risk job site safety.
- Existing cable support facilities from the antenna to the cable entry port can be used for supporting the new antenna cables
- Extensive documentation (balloon tests, photo simulations, expert testimony etc.) to support zoning efforts for existing structures is not required.
- Alarming at existing sites will be limited to new component installations and will have to be discussed and agreed to on a site-by-site basis.
- A clear obstruction-free access exists from the antenna location to the equipment room.
- The floor can support the proposed new loading. Physical or structural improvements to the existing room will not be required.
- BCES will provide availability of the channel expansion ports on the existing ESS combiners

- Please refer to the Civil SOW (Addendum to this SOW) for further assumptions.

Section 6

Civil Statement of Work (Addendum to SOW)

6.1 Site Development at FC Court House Site

Site Scope Summary

- Engineering services for site drawings and regulatory approvals – Included.
- Site acquisition services – Not included.
- Zoning Services – Included
- Clearing type – Light.
- Existing rooftop to be used for antennas – 70 ' Rooftop.
- HVAC examination

Motorola Responsibilities:

Site Engineering & Prep

- Prepare site construction drawings, showing the layout of various new and existing site components.
- Conduct site walks to collect pertinent information from the sites (e.g., location of Telco, power, existing facilities, etc.).
- Prepare record drawings of the site showing the as-built information.
- Provide a structural engineering analysis for antenna support structure, to support the proposed equipment loads.
- Preparation, submission and tracking of application for local permit fees (zoning, electrical, building etc.) and procurement of information necessary for filing.
- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.
- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.

6.2 Site Development at Mesa American Towers Site

Site Scope Summary

- Engineering services for site drawings and regulatory approvals – Included.
- Site acquisition services – Not included.
- Zoning Services – Included

- New fenced compound/expansion size – approx. 20-foot x 30-foot.
- Clearing type – Light.
- Structural Analysis of the Tower – Included
- New shelter size – 11-foot x 20-foot.
- New fuel tank size – 500 gallons- , Type – Propane above-ground.
- New generator size – 35 kW, Type – Outdoor.

Motorola Responsibilities:

Site Engineering & Preparation

- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.
- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.
- Perform light clearing of brush, grubbing and disposal of vegetation and shrub growth in the site compound area and a 20-foot path around it (4200 square feet).
- Grade the site compound and 10-foot path around it to provide a level, solid, undisturbed surface for installation of site components (not to exceed 2000 square feet).
- Supply and install gravel surfacing to a depth of 6 inches, including herbicide treatment and geotextile fabric installation within the fenced in site compound area, and a 3-foot path around it (not to exceed 936 square feet).
- Provide silt fence around the compound to control soil erosion (not to exceed 100 linear feet).
- Supply and install 8-foot high chain-link fencing with a ten-foot wide gate around the shelter compound (not to exceed 100 linear feet).

Site Components Installation

- Construct 1 reinforced concrete foundation necessary for an 11-foot x 20-foot shelter.
- Construct 1 concrete slab for 500 gallon above-ground Liquid Propane (LP) fuel tank at 3000 psi with reinforcing steel necessary for foundations.
- Construct 1 foundation for the 35 kW generator with reinforcing steel necessary for foundations.
- Supply and install 1 prefabricated concrete shelter 11-foot x 20-foot
- Supply and install 1 500-gallon Liquid Propane (LP) fuel tank(s), fill it with fuel and connect it to the generator, transfer switch with exerciser.
- Supply and install fuel tank monitors on the tanks to monitor low fuel in tanks and run alarm wiring to the building located within 50 feet of the tank.
- Supply and install 1 standby power generator (35 kW) located within 20 feet of the ATS, including interconnection wiring between the generator, transfer switch, and site electrical service mains.
- Supply and install a perimeter grounding system around the compound and shelter. The ground system is to tie to the fence and all new metal structures within the compound to meet current Motorola's R56 standards.

- Conduct 1 three-point ground resistance test of the site. Should any improvements to grounding system be necessary after ground testing, the cost of such improvements shall be the responsibility of BCES.
- Supply and install 1 freestanding 24-inch-wide cable/ice bridge from the tower to the shelter (up to 25 linear feet).

6.3 Site Development at Connell Site

Site Scope Summary

- Engineering services for site drawings and regulatory approvals – Included.
- Site acquisition services – Not included.
- Zoning Services – Included
- Clearing type – Light.
- HVAC examination

Motorola Responsibilities:

Site Engineering & Preparation

- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.
- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.
- Prepare site construction drawings, showing the layout of various new and existing site components.
- Conduct site walks to collect pertinent information from the sites (e.g., location of Telco, power, existing facilities, etc.).
- Prepare record drawings of the site showing the as-built information.
- Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.
- Perform shelter floor loading analysis (concerns about floor being able to support battery loading)

6.4 Site Development at Kahlotus Site

Site Scope Summary

- Engineering services for site drawings and regulatory approvals – Included.
- Site acquisition services – Not included.
- Zoning Services – Included
- Clearing type – Light.
- HVAC examination

Motorola Responsibilities:

Site Engineering & Preparation

- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.
- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.
- Prepare site construction drawings, showing the layout of various new and existing site components.
- Conduct site walks to collect pertinent information from the sites (e.g., location of Telco, power, existing facilities, etc.).
- Prepare record drawings of the site showing the as-built information.
- Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.

6.5 Site Development at Starbuck Site

Site Scope Summary

- Engineering services for site drawings and regulatory approvals – Included.
- Site acquisition services – Not included.
- Zoning Services – Included
- Clearing type – Light.
- HVAC examination

Motorola Responsibilities:

Site Engineering & Preparation

- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.
- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.
- Prepare site construction drawings, showing the layout of various new and existing site components.
- Conduct site walks to collect pertinent information from the sites (e.g., location of Telco, power, existing facilities, etc.).
- Prepare record drawings of the site showing the as-built information.
- Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.

6.6 Site Development at Hart Rd Site

Site Scope Summary

- Engineering services for site drawings and regulatory approvals – Included.
- Site acquisition services – Not included.
- Zoning Services – Included
- Clearing type – Light.
- HVAC examination

Motorola Responsibilities:

Site Engineering & Preparation

- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.
- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.
- Prepare site construction drawings, showing the layout of various new and existing site components.
- Conduct site walks to collect pertinent information from the sites (e.g., location of Telco, power, existing facilities, etc.)
- Prepare record drawings of the site showing the as-built information.
- Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.
- Install transfer switch with exerciser.

6.7 Site Development at Wallula Site

Site Scope Summary

- Engineering services for site drawings and regulatory approvals – Included.
- Site acquisition services – Not included.
- Clearing type – Light.
- New fuel tank size – 500 gallons- , Type – Propane above-ground.
- New generator size – 35 kW, Type – Outdoor, & transfer switch with exerciser.
- HVAC examination

Motorola Responsibilities:

Site Engineering & Preparation

- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.

- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.
- Prepare site construction drawings, showing the layout of various new and existing site components.
- Conduct site walks to collect pertinent information from the sites (e.g., location of Telco, power, existing facilities, etc.).
- Prepare record drawings of the site showing the as-built information.
- Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.
- Install transfer switch with exerciser.

Site Components Installation

- Construct 1 concrete slab for 500 gallon above-ground Liquid Propane (LP) fuel tank with reinforcing steel necessary for foundations.
- Construct 1 foundation for the 35 kW Generator with reinforcing steel necessary for foundations.
- Supply and install 1 500-gallon Liquid Propane (LP) fuel tank(s), fill it with fuel and connect it to the generator & install transfer switch with exerciser.
- Supply and install fuel tank monitors on the tanks to monitor low fuel in tanks and run alarm wiring to the building located within 50 feet of the tank.
- Supply and install 1 standby power generator (35 kW) located within 20 feet of the ATS, including interconnection wiring between the generator, transfer switch, and site electrical service mains.
- Supply and install a perimeter grounding system around the compound and shelter. The ground system is to tie to the fence and all new metal structures within the compound to meet current Motorola's R56 standards.

6.8 Site Development at Eureka Site

Site Scope Summary

- Engineering services for site drawings and regulatory approvals – Included.
- Site acquisition services – Not included.
- Clearing type – Light.
- New fuel tank size – 500 gallons- , Type – Propane above-ground.
- New generator size – 35 kW, Type – Outdoor & transfer switch with exerciser.
- HVAC examination

Motorola Responsibilities:

Site Engineering & Preparation

- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.

- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.
- Prepare site construction drawings, showing the layout of various new and existing site components.
- Conduct site walks to collect pertinent information from the sites (e.g., location of Telco, power, existing facilities, etc.).
- Prepare record drawings of the site showing the as-built information.
- Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.
- Install transfer switch with exerciser.

Site Components Installation

- Construct 1 concrete slab for 500 gallon above-ground Liquid Propane (LP) fuel tank with reinforcing steel necessary for foundations.
- Construct 1 foundation for the 35 kW Generator with reinforcing steel necessary for foundations.
- Supply and install 1 500-gallon Liquid Propane (LP) fuel tank(s), fill it with fuel and connect it to the generator.
- Supply and install fuel tank monitors on the tanks to monitor low fuel in tanks and run alarm wiring to the building located within 50 feet of the tank.
- Supply and install 1 standby power generator (35 kW) located within 20 feet of the ATS, including interconnection wiring between the generator, transfer switch, and site electrical service mains.
- Supply and install a perimeter grounding system around the compound and shelter. The ground system is to tie to the fence and all new metal structures within the compound to meet current Motorola's R56 standards.

6.9 Site Development at Richland IRS Building (optional) Site

Site Scope Summary

- Engineering services for site drawings and regulatory approvals – Included.
- Site acquisition services – Not included.
- Zoning Services – Included
- Clearing type – Light.
- Existing rooftop to be used for antennas – 100 ' Rooftop.
- HVAC examination
- Install chain link fence around area with equipment
- Install entry ports as needed
- Provide and install Rohn or non-pen mount for rooftop antennas
- Complete all cable management for rooftop antennas and lines

- Complete roof loading analysis

Motorola Responsibilities:

- Prepare site construction drawings, showing the layout of various new and existing site components.
- Conduct site walks to collect pertinent information from the sites (e.g., location of Telco, power, existing facilities, etc.).
- Prepare a lease exhibit and sketch of the site to communicate to the property owner the proposed lease space and planned development at the particular site location.
- Prepare record drawings of the site showing the as-built information.
- Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.
- Design and install a multi antenna support platform to support proposed antennas and dishes.
- Preparation, submission and tracking of application for local permit fees (zoning, electrical, building etc.) and procurement of information necessary for filing.

Site Engineering & Preparation

- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.
- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.

6.10 Site Development at Kennewick PD (optional) Site

Site Scope Summary

- Site acquisition services – Not included.
- Zoning Services – Included
- Clearing type – Light.
- Existing rooftop to be used for antennas – 60 ' Rooftop.
- HVAC examination
- Install chain link fence around area with equipment
- Install entry ports as needed
- Provide and install Rohn or non-pen mount for rooftop antennas
- Complete all cable management for rooftop antennas and lines
- Complete roof loading analysis

Motorola Responsibilities:

Site Engineering & Preparation

- Prepare site construction drawings, showing the layout of various new and existing site components.

- Conduct site walks to collect pertinent information from the sites (e.g., location of Telco, power, existing facilities, etc.).
- Prepare a lease exhibit and sketch of the site to communicate to the property owner the proposed lease space and planned development at the particular site location.
- Prepare record drawings of the site showing the as-built information.
- Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.
- Design a multi antenna support platform to support proposed antennas and dishes.
- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.
- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.

6.11 Site Development at Trios Southridge Hospital (optional) Site

Site Scope Summary

- Engineering services for site drawings and regulatory approvals – Included.
- Site acquisition services – Not included.
- Zoning Services – Included
- Clearing type – Light.
- Existing rooftop to be used for antennas – 100 ' Rooftop.
- HVAC examination
- Install chain link fence around area with equipment
- Install entry ports as needed
- Provide and install Rohn or non-pen mount for rooftop antennas
- Complete all cable management for rooftop antennas and lines
- Complete roof loading analysis

Motorola Responsibilities:

Site Engineering & Preparation

- Prepare site construction drawings, showing the layout of various new and existing site components.
- Conduct site walks to collect pertinent information from the sites (e.g., location of Telco, power, existing facilities, etc.).
- Prepare a lease exhibit and sketch of the site to communicate to the property owner the proposed lease space and planned development at the particular site location.
- Prepare record drawings of the site showing the as-built information.

- Provide a structural engineering analysis for antenna support structure, if necessary, to support the proposed equipment loads.
- Preparation, submission and tracking of application for local permit fees (zoning, electrical, building etc.) and procurement of information necessary for filing.
- Obtain the permits such as electrical, building, and construction permits, and coordinate any inspections with local authorities that may be needed to complete site development work.
- Provide one-time mobilization costs for the construction crews. Any remobilization due to interruptions/delays that are out of Motorola's control will result in additional costs.

Customer Responsibilities Project wide:

- Provide personnel to observe construction progress and testing of site equipment according to the schedule provided by Motorola.
- As applicable (based on local jurisdictional authority), the Customer will be responsible for any installation or up-grades of the electrical system in order to comply with NFPA 70, Article 708.
- All costs associated with HVAC recommended upgrades per location. As applicable, Customer is responsible for any negotiations with property or site owners.
- As required, provide property deed or lease agreement, and boundary survey, along with existing as-built drawings of the site and site components to Motorola for conducting site engineering.
- Provide a right of entry letter from the site owner for Motorola to conduct field investigations.
- Maintain existing access road in order to provide clear and stable entry to the site for heavy-duty construction vehicles, cement trucks and cranes. Sufficient space must be available at the site for these vehicles to maneuver under their own power, without assistance from other equipment.
- Arrange for space on the structure for installation of new antennas at the proposed heights on designated existing antenna-mounting structures.
- Provide as-built structural and foundation drawings of the structure and site location(s) along with geotechnical report(s) for Motorola to conduct a structural analysis.
- Pay for any upgrade of the antenna support structure necessary to accommodate the new antennas.
- Secure power connection to the site, associated permitting and installation of a meter, and disconnect within 50 feet of the proposed equipment room location.
- Provide space, HVAC, backup power (UPS, generator), outlets, grounding, surge suppression, lighting, fire suppression and cabling facilities for the equipment room per Motorola's R56 specifications. Ceiling and cable tray heights in the equipment rooms should be such as to accommodate 7-1/2-foot equipment racks, and the ceiling should be 9 feet or greater.
- Confirm that there is adequate utility service to support the new equipment and ancillary equipment.
- Confirm that the existing generator is sufficient to support the new equipment and ancillary equipment loads.
- If required, remove or relocate any existing facilities, equipment, and utilities to create space for new site facilities and equipment.
- Provide backup power (UPS / Generator) for the new equipment, and UPS sub-distribution panel(s) with breakers wired to dedicated outlets above the proposed equipment locations.

- Upgrade the existing grounding and transient voltage suppression systems to Motorola's current R56 Standards, and supply a single point system ground, of ten (10) ohms or less, to be used on all fixed equipment supplied under this proposal. Supply a grounding tie point within ten (10) feet of the-Motorola-supplied equipment.
- Provide support and entry facilities for the cables (cable ladder/chaseway, entry ports, etc.) between the proposed equipment locations.
- Secure power connection to the room, associated permitting, and installation of a meter and disconnect within 50 feet of the proposed shelter location.

Assumptions project wide:

- No mandatory union workers or mandatory minority workers are required for this work. Certified payrolls will be completed, as required.
- Motorola will comply with the State of Washington's Apprenticeship Utilization Requirement under RCW 39.04.320.
- Pricing is per prevailing wage requirements.
- All work is assumed to be done during normal business hours as dictated by time zone (Monday thru Friday, 7:30 a.m. to 5:00 p.m.).
- All recurring and non-recurring utility costs [including, but not limited to, generator fuel (except first fill), electrical, Telco] will be borne by the Customer or site owner.
- All utility installations shall be coordinated and paid for by the site owner and located at jointly agreed to location within or around the new communications shelter or equipment room.
- Site will have adequate electrical service for the new shelter and tower. Utility transformer, transformer upgrades, line, or pole extensions have not been included.
- Pricing has been based on National codes such as IBC or BOCA. Local codes or jurisdictional requirements have not been considered in this proposal.
- A maximum of 30 days will be required for obtaining approved building permits from time of submission, and a maximum of 60 days will be required for zoning approvals from time of submittal.
- No access road or staging area improvements are required for the heavy construction equipment which could include concrete trucks, drill rigs, semi tractors and trailers, and crane.
- If extremely harsh or difficult weather conditions delay the site work for more than a week, Motorola will seek excusable delays rather than risk job site safety.
- Existing facility has a grounding system with a ground resistance of 10 ohms or less.
- Existing antenna support structures are structurally capable of supporting the new antenna, cables and ancillary equipment proposed and will not need to be removed or rebuilt at the existing site. The tower or supporting structure meets all applicable EIA/TIA-222 structural, foundation, ice, wind and twist and sway requirements. Motorola has not included any cost for structural or foundation upgrades to the antenna support structure.
- Existing cable support facilities from the antenna to the cable entry port can be used for supporting the new antenna cables
- Extensive documentation (balloon tests, photo simulations, expert testimony etc.) to support zoning efforts for existing structures is not required.
- Alarming at existing sites will be limited to new component installations and will have to be discussed and agreed to on a site-by-site basis.

- The existing utility service and backup power facilities (UPS, generators) have sufficient extra capacity to support the proposed new equipment load.

- A clear obstruction-free access exists from the antenna location to the equipment room.
- The Customer does not desire an upgrade of the existing site to meet Motorola's R56 standards.
- The floor can support the proposed new loading. Physical or structural improvements to the existing room will not be required.

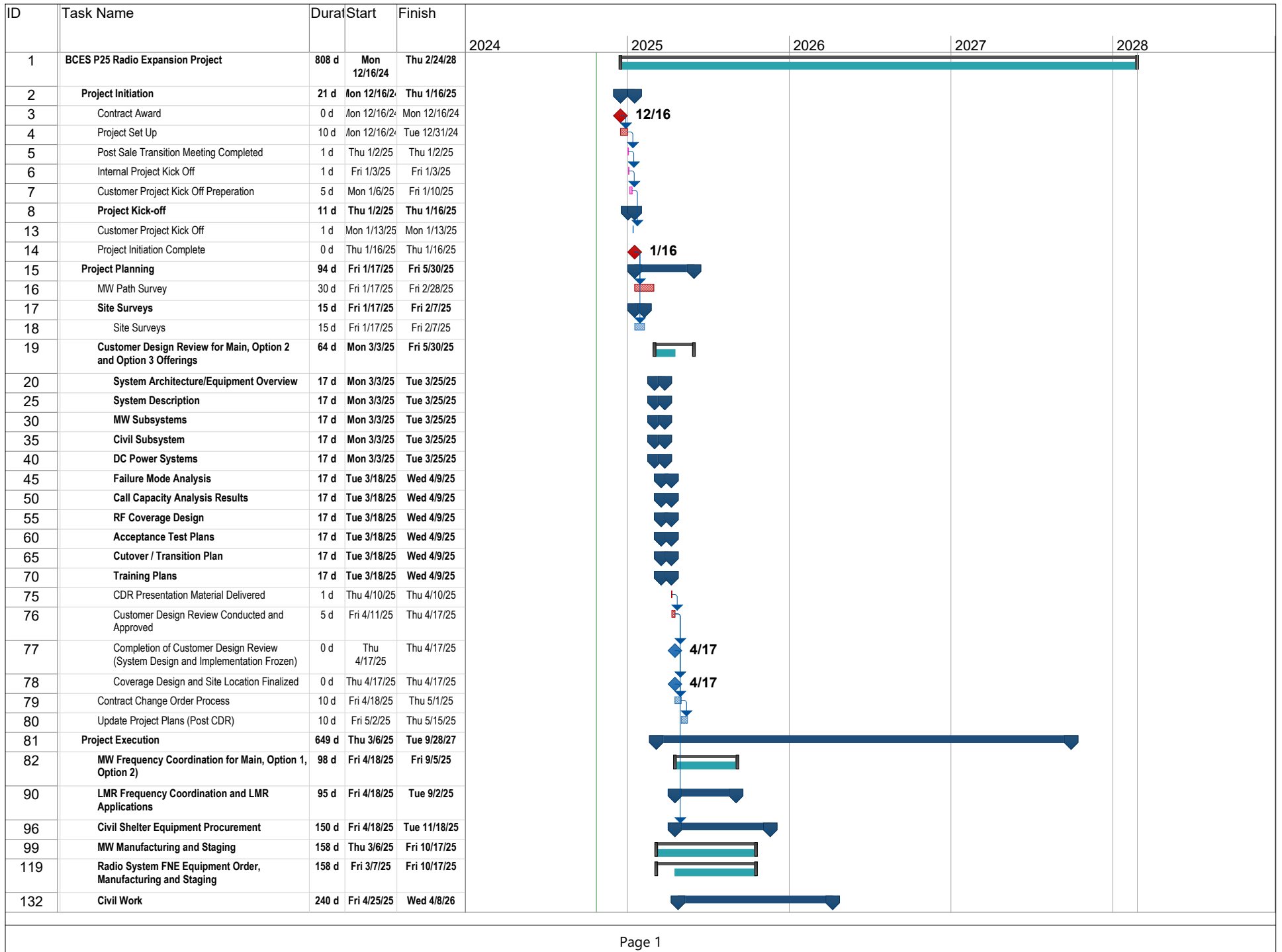
Completion Criteria project wide:

- Site development completed per issued for construction (IFC) construction drawings, project requirements, contractual obligations (including any customer/Motorola approved changes) and approved by BCES.
 - This shall be confirmed by the contractor and reviewed with Motorola construction manager and project manager before inspections occur.
- All jurisdictional and contractual required testing and inspections to be performed by the contractor. (Contractual testing and inspections defined and agreed to with project team and customer prior to project kick off; vendor solely responsible for conducting, coordinating and paying for all jurisdictional testing and inspections).
- Motorola site development checklist shall be completed and signed off by contractor prior to customer inspection. (Review with project team and customer and amend checklist as required at project kick off or before work begins).
- All punch list and deficiencies shall be completed prior to customer and Motorola inspections.

Section 7

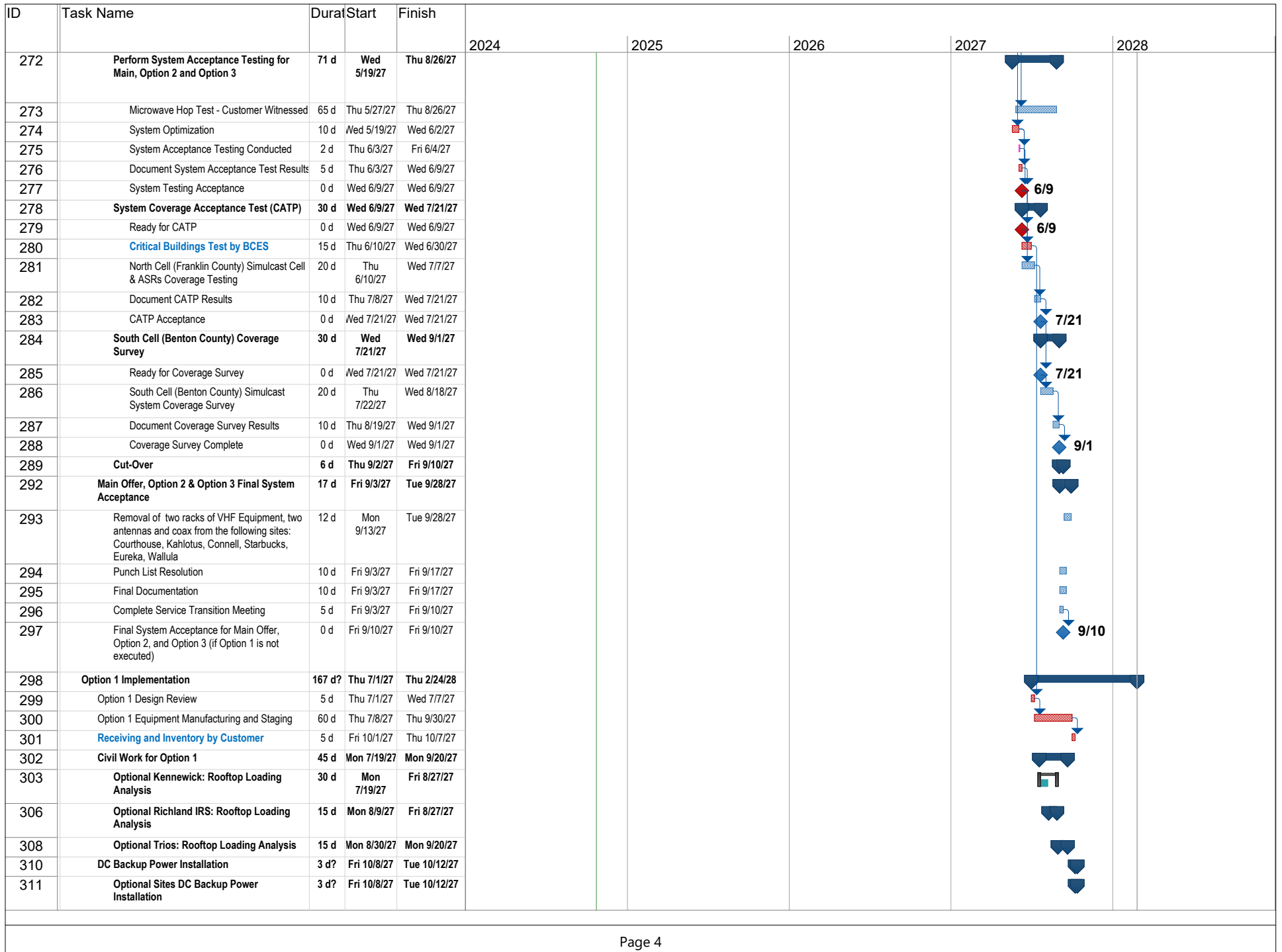
Project Schedule

The Project Schedule is included on the page that follows.



ID	Task Name	Durat	Start	Finish										
					2024		2025		2026		2027		2028	
133	FC Courthouse: Site Grounding Upgrades Outside, Tower Analysis, HVAC Examination	30 d	Fri 4/25/25	Fri 6/6/25										
135	Mesa: Site Grounding Upgrades Outside, Generator, 500G Tank, Shelter, Tower Analysis	95 d	Wed 11/19/25	Wed 4/8/26										
138	Connell: Site Grounding Upgrades Outside, Tower Analysis, Shelter Floor Loading Analysis, HVAC Examination	36 d	Fri 5/2/25	Mon 6/23/25										
141	Kahlotus: Site Grounding Upgrades Outside, Tower Analysis, HVAC Examination	30 d	Mon 5/19/25	Mon 6/30/25										
143	Starbucks: Site Grounding Upgrades Outside, Tower Analysis, HVAC Examination	30 d	Tue 5/27/25	Tue 7/8/25										
145	Hart Rd: Site Grounding Upgrades Outside, Tower Analysis, HVAC Examination	30 d	Tue 6/3/25	Tue 7/15/25										
147	Wallula: Site Grounding Upgrades Outside, Tower Analysis, Generator and 500G Tank, HVAC Examination	35 d	Wed 7/16/25	Wed 9/3/25										
150	Eureka: Site Grounding Upgrades Outside, Tower Analysis, Generator and 500G Tank, HVAC Examination	35 d	Thu 9/4/25	Wed 10/22/25										
153	Civil Work Complete	0 d	Wed 4/8/26	Wed 4/8/26										
154	System Installation	479 d	Mon 10/20/25	Fri 9/10/27										
155	Receipt and Inventory of Equipment By Customer	10 d	Mon 10/20/25	Fri 10/31/25										
158	DC Backup Power Installation	112 d	Mon 11/3/25	Wed 4/15/26										
164	MW System Installation	142 d	Mon 11/3/25	Thu 5/28/26										
165	Hart Rd to FC Kahlotus: Installation	9 d	Mon 11/3/25	Thu 11/13/25										
168	Hart Rd to FC Kahlotus: Site Optimization	6 d	Fri 11/14/25	Fri 11/21/25										
170	Hart Rd to Mesa American Tower: Installation	9 d	Thu 4/16/26	Tue 4/28/26										
173	Hart Rd to Mesa American Tower: Site Optimization	6 d	Wed 4/29/26	Wed 5/6/26										
175	Mesa American Tower to Badger Mtn: Installation	9 d	Thu 5/7/26	Tue 5/19/26										
178	Mesa American Tower to Badger Mtn: Site Optimization	6 d	Wed 5/20/26	Thu 5/28/26										
180	Badger Mtn to Wallula: Installation	53 d	Tue 11/11/25	Fri 1/30/26										
183	Badger Mtn to Wallula: Site Optimization	6 d	Tue 12/9/25	Tue 12/16/25										
185	Wallula to Eureka: Installation	9 d	Wed 12/17/25	Wed 12/31/25										
188	Wallula to Eureka: Site Optimization	6 d	Fri 1/2/26	Fri 1/9/26										
190	Eureka to Red Mtn: Installation	9 d	Mon 1/12/26	Fri 1/23/26										
193	Eureka to Red Mtn: Site Optimization	6 d	Mon 1/26/26	Mon 2/2/26										
195	Rattlesnake to Hard Rd: Installation	9 d	Tue 2/3/26	Fri 2/13/26										
198	Rattlesnake to Hard Rd: Site Optimization	6 d	Mon 2/16/26	Mon 2/23/26										
200	MW Subsystem Implementation Complete	0 d	Thu 5/28/26	Thu 5/28/26										
201	Joe Butte DSR Site Installation & Optimization	20 d	Fri 5/29/26	Thu 6/25/26										
204	Courthouse Site Installation & Optimization	15 d	Fri 6/26/26	Thu 7/16/26										
206	Benton County Core Add-ons (IMW, KMF, CC Server, Licenses)	20 d	Fri 7/17/26	Thu 8/13/26										

ID	Task Name	Durat	Start	Finish					
					2024	2025	2026	2027	2028
209	Customer is responsible for any NICE analog logger licenses for the 5 new control stations.	0 d	Thu 8/13/26	Thu 8/13/26				◆ 8/13	
210	Benton County Dispatch Consolettes Installation & Optimization	25 d	Fri 8/14/26	Fri 9/18/26				▼	
213	North Cell (Franklin County) Simulcast Cell	56 d	Mon 9/21/26	Wed 12/9/26				▼	
214	Virtualized Prime Site Installation	5 d	Mon 9/21/26	Fri 9/25/26				▼	
216	Virtualized Prime Site Optimization	15 d	Mon 9/28/26	Fri 10/16/26				▼	
218	Connell Simulcast RF Site Installation	5 d	Mon 10/19/26	Fri 10/23/26				▼	
220	Connell Simulcast RF Site Optimization	7 d	Mon 10/26/26	Tue 11/3/26				▼	
222	Mesa American Tower Simulcast RF Site Installation	5 d	Wed 11/4/26	Tue 11/10/26				▼	
224	Mesa American Tower Simulcast RF Site Optimization	7 d	Wed 11/11/26	Thu 11/19/26				▼	
226	Kahlotus Simulcast RF Site Installation	5 d	Fri 11/20/26	Mon 11/30/26				▼	
228	Kahlotus Simulcast RF Site Optimization	7 d	Tue 12/1/26	Wed 12/9/26				▼	
230	ASR Sites	40 d	Thu 12/10/26	Tue 2/9/27				▼	
231	Eureka ASR Site Installation	5 d	Thu 12/10/26	Wed 12/16/26				▼	
233	Eureka ASR Site Optimization	5 d	Thu 12/17/26	Wed 12/23/26				▼	
235	Hart Rd ASR Site Installation	5 d	Mon 12/28/26	Mon 1/4/27				▼	
237	Hart Rd ASR Site Optimization	5 d	Tue 1/5/27	Mon 1/11/27				▼	
239	Wallula ASR Site Installation	5 d	Tue 1/12/27	Tue 1/19/27				▼	
241	Wallula ASR Site Optimization	5 d	Wed 1/20/27	Tue 1/26/27				▼	
243	Starbuck ASR Site Installation	5 d	Wed 1/27/27	Tue 2/2/27				▼	
245	Starbuck ASR Site Optimization	5 d	Wed 2/3/27	Tue 2/9/27				▼	
247	Option 2 Channel Add to South Cell (Benton County) Simulcast Cell	50 d	Wed 2/10/27	Tue 4/20/27				▼	
248	Optional Virtualized Prime Site Installatio	5 d	Wed 2/10/27	Tue 2/16/27				▼	
250	Optional Virtualized Prime Site Optimizat	15 d	Wed 2/17/27	Tue 3/9/27				▼	
252	Optional Prosser Simulcast Site Channel Add	5 d	Wed 3/10/27	Tue 3/16/27				▼	
254	Optional Rattlesnake Simulcast Site Channel Add	5 d	Wed 3/17/27	Tue 3/23/27				▼	
256	Optional Red Mtn. Simulcast Site Channel Add	5 d	Wed 3/24/27	Tue 3/30/27				▼	
258	Optional Badger Simulcast Site Channel	5 d	Wed 3/31/27	Tue 4/6/27				▼	
260	Optional Joe Butte Simulcast Site Channel Add	5 d	Wed 4/7/27	Tue 4/13/27				▼	
262	Optional Sillusi Simulcast Site Channel Add	5 d	Wed 4/14/27	Tue 4/20/27				▼	
264	Option 3 Geo Prime at BCES Dispatch	20 d	Wed 4/21/27	Tue 5/18/27				▼	
267	Radio System Expansion Installation Complete	0 d	Tue 5/18/27	Tue 5/18/27				◆ 5/18	
268	Training	6 d	Wed 5/19/27	Wed 5/26/27				▼	
269	DBR Technical Training	3 d	Wed 5/19/27	Fri 5/21/27				▼	
270	VP Prime Technical Training	3 d	Mon 5/24/27	Wed 5/26/27				▼	
271	Training Complete	0 d	Wed 5/26/27	Wed 5/26/27				◆ 5/26	



ID	Task Name	Durat	Start	Finish	2024	2025	2026	2027	2028
315	MW System Installation for Option 1	63 d	Fri 9/24/27	Thu 12/23/27					
316	Optional Joe Butte to Trios Southridge Hospital MW Link: Installation	6 d	Wed 10/13/27	Wed 10/20/27					
318	Optional Joe Butte to Trios Southridge Hospital MW Link: Optimization	9 d	Thu 10/21/27	Tue 11/21/27					
320	Optional Badger Mtn. to Kennewick PD MW Link: Installation	6 d	Wed 11/3/27	Wed 11/10/27					
322	Optional Badger Mtn. to Kennewick PD MW Link: Optimization	9 d	Thu 11/11/27	Tue 11/23/27					
324	Optional BCES Dispatch to Richland IRS Bldg. MW Link: Installation	6 d	Wed 11/24/27	Fri 12/3/27					
326	Optional BCES Dispatch to Richland IRS Bldg. MW Link: Optimization	9 d	Mon 12/6/27	Thu 12/16/27					
328	Option 1 Subsites Addition to South Cell (Benton County) Simulcast Cell	36 d	Fri 12/17/27	Mon 2/7/28					
329	Optional Kennewick PD Subsite Installation	5 d	Fri 12/17/27	Thu 12/23/27					
331	Optional Kennewick PD Subsite Optimization	7 d	Mon 12/27/27	Tue 1/4/28					
333	Optional Richland IRS Bldg ASR Subsite Installation	5 d	Wed 1/5/28	Tue 1/11/28					
335	Optional Richland IRS Bldg ASR Subsite Optimization	7 d	Wed 1/12/28	Thu 1/20/28					
337	Optional Trios Southridge Hospital ASR Subsite Installation	5 d	Fri 1/21/28	Thu 1/27/28					
339	Optional Trios Southridge Hospital ASR Subsite Optimization	7 d	Fri 1/28/28	Mon 2/7/28					
341	Option 1 Implementation Complete	0 d	Mon 2/7/28	Mon 2/7/28					
342	Option 1 Close	13 d	Tue 2/8/28	Thu 2/24/28					
343	Functional Acceptance Testing of Option 1 (South Cell)	3 d	Tue 2/8/28	Thu 2/10/28					
344	Punch List Resolution	5 d	Fri 2/11/28	Thu 2/17/28					
345	System Acceptance for Option 1	0 d	Thu 2/17/28	Thu 2/17/28					
346	Finalize Documentation and Deliver As-Builts	5 d	Fri 2/18/28	Thu 2/24/28					
347	Complete Service Transition Meeting	2 d	Fri 2/18/28	Mon 2/21/28					
348	Final System Acceptance & Project Closed	0 d	Thu 2/24/28	Thu 2/24/28					

Section 8

Acceptance Test Plan

8.1 Purpose and Scope of the Document

The purpose of the Site Acceptance Test (SAT) is to demonstrate that the system has been assembled satisfactorily, provides the agreed functionality and that it may be shipped to customer premises to be installed and commissioned. Upon completion of the SAT activity the customer signs the Acceptance Sheet found in Section 6—Sign-off.

Section 8.2 describes the scope of the testing that will be conducted during the SAT. It gives an overview of the complete system, lists the components that will be used for the SAT, and describes any components, features and testing that will not be included as part of the SAT.

Section 8.3 lists any referenced or supporting documentation.

Section 8.4 describes general procedures that are used throughout the SAT and how the test results are recorded.

Section 8.5 describes the test procedures that will be conducted during the system SAT. The intended method of conducting the SAT is based on the premise that the Customer Witness Team is not familiar with the operation of the system and therefore testing includes elements of demonstration and instruction.

8.2 General SAT information

This Section describes any general procedures that are used throughout the SAT.

8.2.1 Password Management

When access to the network management applications is required during the SAT, liaise with the test engineer to get access to the relevant passwords associated with the system.

8.2.2 Record Keeping

The SAT procedure, tests and results are contractual documents and there must be an audit trail to demonstrate contract compliance.

Each test within this Procedure must be judged pass/fail by the Customer Witness. If the result is a failure, a note of the circumstances and nature of the failure should be recorded in the Observation Report in Appendix C, and a recovery plan established.

At the end of testing, an overall SAT Acceptance will be signed by Customer and Motorola Solutions representatives. The Acceptance may state exceptions that require further testing.

The test record will be the SAT procedure with signed acceptance and any acceptance qualifications.

8.3 Site Acceptance Test

This Section describes any general procedures that are used throughout the SAT.

8.3.1 Test Procedure Format

Each Functional Test Procedure consists of 3 basic components:

DESCRIPTION: It is not envisaged that all customers will have a complete understanding of all features and functions tested. A description of the feature / function under test is therefore given. This ensures both customers and test engineers have a clear understanding of the feature / function prior to commencing the test.

SET UP: The Set Up lists the specific components (e.g. MSs, Dispatchers) required to perform the test and may include the required settings to begin the test, (e.g. talkgroup selection). System level settings are given only where they differ from the default value.

TEST PROCEDURE: The test procedure gives a step by step guide through the test. This procedure is designed for engineers who are familiar with the system, although in most cases a test engineer / customer (with little system knowledge) could follow the test procedure

Exit Conditions: Are given where it is essential for elements to be returned to the original state before progressing to the next test.

8.3.2 System Inspections

Before testing begins, the system and its documentation are examined to ensure that the system is complete and ready for testing.

Equipment Check List: Verify each component is present, and the following aspects are satisfactory:

Aspect	Visual Inspection	Comment
Ground	All ground cabling is present and intact.	
Hazardous Voltages	There are no exposed hazardous voltages.	
Cabling	All cabling is secure and neat.	
Security	The equipment is securely fixed to rack cabinets.	
Indicators	All indicators are operating correctly.	
Labels	All labels are present and correct.	
Faults	No fault or alarm indications active.	

Documentation: Verify that the product documentation is available. Supporting documentation is listed in Section 3, Referenced Documentation. Individual product manuals are provided with the equipment.

8.3.3 Wide Area Trunking - FDMA Only Sites

8.3.3.1 IP Simulcast Trunking - Increased Sub-site Capacity

DESCRIPTION

This feature addresses a specific customer need to improve Simulcast coverage area without adding new frequencies. This is met by increasing the number of sub-sites to the Simulcast subsystem. This test will demonstrate the capability of making talkgroup calls utilizing base stations from the new sub-sites.

SET UP

RADIO-1 TG1
RADIO-2 TG1

Verify that the Simulcast subsystem is in wide area (or site trunking) and that all sub-sites are enabled.

For the G-Series prime site, The CSS voting display feature should be utilized to validate receive activity at the sub-sites as well as identify the voted sub-site. For the DSC 8000, the PCA voting display feature should be used.

TEST PROCEDURE

- Step 1** Using RADIO-1, initiate a talkgroup call utilizing a sub-site residing in the upper range (i.e., sub-site 16 or greater).
- Step 2** Verify that RADIO-2 receives RADIO-1 audio.
- Step 3** Verify that a sub-site from the upper range is voted.
- Step 4** Verify that the channel's XMIT LED is illuminated at all sub-sites.
- Step 5** Repeat the above steps several times for different sub-sites in the upper range.

Comments:	Test Passed: Yes / No

8.3.3.2 Auto Site Affiliation

DESCRIPTION

A Radio affiliation is a function that links a unique radio ID and unique talkgroup to a specific site. This information is stored in an affiliation table in the zone database.

Before resources are assigned, the affiliation table is accessed to know which sites need to be assigned to support the call. Only the sites that need to be assigned that have associated talkgroups will be assigned. If the site does not have that talkgroup affiliated to it will not be assigned. This allows for more calls to be processed with fewer resources.

SET UP

RADIO-1 - TG1

RADIO-1 - SITE - SITE1

RADIO-2 - TG1

RADIO-2 - SITE - SITE1

RADIO-3 - TG2

RADIO-3 - SITE - SITE2

RADIO-4 - TG2

RADIO-4 - SITE - SITE2

This test requires the ZoneWatch feature.

Note: There are system settings which could affect the assignment of resources, such as required site.

TEST PROCEDURE

Step 1 Turn RADIO-1 off and on.

Step 2 Verify via ZoneWatch that RADIO-1 sends in its affiliation.

Step 3 Initiate a call using RADIO-1 on TG1.

Step 4 Verify RADIO-2 can receive and respond to the call. Using ZoneWatch verify that no resources are assigned at SITE2 as there are no subscribers affiliated to TG1 at SITE2.

Step 5 Initiate a call on TG2 using RADIO-3.

Step 6 Verify that RADIO-4 can receive and respond to the call. Using ZoneWatch verify that no resources are assigned at SITE1 as there are no subscribers affiliated to TG2 at SITE1.

Comments:	Test Passed: Yes / No
-----------	-----------------------

8.3.3.3 Secure Operation

DESCRIPTION

Digital encryption is used to scramble a transmission so only properly equipped and configured radios can monitor the conversation. A "Key" is used to encrypt the transmit audio. Only radios with the same "Key" can decrypt the audio and listen to it.

SET UP

RADIO-1 - TG1 (SECURE TX MODE)
RADIO-2 - TG1 (SECURE TX MODE)
RADIO-3 - TG1 (SECURE MODE and no, or incorrect key)
RADIO-4 - TG1 (Clear TX Mode)

Note: The identical secure mode must be programmed into RADIO-1, RADIO-2, RADIO-4 and that RADIO-3 has no secure code loaded or has a unique secure code from the other testing radios.

TEST PROCEDURE

- Step 1** Initiate a secure wide area call with RADIO-1 on TG1. Keep this call in progress until instructed to end the call.
- Step 2** Observe that RADIO-2 will be able to monitor the call.
- Step 3** Observe that RADIO-3 does not receive the call.
- Step 4** Observe that RADIO-4 will also receive the call even with the secure switch set to the non-secure mode of operation.
- Step 5** End the call from RADIO-1.
- Step 6** Respond with RADIO-2 and verify that RADIO-1 receives the response audio but RADIO-3 cannot.

Comments:	Test Passed: Yes / No

8.3.3.4 System Wide Call - FDMA Only Sites

DESCRIPTION

Active talkgroup call transmissions initiated by radio users will be terminated by a console system wide call. Radios will hear audio from console system wide call.

SET UP

RADIO-1 - SITE 1 - TALKGROUP 1
RADIO-2 - SITE 2 - TALKGROUP 1
RADIO-3 - SITE 1 - TALKGROUP 2
RADIO-4 - SITE 2 - TALKGROUP 2

Configure an MCC 7500 console position for System Wide Call operation.

TALKGROUP 1 and 2 should be in FDMA mode by either only allowing FDMA channel resources at SITE 1 and SITE 2 or by configuring TALKGROUP 1 and 2 to be FDMA-only.

TEST PROCEDURE

- Step 1** Initiate a Wide Area Call with RADIO-1 in TALKGROUP 1.
- Step 2** Initiate a Wide Area Call with RADIO-4 in TALKGROUP 2.
- Step 3** Observe that RADIO-2 will be able to hear the audio of RADIO-1 and that RADIO-3 will be able to hear the audio of RADIO-4.
- Step 4** Unlock the system wide transmit capability by pressing the safety switch (scissor icon).
- Step 5** Within 5 seconds, press the system wide instant transmit button on the system wide talkgroup window.
- Step 6** Observe that the audio from RADIO-1 is no longer heard on RADIO-2 and the audio from RADIO-4 is no longer heard on RADIO-3 and that audio from the console transmit is now heard at RADIO-2 and RADIO-3.
- Step 7** Dekey RADIO-1.
- Step 8** Observe that audio from the console transmit is now heard at RADIO-1.
- Step 9** Dekey RADIO-4.
- Step 10** Observe that audio from the console transmit is now heard at RADIO-4.

Comments:	Test Passed: Yes / No

8.3.4 Site Trunking - FDMA Only Sites

8.3.4.1 Busy Queuing and Callback

DESCRIPTION

If no voice channel resources are available, radios requesting channels for new conversations are placed in the busy queue. Users of the same priority will move through the queue in a FIFO (first in, first out) sequence. When a voice channel becomes available, the radio at the top of the busy queue gets a channel assignment and generates a callback tone. The callback alerts the user that a channel assignment was made and transmitting is now possible on the selected talkgroup.

SET UP

RADIO-1 - TG1
RADIO-1 - SITE - SITE1
RADIO-2 - TG2
RADIO-2 - SITE - SITE1
RADIO-3 - TG3
RADIO-3 - SITE - SITE1
RADIO-4 - TG1
RADIO-4 - SITE - SITE1

Note: All radios are "Site Locked."

TEST PROCEDURE

- Step 1** Simulate a busy system by disabling all channels at SITE1 with the exception of the control channel and one voice channel.
- Step 2** Initiate a Talkgroup Call with RADIO-1 and observe that RADIO-4 receives the call. Keep this call in progress until instructed to end the call.
- Step 3** Key RADIO-2 and observe that the radio receives a busy.
- Step 4** Key RADIO-3 and observe that the radio receives a busy.
- Step 5** End the Talkgroup Call established in Step 2.
- Step 6** Observe that RADIO-2 receives a callback prior to RADIO-3 receiving a callback.
- Step 7** Return the site to Wide Area Trunking unless the next test requires Site Trunking

Comments:	Test Passed: Yes / No

8.3.4.2 Emergency Call and Alarm

DESCRIPTION

Emergency Alarms and Calls can be initiated by subscribers when the registered site is in Site Trunking. With all subscribers registered on a Site Trunking site, a subscriber will initiate an Emergency Alarm by pressing the Emergency button. By pressing the PTT, an Emergency Call will be issued and the ID of the initiator will be displayed with an Emergency indication by the other subscribers on the same talkgroup.

Note that for site trunking, Emergency Call operation is always Top of Queue.

SET UP

RADIO-1 - TG1
RADIO-1 - SITE - SITE1
RADIO-2 - TG1
RADIO-2 - SITE - SITE1
RADIO-3 - TG2
RADIO-3 - SITE - SITE1
RADIO-4 - TG3
RADIO-4 - SITE - SITE1

Note: All Radios should be "Site Locked"

TEST PROCEDURE

- Step 1** Place SITE1 into the Site Trunking mode.
- Step 2** Simulate a busy system by disabling all channels at SITE1 with the exception of the control channel and one voice channel.
- Step 3** Press the PTT on RADIO-3 and hold the PTT switch until instructed to release.
- Step 4** Key RADIO-4 and observe that the radio receives a busy.
- Step 5** Using RADIO-1, initiate an emergency alarm followed by an emergency call.
- Step 6** Observe that RADIO-1 cannot transmit due to the voice channel being busy.
- Step 7** Release the PTT switch on RADIO-3.
- Step 8** Observe that RADIO-1 can now proceed with the call and RADIO-2 receives the call. Also observe that the display on RADIO-2 denotes an emergency and the ID or Alias of the unit sending the emergency.
- Step 9** End the emergency call and verify that RADIO-4 gets a callback.
- Step 10** Restore all channels to service and return the site to Wide Area Trunking unless the next test requires Site Trunking.

(CONTINUED)

Comments:	Test Passed: Yes / No

8.3.4.3 Wide Area Recovery

DESCRIPTION

A site in Site Trunking will transition to Wide Area Trunking when all failures have been cleared. All subscribers should transition from Site Trunking to Wide Area Trunking and continue to process calls.

SET UP

RADIO-1 - TG1
RADIO-1 - SITE - SITE1
RADIO-2 - TG1
RADIO-2 - SITE - SITE1
RADIO-3 - TG1
RADIO-3 - SITE - SITE2
RADIO-4 - TG1
RADIO-4 - SITE - SITE2
CONSOLE-1 - TG1

Note: All Radios should be "Site Locked"

TEST PROCEDURE

- Step 1** Set the status of SITE 1 to Wide Area and clear any system errors that may have placed SITE 1 into Site Trunking.
- Step 2** Verify that the status of SITE 1 has transitioned into Wide Area Trunking.
- Step 3** Verify that RADIO-1 and RADIO-2 no longer display Site Trunking.
- Step 4** Verify Wide Area communications between RADIO-1, RADIO-2, RADIO-3, RADIO-4 and CONSOLE-1.

Comments:	Test Passed: Yes / No

8.3.5 MCC 7100/7500 Trunked Resources

8.3.5.1 Talkgroup Selection and Call

DESCRIPTION

The Talkgroup Call is the primary level of organization for communications on a trunked radio system. Dispatchers with Talkgroup Call capability will be able to communicate with other members of the same talkgroup. This provides the effect of an assigned channel down to the talkgroup level. When a Talkgroup Call is initiated from a subscriber unit, the call is indicated on each dispatch operator position that has a channel control resource associated with the unit's channel/talkgroup.

SET UP

RADIO-1 - TG1
RADIO-2 - TG2
RADIO-3 - TG1
RADIO-4 - TG2
CONSOLE-1 - TG1
CONSOLE-2 - TG2

TEST PROCEDURE

- Step 1** Initiate a wide area call from CONSOLE-1 on TG1.
- Step 2** Observe that RADIO-1 and RADIO-3 will be able to monitor the call. Dekey the console and have either radio respond to the call.
- Step 3** Observe that all consoles with TG1 can monitor both sides of the conversation.
- Step 4** Initiate a wide area call from CONSOLE-2 on TG2.
- Step 5** Observe that RADIO-2 and RADIO-4 will be able to monitor the call. Dekey the console and have either radio respond to the call.
- Step 6** Observe that all consoles with TG2 can monitor both sides of the conversation.

Comments:	Test Passed: Yes / No

8.3.6 Location On PTT

8.3.6.1 Location on PTT - Enabled for All Calls

DESCRIPTION

The test will demonstrate Location on PTT capability when enabled for all calls. The dispatcher will see updated locations a subscriber transmitting in a group call and transmitting in an emergency call.

SET UP

RADIO-1 - TALKGROUP 1
CONSOLE-1 – TALKGROUP 1
MAPPING-1 – RADIO-1

RADIO-1 is configured in the UNS for Location on PTT - Enabled for All Calls.
Subscribers must have GPS coverage.

TEST PROCEDURE

- Step 1** Using RADIO-1 transmit on TALKGROUP 1.
- Step 2** Will demonstrate that CONSOLE-1 hears RADIO-1 and a little more than 2 seconds after audio starts MAPPING-1 shows an updated location for RADIO-1 not indicating emergency.
- Step 3** Dekey RADIO-1.
- Step 4** Using RADIO-1 press and release emergency button and then transmit on TALKGROUP 1.
- Step 5** Will demonstrate that CONSOLE-1 hears RADIO-1 and a little more than 2 seconds after audio starts MAPPING-1 shows an updated location for RADIO-1 indicating emergency.
- Step 6** Dekey RADIO-1 and press and release emergency button to exit emergency.
- Step 7** Using CONSOLE-1, knockdown the emergency call.
- Step 8** Will demonstrate no more locations are updated for RADIO-1 at MAPPING-1.

Comments:	Test Passed: Yes / No

8.3.6.2 Location on PTT - Enabled for Emergency Calls

DESCRIPTION

The test will demonstrate Location on PTT capability when enabled for emergency calls. The dispatcher will see updated locations for subscribers transmitting in emergency mode and subscribers transmitting not in emergency mode that are in the emergency call.

SET UP

RADIO-1 - TALKGROUP 1
RADIO-2 – TALKGROUP 1
CONSOLE-1 – TALKGROUP 1
MAPPING-1 – RADIO-1 and RADIO-2

RADIO-1 and RADIO-2 are configured in the UNS for Location on PTT - Enabled for Emergency Calls. Subscribers must have GPS coverage.

TEST PROCEDURE

- Step 1** Using RADIO-1 transmit on TALKGROUP 1.
- Step 2** Will demonstrate that CONSOLE-1 hears RADIO-1 and MAPPING-1 does not show an updated location for RADIO-1.
- Step 3** Dekey RADIO-1 and press and release emergency button and then transmit on TALKGROUP 1.
- Step 4** Will demonstrate that CONSOLE-1 hears RADIO-1 and a little more than 2 seconds after audio starts MAPPING-1 shows an updated location for RADIO-1 indicating emergency.
- Step 5** Dekey RADIO-1.
- Step 6** Using RADIO-2 transmit on TALKGROUP 1.
- Step 7** Will demonstrate that CONSOLE-1 hears RADIO-2 and a little more than 2 seconds after audio starts MAPPING-1 shows an updated location for RADIO-2 not indicating emergency.
- Step 8** Dekey RADIO-2.
- Step 9** Using RADIO-1, press and release emergency button to exit emergency.
- Step 10** Using CONSOLE-1, knockdown the emergency call.

Comments:	Test Passed: Yes / No

8.3.7 Location Service

8.3.7.1 Location Information Received

DESCRIPTION

The Location system will receive information on the provisioned subscribers in order to appropriately map the units on a mapping service.

Note: Location requires reception of a clear GPS signal which may not always be possible in the CCSi environment. Location tests are not recommended for staging but rather for the final destination when it is possible to perform outdoor tests more easily.

SET UP

Location services installed and configured for 15 second updates

RADIO-1 - GPS-enabled and provisioned with Location Service

Note: It is possible that an external GPS antenna may be required if testing inside CCSi.

TEST PROCEDURE

- Step 1** From the device list on the location client expand the device details for RADIO-1.
- Step 2** Verify that the Latitude, Longitude and update time are shown for RADIO-1.
- Step 3** Move the RADIO-1 location enough to cause the RADIO to report a new GPS location. Verify that the new location information is received. (will take a few seconds depending on the polling frequency, should be configured for 15 seconds in this case.)

Comments:	Test Passed: Yes / No

8.3.8 Over The Air Rekeying (OTAR)

8.3.8.1 Clear Hello

DESCRIPTION

The KMF operator can send a message to any radio to confirm that the radio is on the system.

Note: The devices under test must have a valid air address registered with the KMF and must be accessible on the data system.

SET UP

RADIO-1 TG1

RADIO-1 must not be configured for enhanced security mode in either radio programming or the KMF.

TEST PROCEDURE

- Step 1** Go to the Radio Management page of the KMF
- Step 2** Initiate a Clear Hello operation
- Step 3** Click the 'Clear Hello' button, or right-click and choose 'Clear Hello.'
- Step 4** Go to the Operation Status page of KMF verify that the RADIO-1's Clear Hello operation is shown. The operation is complete when the Operation Status is 100% completed.

Comments:	Test Passed: Yes / No

8.3.8.2 Encrypted Hello

DESCRIPTION

The KMF operator can send an encrypted message to any radio to confirm that radio is on the system and that its encryption services are functioning.

Note: The devices under test must have a valid air address registered with the KMF and must be accessible on the data system.

SET UP

RADIO-1 - TG1

Note: The radio must be current in the KMF

TEST PROCEDURE

- Step 1** Go to the Radio Management page of the KMF
- Step 2** Select RADIO-1 from the list.
- Step 3** Initiate an Encrypted Hello operation
- Step 4** Go to the Operation Status page of KMF, verify that RADIO-1's Encrypted Hello operation is shown. The operation is complete when the Operation Status is completed.

Comments:	Test Passed: Yes / No

8.3.8.3 Full Update to Subscriber

DESCRIPTION

The entire set of encryption keys (in addition to other state parameters) are sent to a radio using the Full Unit Update command.

Note: The devices under test must have a valid air address registered with the KMF and must be accessible on the data system.

SET UP

RADIO-1 - TG1 (Secure Mode)
RADIO-2 - TG1 (Secure Mode)
RADIO-2 will be a reference radio.

Note: It is assumed that both radios under test are current with the KMF.

TEST PROCEDURE

- Step 1** Delete both TEKs from the CKR assigned to the talkgroup under test, from RADIO-1.
- Step 2** Using RADIO-1, verify when the subscriber is set to secure mode, the radio indicates a key fail.
- Step 3** Go to the Radio Management page of the KMF.
- Step 4** Select RADIO-1 from the list.
- Step 5** Initiate a Full Update operation.
- Step 6** Go to the Operation Status page of KMF, verify that RADIO-1's Full Update operation is shown. The operation is complete when the Operation Status is "Completed." Note that a warmstart operation will occur if the TEK selected for the OTAR session is one of the TEKs assigned to CKR.
- Step 7** Now that RADIO-1 contains the keys in the CKR, verify secure communications between RADIO-1 and RADIO-2.

Comments:	Test Passed: Yes / No

8.3.8.4 Radio Reports

DESCRIPTION

The KMF gives the capability to generate two types of radio reports; the Detailed Report and the Summary Report. The Detailed Report contains information on the radio's Radio Group, Current Status, and Serial Number. It also displays if it is currently zeroized, inhibited, locked out, or if there are any pending actions. It also shows if KLK is enabled, if Enhanced Security Mode is enabled, if it is a non-Motorola P25 radio and if it is inhibit capable. It also shows the details including the assigned and actual values of the radio's: RSI, Algorithms, UKEKs, Keysets, CKR and TEKS. Finally, it contains a historical list of states and operations performed on the radio.

A Summary Report is also available that contains a summary of multiple radios including their current status.

SET UP

RADIO-1, RADIO-2, RADIO-3, and RADIO-4 must be entered in the KMF database.

TEST PROCEDURE

- Step 1** Go to the Radio Management page of the KMF.
- Step 2** Select RADIO-1 from the list.
- Step 3** Generate a Detailed Report.
- Step 4** Review the Detailed Report.
- Step 5** Close the Detailed Report.
- Step 6** Select RADIO-1, RADIO-2, RADIO-3, and RADIO-4 from the list.
- Step 7** Generate a Summary Report.
- Step 8** Review the Summary Report.
- Step 9** Close the Summary Report.

Comments:	Test Passed: Yes / No

8.3.9 SmartConnect

8.3.9.1 SmartConnect - Subscriber Mobility - LMR to Wi-Fi Switchover

DESCRIPTION

Upon losing LMR RF coverage and no other LMR sites are available, a SmartConnect capable radio may automatically roam to a SmartConnect site via Wi-Fi, LTE or Satellite (if available). Whether automatic switching is possible depends on configuration of the “Backup PTT Operation” setting for the personality being used.

A personality may be configured as LMR Only, LMR Preferred or Broadband Only. Radios are provisioned with the “LMR Preferred” setting to facilitate automatic switchover to broadband from LMR. The “LMR Only” setting is used to prevent a radio from roaming to broadband and the “Broadband Only” setting is utilized to facilitate manual switching to a SmartConnect site.

The broadband access type used is dependent on the capabilities of the radio and the following preferred order: Wi-Fi, LTE and Satellite.

The following test demonstrates automatic switchover between LMR and SmartConnect via Wi-Fi.

SET UP

RADIO-1 – TALKGROUP 1”, “LMR Preferred”

RADIO-2 - TALKGROUP 1, “LMR Only”

CONSOLE-1 - TALKGROUP 1

Notes:

- Both radios are configured for Wi-Fi.
- Ensure no other LMR sites are within range.

TEST PROCEDURE

- Step 1** With RADIO-1 and RADIO-2 on LMR Site 1, initiate a Wide Area Call from RADIO-1 on TALKGROUP 1.
- Step 2** Observe that RADIO-2 and CONSOLE-1 will be able to receive and respond to the call. Dekey RADIO-1.
- Step 3** Remove antennas on RADIO-1 and RADIO-2 to simulate poor LMR coverage.
- Step 4** Observe that RADIO-1 moves to broadband SITE 2 and displays the SmartConnect banner. The radio may briefly display “Out of Range” during this transition.
- Step 5** Observe that RADIO-2 continuously displays “Out of Range”.

(CONTINUED)

- Step 6** Initiate a Wide Area Call from RADIO-1 on TALKGROUP 1.
- Step 7** Observe that only CONSOLE-1 will be able to receive and respond to the call.
- Step 8** Dekey RADIO-1 and reinstall the antennas on RADIO-1 and RADIO-2.
- Step 9** Observe that RADIO-1 moves back to LMR SITE 1 and no longer displays the SmartConnect banner. Note: The transition back to LMR may not occur immediately (depends on RSSI thresholds and how long it was on the broadband site).
- Step 10** Confirm that RADIO-1 and RADIO-2 are able to make calls again on LMR SITE 1.

Comments:	Test Passed: Yes / No

8.3.9.2 SmartConnect - Wide Area Trunking - Talkgroup Call

DESCRIPTION

The Talkgroup is the primary level of organization for communications on a trunked radio system. Radios with Talkgroup call capability will be able to communicate with other members of the same Talkgroup. This provides the effect of a private channel down to the Talkgroup level. This test will demonstrate that a Talkgroup transmission initiated by a radio user will only be heard by system users, which have, the same Talkgroup selected. As with other types of calls, Talkgroup calls can take place from anywhere in the system.

SET UP

RADIO-1 – TALKGROUP 1
RADIO-1 – LMR SITE 1

RADIO-2 –TALKGROUP 1
RADIO-2 – BROADBAND SITE 2

RADIO-3 - TALKGROUP 2
RADIO-3 - LMR SITE 1

RADIO-4 - TALKGROUP 2
RADIO-4 - BROADBAND SITE 2

TEST PROCEDURE

- Step 1** Initiate a Wide Area Call with RADIO-1 in TALKGROUP 1.
- Step 2** Observe that only RADIO-2 will be able to monitor and respond to the call.
- Step 3** Initiate a Wide Area Call with RADIO-3 in TALKGROUP 2.
- Step 4** Observe that only RADIO-4 will be able to monitor and respond the call.

Comments:	Test Passed: Yes / No

8.3.10 System Reliability Features

8.3.10.1 Single DSC Failure at DBR M12 MultiCarrier Site

DESCRIPTION

A DBR M12 MultiCarrier Site consists of multiple DSC working in a redundant configuration. In case one DSC fails, another DSC will take over and carry on all DBR M12 MultiCarrier Site operations (site controller, switch). In a multiple DSC configuration in non-failure conditions, the Control Capable Channels are distributed across DSCs.

PCA – Provisioning and Configuration Agent

SET UP

A DBR M12 MultiCarrier Site with a minimum of 4 channels on Single DSC 12 pack Rack with 2 DSCs. At least 2 Channels are Control Channel capable (typically the first 4 channels). Follow (NOTE1) to understand what Channels are allocated to which DSC.

PCA is connected to DSC2 (since DSC1 will be powered off; Follow (NOTE2)).

This test can be run on a non-Tsub site or a Tsub site (while in wide area trunking).

RADIO-1 – TALKGROUP 1
CONSOLE-1 - TALKGROUP 1

RADIO-2 - TALKGROUP 2
CONSOLE-2 - TALKGROUP 2

All Radios should be "Site Locked"

NOTE 1: To validate the XCVR and Channel that are assigned to a particular DSC, Check the PCA Site Status

NOTE 2: Site shall have redundant routers. If Site does not have redundant routers, the DSC that is not connected to the router should be the one that is powered off.

TEST PROCEDURE

- Step 1** Verify the system is in Wide Trunking Mode with Channel-1 as the control channel and all channels are in service.
- Step 2** Initiate a call from CONSOLE-1 and verify that RADIO-1 hears the audio (keep CONSOLE-1 keyed until Step (7). Verify a Channel (which will be on DSC2) is used via ZoneWatch. (Follow NOTE 1)
- Step 3** Key CONSOLE-2 and verify that RADIO-2 hears the audio. Verify another Channel (which will be on DSC1) is used via ZoneWatch. (Follow NOTE 1)

(CONTINUED)

- Step 4** Power off DSC1 using the power button of the DSC (long push). Verify that reception of audio at RADIO-2 is interrupted for a short period of time until the Channel is re-assigned to a channel now serviced by DSC2.
- Step 5** Dekey CONSOLE-2. Verify that RADIO-1 continues to hear audio from CONSOLE-1 (call on DSC2). Verify that the site remains in wide trunking. Verify Fault Redundancy Fault Reported on XCVRs/PAs on DSC1.
- Step 6** After a short period of time, verify that all channels at the site are reallocated on DSC2 (with redundancy warning for XCVR/PAs). Initiate a call from CONSOLE-2 and verify that RADIO-2 hears the audio (call is now on DSC2).
- Step 7** Dekey CONSOLE-1. Dekey CONSOLE-2.
- Step 8** Power on DSC1 using the power button of the DSC. Observe that the site remains in wide trunking. After DSC1 boots up, verify all of the channels previously on DSC1 are reallocated and operational on DSC1 (and the redundancy Faults are cleared).

Comments:	Test Passed: Yes / No

8.3.11 Dynamic System Resilience

8.3.11.1 Primary Core Failure - Switchover to Back-up Core (Voice and Data Services)

DESCRIPTION

Dynamic System Resilience (DSR) allows a system to continue to function with minimal loss of voice and/or Data communications due to the failure of any controlling master site.

This test will demonstrate in the event of a complete Primary Core failure, the Backup Core takes over in order to return the system back to wide area trunking. Some of the Backup Core equipment automatically takes over while the Network Management servers like the Provisioning Manager Server and Unified Network Configurator require manual switchover.

Note: This test case applies to the following data services - Trunking IV and D and Conventional IV and D data. The test case can be executed with any or all of the supported data services and should include the appropriate packet data gateways, sites and the radio personalities in the setup of the test case.

SET UP

RADIO-1 - TG1
RADIO-1 - SITE - SITE1
RADIO-2 - TG1
RADIO-2 - SITE - SITE1
RADIO-5 - TG1
Mobile Data Terminal (MDT) connected to RADIO-5
UDP Tool installed on both the MDT and Host computers
Zone Controller 1: Active
Zone Controller 2: Standby
Zone Controller 3: Standby
Zone Controller 4: Standby
Packet Data Gateway 1: Active
Packet Data Gateway 2: Standby
Unified Network Configurator 1: Active
Unified Network Configurator 2: Standby
User Configuration Manager: Active
User Configuration Manager 2: Standby
System Statistics Server 1: Active
System Statistics Server 2: Active

TEST PROCEDURE

- Step 1** Initiate a TG1 call from RADIO-1. Verify that RADIO-2 receives the audio.
- Step 2** Using RADIO-5 MDT, configure the data application for periodic inbound data messages. (1 message every 30 seconds) Observe at the Host PC that data messages are received.
- Step 3** Pull the power cords to the Primary Core LAN Switches 1 and 2. (Also the redundant power supply (RPS) if equipped.)

(CONTINUED)

- Step 4** In the Unified Network Configurator (UNC), select Zone Controllers 1 through 4 and check the redundancy state using the Quick Command feature. (Note: In a single Zone system or when the test is run on the Zone with the primary core system servers the backup UNC will need to be manually enabled to run the quick command.)
- Step 5** Verify that Zone Controller (ZC) 3 is Active. (Note that the transition of ZC 3 to the "Active" state causes the currently active ZC to reset and the sites will temporarily lose Wide Area Trunking while the connection to ZC 3 is established.)
- Step 6** In the Unified Network Configurator, select any of the Packet Data Gateways 1 and 2 and check the redundancy state using the Quick Command feature.
- Step 7** Verify that Packet Data Gateway 2 is Active.
- Step 8** Initiate a TG1 call from RADIO-1. Verify that RADIO-2 receives the audio.
- Step 9** Observe at the Host PC that received data messages have continued.
- Step 10** If the backup servers were enabled for the test, they should now be disabled. Return the system to normal by powering up the core switches. Verify once the Zone Controllers start to communicate only 1 Zone Controller will be active.

Comments:	Test Passed: Yes / No

8.3.11.2 Primary Core Link Failure - Ethernet Console Site Link

DESCRIPTION

This test will demonstrate that in the event of a failure of a link to the Primary Core, the Console Site Router routes packets through the Backup Core to the Primary Core. The Site Control Paths are unaffected by the failure.

NOTE: This test is not applicable in a system with combined Core/Exit Router/Gateways.

SET UP

RADIO-1 - TG1
RADIO-1 - SITE - SITE1
RADIO-2 - TG1
RADIO-2 - SITE - SITE2
CONSOLE-1 - TG1
CONSOLE-1 - SITE - CONSITE1
Zone Controller 1: Active
Zone Controller 2: Standby (Does not apply for M1 DSR)
Zone Controller 3: Standby
Zone Controller 4: Standby (Does not apply for M1 DSR)

TEST PROCEDURE

- Step 1** Initiate a Talkgroup call from CONSOLE-1 on TG1. Verify that RADIO-1 and RADIO-2 receive audio.
- Step 2** Pull the power cords to both the Core Routers in the Primary Core.
- Step 3** Observe, in both Unified Event Managers, both the Core Routers in the Primary Core have failed.
- Step 4** Verify, via the Unified Event Manager (e.g. in the Primary Core), that Zone Controllers 1 and 2, and the Consoles in the site are unaffected by the Console site link outage. The Zone Controller state can also be found using the UNC "Quick Command" feature. Note: For M1 ZC2 is not present
- Step 5** Initiate a Talkgroup call from CONSOLE-1 on TG1. Verify that RADIO-1 and RADIO-2 receive audio.
- Step 6** Plug in the power cords to both the Core Routers in the Primary Core. Upon restoration of the link, the Console Site Router routes packets to the Primary Core.
- Step 7** Initiate a Talkgroup call from CONSOLE-1 on TG1. Verify that RADIO-1 and RADIO-2 receive audio.

Comments:	Test Passed: Yes / No

8.3.11.3 Provisioning Manager and Unified Network Configurator Switchover

DESCRIPTION

Configuration management is performed through the Provisioning Manager and Unified Network Configurator (UNC) applications. In a system with DSR, a redundant Provisioning Management Server is added to the backup core of the master site that contains the primary Provisioning Manager. If the system contains more than two master site pairs, the Provisioning Manager (PM) may be located at any one zone's primary/backup master sites. Only one PM/UNC can be active at a time, determined by the network manager or operator. Therefore, one PM/UNC is configured to be in the active state and the other in warm standby state.

This test will demonstrate that in the event of a failure of the Provisioning Manager or the Unified Network Configurator in the Primary Core, the Backup Core counterparts can take over in order to continue providing configuration services. This switchover requires the user to de-activate the Unified Network Configurator and Provisioning Manager, and activate both the Provisioning Manager and Unified Network Configurator in the Backup Core.

SET UP

Provisioning Manager 1: Active
Provisioning Manager 2: Standby
Unified Network Configurator 1: Active
Unified Network Configurator 2: Standby

For a M3 Mixed Zone (nonDSR and DSR zones in system). PM 1 and UNC 1 should be placed in a nonDSR zone and PM2 and UNC 2 should be placed in a backup core of a DSR zone.

TEST PROCEDURE

- Step 1** Log into the primary and secondary Provisioning Manager Server's Administration Menu. Verify from the Administration Menu that the primary server is "Enabled" and the backup is "Disabled".
- Step 2** Log into the primary and secondary Unified Network Configurator's Administration Menu. Verify from the Administration Menu that the primary server is "Enabled" and the backup is "Disabled".
- Step 3** On the primary Provisioning Manager Server's Administration Menu select the option to disable the application. Verify that the server disables from the menu.
- Step 4** On the primary Unified Network Configurator Administration Menu, select the option to disable the application. Verify that the server disables from the menu.
- Step 5** Verify that the current Unified Network Configurator and Provisioning Management applications are no longer available on a Network Management client.
- Step 6** On the secondary (DSR) Provisioning Manager Server's Administration Menu select the option to enable the application. Verify that the server enables from the menu.

(CONTINUED)

- Step 7** On the secondary (DSR) Unified Network Configurator Administration Menu, select the option to enable the application. Verify that the server enables from the menu.
- Step 8** From the provisioning manager perform a "Force initialize" on the required devices.
- Step 9** Verify from a Network Management client that the Unified Network Configurator and Provisioning Management applications are now available, running on the backup servers. (The Motorola application may need to be restarted.)
- Step 10** Return the system to normal operation.

Comments:	Test Passed: Yes / No

8.3.11.4 Zone Controller 1 and 2 Failure (Intra-zone wide area trunking)

DESCRIPTION

The purpose of this test is to demonstrate in the event of the Primary Core Zone Controllers failing, a Backup Core Zone Controller will take over in order to return the zone back to wide area trunking.

The Zone Controller 1 failure, Zone Controller 2 failure, Zone Controller 3 becoming active and resetting of Site Control Paths and InterZone Control Paths are all reported in BOTH the Unified Event Managers.

SET UP

RADIO-1 - TG1
RADIO-1 - SITE - SITE1
RADIO-2 - TG1
RADIO-2 - SITE – SITE2
Zone Controller 1: Active
Zone Controller 2: Standby (Does not apply for M1 DSR)
Zone Controller 3: Standby
Zone Controller 4: Standby (Does not apply for M1 DSR)

TEST PROCEDURE

- Step 1** Initiate a Talkgroup call from RADIO-1. Verify that RADIO-2 receives the audio.
- Step 2** In the Unified Network Configurator, select Zone Controllers 1 through 4 and check the redundancy state using the Quick Command feature. Note: For M1 ZC2 and ZC 4 are not present
- Step 3** Verify that Zone Controller 1 or Zone Controller 2 (Primary Zone Core) is Active. Note: For M1 ZC2 is not present
- Step 4** Reset the Application state of both Zone Controller 1 and Zone Controller 2 in Zone 1, via Zone 1's Primary Core Unified Event Manager. Note: For M1 ZC2 is not present
- Step 5** In the Unified Network Configurator, select Zone Controllers 1 through 4 and check the redundancy state using the Quick Command feature. Note: For M1 ZC2 and ZC 4 are not present
- Step 6** Verify that Zone Controller 3 is Active.
- Step 7** Initiate a Talkgroup call from Radio-1. Verify that RADIO-2 receives the audio.

Comments:	Test Passed: Yes / No

8.4 Sign-off

The Site Acceptance Tests are completed in accordance with the SAT Procedure Document and the requirements of the contract.

CONTACT:	NAME:	DATE:	SIGNATURE:
Witness1:			
Witness2:			
Witness3:			
Motorola Solutions Project Manager:			
Motorola Solutions System Engineer:			
Motorola Solutions Field Technical Representative:			
Tested by:			
Test Engineer:			

Notes

8.5 SAT Checklist

Benton County Emergency Services_SAT	Pass	Fail	N/A
8.3 Wide Area Trunking - FDMA Only Sites	☐	☐	☐
8.3.1 32 Subsites for IP Simulcast Trunking - Increased Subsite Capacity.....	☐	☐	☐
8.3.2 Auto Site Affiliation	☐	☐	☐
8.3.3 Secure Operation.....	☐	☐	☐
8.3.4 System Wide Call - FDMA Only Sites	☐	☐	☐
8.4 Site Trunking - FDMA Only Sites	☐	☐	☐
8.4.1 Busy Queuing and Callback	☐	☐	☐
8.4.2 Emergency Call and Alarm	☐	☐	☐
8.4.3 Wide Area Recovery	☐	☐	☐
8.5 MCC 7100/7500 Trunked Resources	☐	☐	☐
8.5.1 Talkgroup Selection and Call	☐	☐	☐
8.6 Location On PTT	☐	☐	☐
8.6.1 Location on PTT - Enabled for All Calls.....	☐	☐	☐
8.6.2 Location on PTT - Enabled for Emergency Calls	☐	☐	☐
8.7 Location Service	☐	☐	☐
8.7.1 Location Information Received.....	☐	☐	☐
8.8 Over The Air Rekeying (OTAR)	☐	☐	☐
8.8.1 Clear Hello	☐	☐	☐
8.8.2 Encrypted Hello.....	☐	☐	☐
8.8.3 Full Update to Subscriber.....	☐	☐	☐
8.8.4 Radio Reports	☐	☐	☐
8.9 SmartConnect	☐	☐	☐
8.9.1 SmartConnect - Subscriber Mobility - LMR to Wi-Fi Switchover	☐	☐	☐
8.9.2 SmartConnect - Wide Area Trunking - Talkgroup Call.....	☐	☐	☐
8.10 System Reliability Features	☐	☐	☐
8.10.1 Single DSC Failure at DBR M12 MultiCarrier Site	☐	☐	☐
8.11 Dynamic System Resilience	☐	☐	☐
8.11.1 Primary Core Failure - Switchover to Back-up Core (Voice and Data Services)	☐	☐	☐
8.11.2 Primary Core Link Failure - Ethernet Console Site Link.....	☐	☐	☐
8.11.3 Provisioning Manager and Unified Network Configurator Switchover	☐	☐	☐
8.11.4 Zone Controller 1 and 2 Failure (Intra-zone wide area trunking).....	☐	☐	☐

Section 9

Coverage Acceptance Test Plan

9.1 Overview

This Coverage Acceptance Test Plan (CATP) is designed to verify that the voice radio system implemented by Motorola Solutions for Benton County Emergency Services (BCES) meets or exceeds the required reliability as shown on Motorola Solutions' maps. The CATP defines the coverage testing method and procedure, the coverage acceptance criterion, the test documentation, and the responsibilities of both Motorola Solutions and BCES.

Coverage Acceptance Testing is based upon a coverage prediction that accurately represents the implemented infrastructure and parameters that are consistent with the contract agreements. [To characterize system performance accurately, the actual user equipment radio series deployed for BCES will be used to conduct the coverage test.]

Subsequent sections define the coverage acceptance test configuration(s) and test criteria.

9.2 CATP Definitions

Several definitions are needed to accurately describe the coverage acceptance test method and criteria. Where cited, these terms or methods are defined in TIA TSB-88.1-F¹ or TSB-88.3-F².

9.2.1 Defined Test Area

The defined test area is the geographical area in which communications will be provided that meet or exceed the specified Channel Performance Criterion (CPC) at the specified reliability for the specified equipment configuration(s). The defined test area(s) are listed in Table 9-2: BCES Coverage Acceptance Test Summary Coverage Acceptance Test Summary, along with names of the corresponding Motorola Solutions map(s) which show the defined test areas. Please see Section 3 for the coverage map(s).

For the defined test areas (identified in Table 9-2: BCES Coverage Acceptance Test Summary Coverage Acceptance Test Summary), the coverage reliability commitment is only on-roads. The roads included in the on-road commitment are defined by the US Census Bureau TIGER streets that are accessible by 2-wheel drive vehicles.

¹ *Wireless Communications Systems --- Performance in Noise- and Interference-Limited Situations --- Part 1: Recommended Methods for Technology-Independent Narrowband Performance Modeling*, Technical Service Bulletin TSB-88.1-F, Telecommunications Industry Association (TIA), Arlington VA, April 2022.

² *Wireless Communications Systems --- Performance in Noise- and Interference-Limited Situations --- Part 3: Recommended Methods for Technology-Independent Narrowband Performance Verification*, Technical Service Bulletin TSB-88.3-F, Telecommunications Industry Association (TIA), Arlington VA, March 2022.

For coverage testing, each defined test area will be divided into a grid pattern by Motorola Solutions to produce at least the number of uniformly sized test locations (or tiles) required by the Estimate of Proportions formula. [TSB-88.3-F, §5.2.1, equation 2] The minimum number of test tiles required varies, from a hundred to many thousands, depending on the size of the defined test area, desired confidence in results, type of coverage test, and the predicted versus required reliability.

The blue sites depicted in the grid maps below are the North simulcast remote sub-sites. The red sites are the standalone ASTRO repeater sites (ASR).

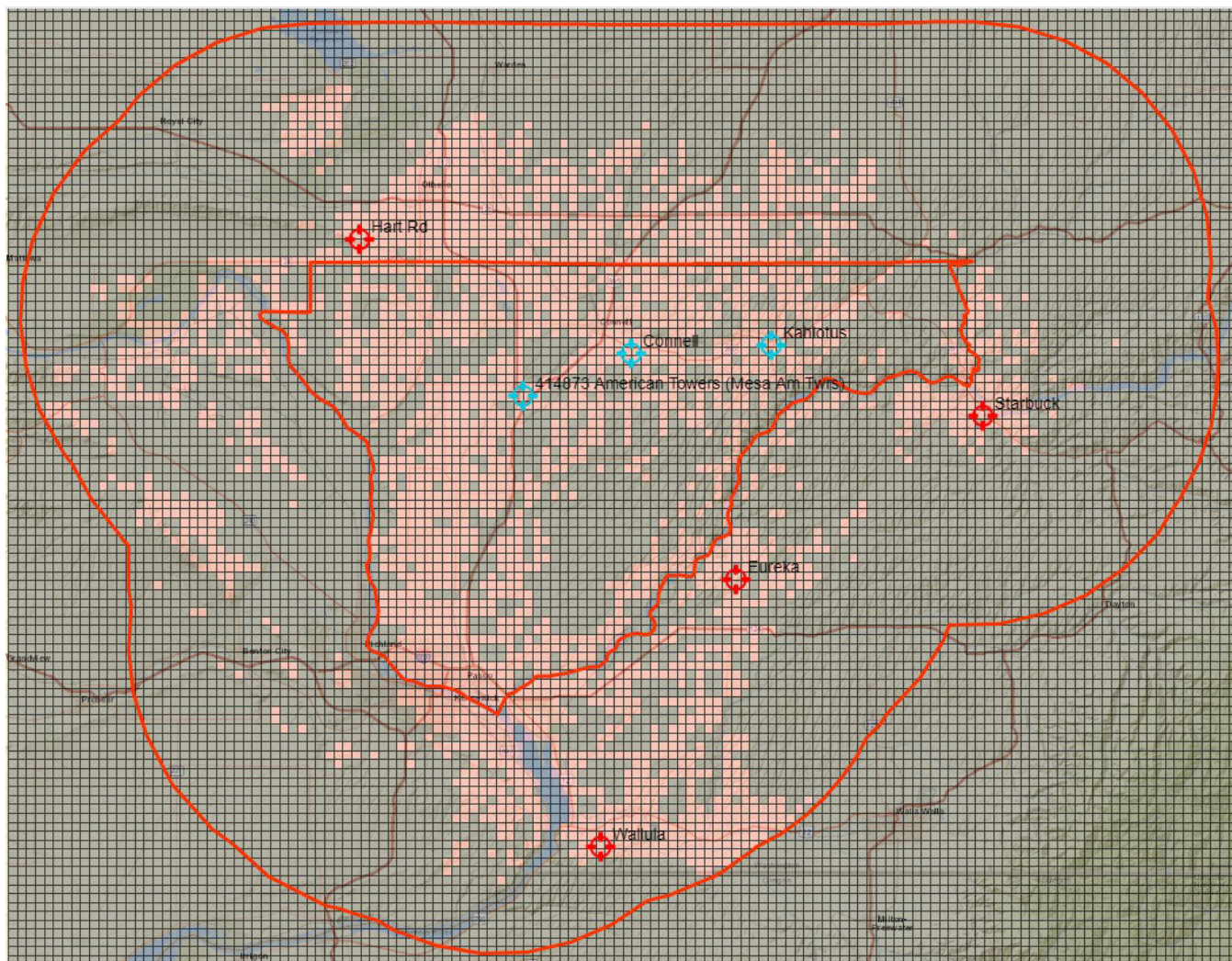


Figure 9-1: Inbound On-roads Covered Area CATP Grid

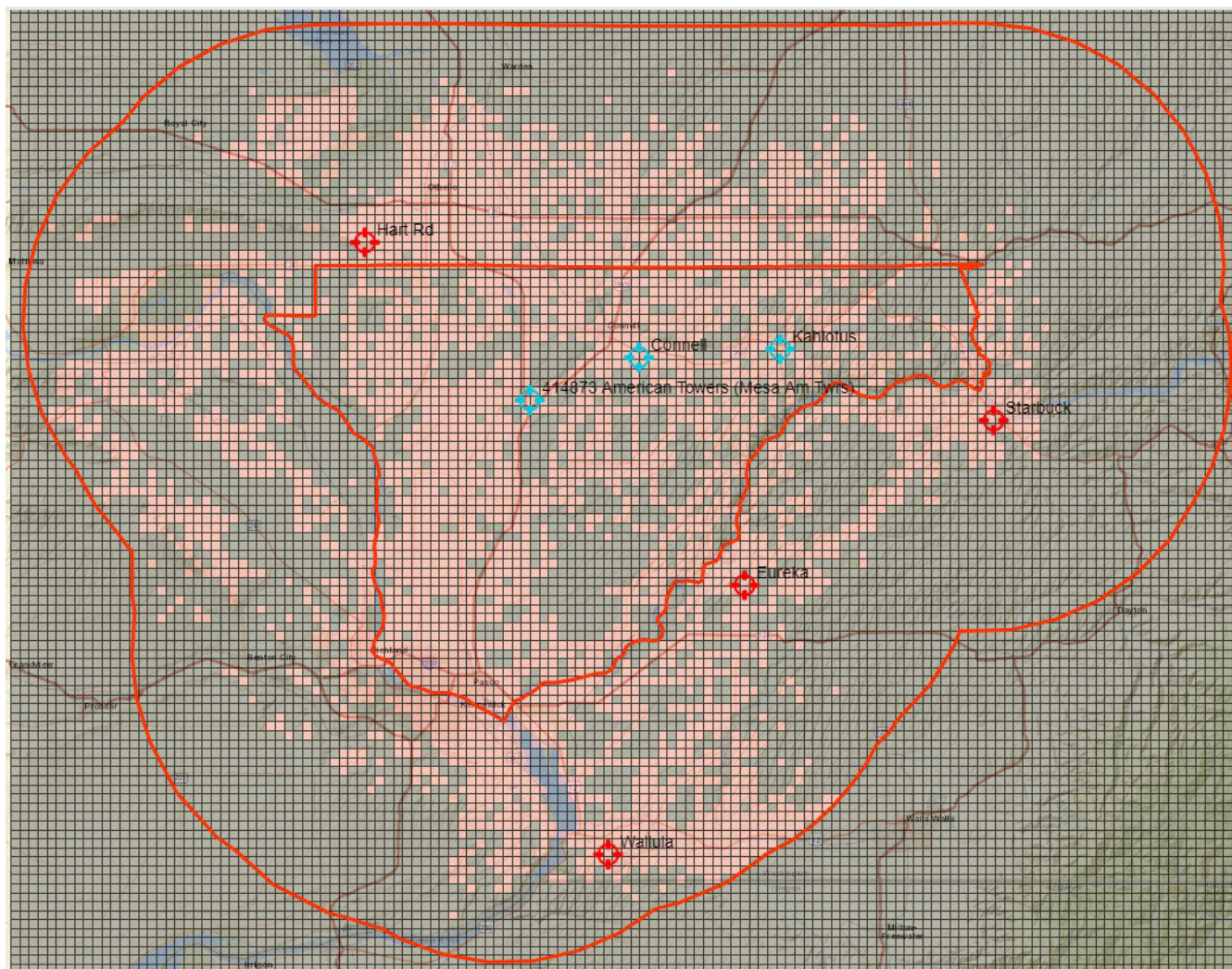


Figure 9-2: Outbound On-roads Covered Area CATP Grid

For the South simulcast cell site additions, Motorola is providing an informational only test to collect data along selected major highways and secondary roads. This purpose of this test is to gather information to verify the simulcast cell coverage is as expected. Motorola is not replacing or upgrading any of the existing RF site equipment at the existing South simulcast remote sub-sites. Motorola is not providing any coverage guarantee of the expanded South simulcast cell.

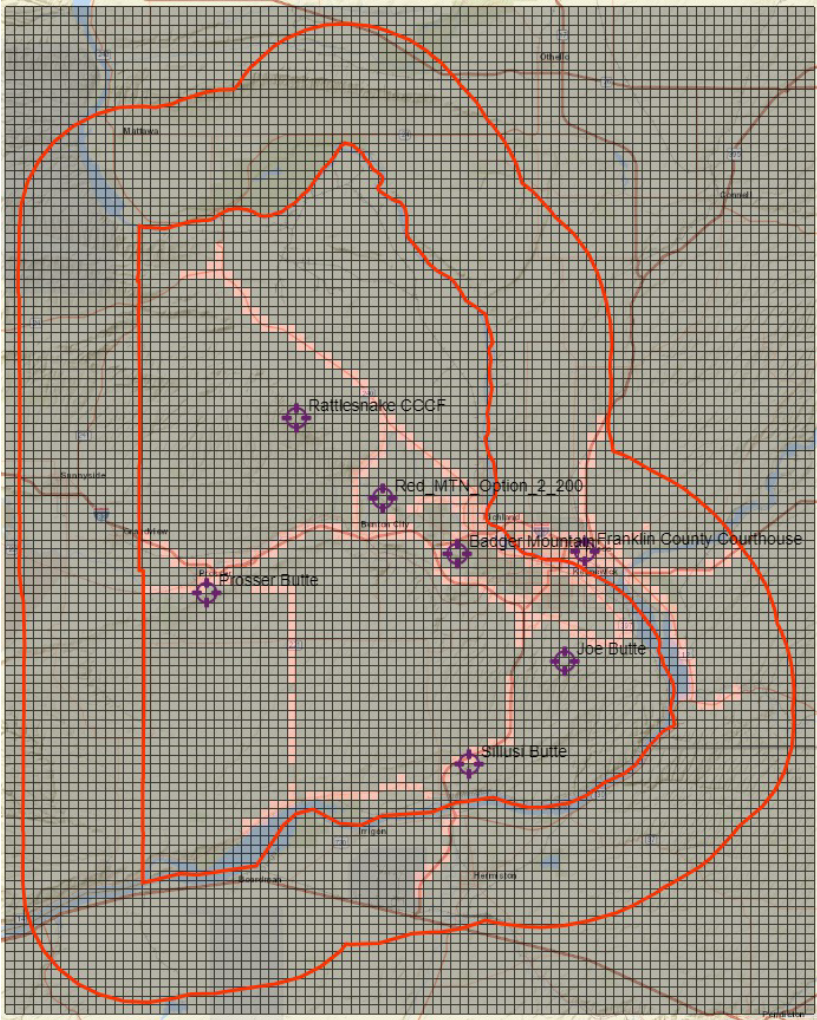


Figure 9-3: Inbound and Outbound On-roads South Cell Informational Only Grid

9.2.2 Channel Performance Criterion (CPC)

The CPC is the specified minimum design performance level in a faded channel. [TSB-88.1-F, §5.2] For this system, the CPC is the Delivered Audio Quality (DAQ) as stated in Table 9-2: BCES Coverage Acceptance Test Summary . The DAQ definitions are provided in Table 9-1: DAQ Definitions. [TSB-88.1-F, §5.4.2, Table 3].

Table 9-1: DAQ Definitions

DAQ	Subjective Performance Description
1	Unusable, speech present but unreadable.
2	Understandable with considerable effort. Frequent repetition due to noise/distortion.
3	Speech understandable with slight effort. Occasional repetition required due to noise/distortion.
3.4	Speech understandable with repetition only rarely required. Some noise/distortion.

DAQ	Subjective Performance Description
4	Speech easily understood. Occasional noise/distortion.
4.5	Speech easily understood. Infrequent noise/distortion.
5	Speech easily understood.

The CPC pass/fail criterion is the faded performance threshold, plus any adjustments for antenna performance, external noise, and in-building or in-vehicle losses. [TSB-88.1-F, §5.4.2, Figure 6] The faded performance threshold for the specified CPC is determined using the receiver's static reference sensitivity adjusted by the projected CPC parameters for the applicable Modulation Type and DAQ as listed in the current version of TSB-88.1, Annex A, Table A-1. For coverage testing of digital voice radio systems, the faded performance threshold is the applicable Bit Error Rate (BER) from the projected CPC parameters.

9.2.3 Reliability

The Covered Area reliability is the percentage of locations within the defined test area that are predicted to meet or exceed the specified CPC. The Motorola Solutions map(s) indicate the Covered Area(s) within which this system is predicted to provide at least the reliability of meeting or exceeding the CPC as stated in Table 9-2: BCES Coverage Acceptance Test Summary.

For the defined test area(s) guaranteed for Covered Area reliability, only the painted covered area on Motorola Solutions' maps will be tested for coverage acceptance. No acceptance testing will be performed in locations predicted on Motorola Solutions' maps to be below the required Covered Area reliability.

After all accessible tiles in the defined test area have been tested, the Covered Area reliability will be determined by dividing the number of tiles tested that meet or exceed the CPC pass/fail criterion by the total number of tiles tested. [TSB-88.3-F, §5.1, equation 1]

9.2.4 Direction(s) of Test

The direction(s) of test in Table 9-2: BCES Coverage Acceptance Test Summary defines the direction(s) which will be tested for coverage acceptance. Outbound (also called forward link, downlink, or talk-out) is the path from the fixed equipment outward to the mobile or portable radios. Inbound (also called reverse link, uplink, or talk-in) is the path from the mobile or portable radios inward to the fixed equipment.

9.2.5 Equipment Configurations

This section defines the equipment configurations and infrastructure design parameters upon which the coverage guarantee and the coverage acceptance test are based. The equipment configurations are defined in Table 9-2: BCES Coverage Acceptance Test Summary, and include user equipment, outdoor/in-building definition, defined test area, number of test tiles, reliability, CPC, CPC pass/fail, and direction(s) of test. The infrastructure design parameters are defined in Table 9-3: BCES Infrastructure Design Parameters, and include site names, site locations, and antenna system parameters. If the implemented system equipment configuration and/or infrastructure design parameters vary from these configurations and/or parameters, a revised coverage map will be used to define the test configuration and potential areas from which test tiles will be included in the revised coverage acceptance test.

Coverage testing will be conducted with equipment installed per the configurations in Table 9-2: BCES Coverage Acceptance Test Summary, with the mobile antennas in unobstructed locations that are not adjacent to other large objects or metallic items which would distort the antenna patterns.

Table 9-2: BCES Coverage Acceptance Test Summary

User Equipment	Defined Test Area & Map Name	Number of Test Tiles	Reliability	CPC	CPC Pass/Fail	Direction(s) of Test
APX 8000 Portable with all band antenna in swivel case with remote speaker microphone for transmit and receive	Figure 1-1: Inbound On-roads Covered Area CATP Grid	2801 (0.75 mile tiles)	95% Covered Area Reliability	DAQ-3.4	2.0% BER Inbound	Inbound Only
APX 8000 Portable with all band antenna in swivel case with remote speaker microphone for transmit and receive	Figure 1-2: Outbound On-roads Covered Area CATP Grid	3648 (0.75 mile tiles)	95% Covered Area Reliability	DAQ-3.4	2.0% BER Outbound	Outbound Only
APX 8000 Portable with all band antenna in swivel case with remote speaker microphone for transmit and receive	Figure 1-3: Inbound & Outbound On-roads Info Only Grid	416 (0.75 mile tiles)	95% Covered Area Reliability	DAQ-3.4	Informational Only	Roundtrip

Table 9-3: BCES Infrastructure Design Parameters

Site Name	Latitude	Longitude		Transmit Antenna System				Receive Antenna System				
				Height	Azimuth	Antenna Model	ERP (watts)	Height	Azimuth	Antenna Model	External Noise assumed (relative to KToB)	EFS (dBm)
			Trunking Simulcast Subsystem									
414873 American Towers (Mesa Am Twrs)	46° 34' 40.92" N	118° 59' 47.8" W		150 ft	0°	ALIVE TELECOM ATC-GC7V12O-NF	224 watts	150 ft	0°	ALIVE TELECOM ATC-GC7V12O-NF	N/A	- 123.97 dBm
Connell	46° 37' 43.1" N	118° 48' 20.1" W		80 ft	0°	ALIVE TELECOM ATC-GC7V12O-NF	269.3 watts	100 ft	0°	ALIVE TELECOM ATC-GC7V12O-NF	N/A	- 123.97 dBm
Kahlotus	46° 38' 19.16" N	118° 33' 40.43" W		250 ft	0°	ALIVE TELECOM ATC-GC7V12O-NF	182.1 watts	270 ft	0°	ALIVE TELECOM ATC-GC7V12O-NF	N/A	- 123.97 dBm
			Standalone Sites									
Eureka	46° 21' 21.4" N	118° 37' 25.9" W		70 ft	325°	dbSpectra DS7C15PPAU-D_105	517.7 watts	70 ft	325°	dbSpectra DS7C15PPAU-D_105	N/A	- 126.47 dBm

Site Name	Latitude	Longitude	Transmit Antenna System					Receive Antenna System				
				Height	Azimuth	Antenna Model	ERP (watts)	Height	Azimuth	Antenna Model	External Noise assumed (relative to KToB)	EFS (dBm)
Hart Rd	46° 45' 54.91" N	119° 16' 56.4" W		80 ft	160°	dbSpectra DS7C15PPAU-D_90	567.6 watts	80 ft	160°	dbSpectra DS7C15PPAU-D_90	N/A	- 126.97 dBm
Starbuck	46° 33' 10.24" N	118° 11' 28.65" W		115 ft	305°	dbSpectra DS7C17PPAU-D_130	622.4 watts	135 ft	0°	dbSpectra DS7C17PPAU-D_130	N/A	- 127.57 dBm
Wallula	46° 1' 54.83" N	118° 51' 32.12" W		70 ft	0°	dbSpectra DS7C15PPAU-D_160	304.8 watts	70 ft	0°	dbSpectra DS7C15PPAU-D_160	N/A	- 124.17 dBm

9.2.6 Outdoor Only Coverage

Motorola Solutions' portable coverage prediction is for outdoor locations only. Portable coverage inside buildings and vehicles is not a design requirement of this system and is, therefore, not guaranteed

9.2.7 CPC Pass/Fail Criteria for a Test Tile

For each equipment configuration, the CPC pass/fail criteria for a test tile is stated in Table 9-2 Coverage Acceptance Test Summary each equipment configurations[s] will have only one CPC pass or fail criterion for a test tile.

To measure BER, the coverage test will be performed with the appropriate attenuator value installed in the test radio antenna line, to establish an equivalent signal level performance for each equipment configuration.

Coverage for the portable outdoor equipment configurations will be verified for acceptance by attenuation of the test radio for BER and DAQ tests. The attenuation will be the difference between the test radio's antenna system and the additional loss used in Motorola Solutions' coverage prediction to account for portable antenna performance . The attenuator values will be determined by the equation provided in Table 9-5: Attenuator Values to Evaluate Each Equipment Configuration.

Table 9-4: Attenuator Values to Evaluate Each Equipment Configuration

User Equipment	Attenuator Value (dB)
Portable Outdoors	Portable antenna loss + height correction factor - testing kit cable loss + mobile magmount antenna gain adjustment

The equation above provides a method of verifying that the radio system provides the required BER or DAQ for the specified CPC for each of the defined equipment configurations.

BCES will provide the user radios to be used during the test. Attenuator values will be determined using the equation in Table 9-5 once the radios are received and the Voyager kits are setup. The methodology to determine the attenuator value is demonstrated in TSB-88.1-F §5.4.2, Figure 6. The attenuator value includes the proper values for the equipment configuration requirement plus adjustments for the test equipment setup. Should the test equipment setup losses (e.g. cable length) vary, an adjustment to the attenuator value may be required to represent the required equipment configuration accurately.

Note: Inbound and Outbound attenuated tests may require different attenuation values for the transmit and receive paths. This may require separate Voyager computers and radios for each direction, since typically the radios do not have separate transmit and receive RF ports.

9.2.8 Required Number of Test Tiles in the Defined Test Area

The method used to test coverage is a statistical sampling of the defined test area to verify that the CPC is met or exceeded at the required reliability for each of the defined equipment configurations. It is impossible to verify every point within a defined test area, because there are infinite points; therefore, coverage reliability will be verified by sampling a statistically significant number of randomly selected locations, quasi-uniformly distributed throughout the defined test area. There is one test sample per test tile, where a sample consists of multiple sub-samples.

Coverage acceptance testing will be performed in the defined test area as indicated on Motorola Solutions-provided maps. To verify that the reliability requirement is met, the defined test area indicated on Motorola Solutions' maps will be divided into uniformly sized test tiles, with at least the number of test tiles indicated in Table 9-2: BCES Coverage Acceptance Test Summary. The number of test tiles indicated in Table 9-2: BCES Coverage Acceptance Test Summary is at least the minimum required by the Estimate of Proportions formula as stated in Section 9.2.1 (Defined Test Area) of this document.

Per TSB-88.3-F, the stated minimum outdoor test tile size is 100 by 100 wavelengths; however, the *practical* minimum size of test tiles is typically about 400 by 400 meters (about 0.25 by 0.25 miles). The minimum practical tile size for any system is determined by the distance traveled at the speed of the test vehicle while sampling, GPS error margin, and availability of road access within very small test tiles. A related consideration is the time, resources, and cost involved in testing very large numbers of very small tiles. For a given defined test area, all test tiles must be of equal size. The maximum test tile size is 2 by 2 km (1.24 by 1.24 miles) [TSB-88.3-F, §5.5.1]. In some wide-area systems, this constraint on maximum tile size may dictate a greater number of test tiles than the minimum number required by the Estimate of Proportions formula.

No acceptance testing will be performed in locations outside the defined test area as indicated on the Motorola Solutions-provided maps. Motorola Solutions and BCES may agree to perform "information only" tests in locations outside the defined test area; however, these "information only" test results will not be used for coverage acceptance. Any "information only" test locations must be defined before starting the test. If the added locations require significant additional time and resources to test, a change order will be required and Motorola Solutions may charge BCES on a time-and-materials basis.

9.2.9 Accessibility to Test Tiles

Prior to testing, Motorola Solutions and BCES will plan the route for the test vehicle(s) through the defined test area, to ensure that at least the minimum required number of tiles is tested. While planning the route (if possible) or during the test, Motorola Solutions and BCES will identify any test tiles that are inaccessible for the coverage test (due to lack of roads, restricted land, etc.). Inaccessible tiles will be eliminated from the acceptance test calculation. [TSB-88.3-F, §5.5.4]

If elimination of inaccessible test tiles results in less than a statistically significant number of test tiles or substantially alters the defined test area, Motorola Solutions reserves the right to adjust the committed reliability based on the reduced number of accessible test tiles within the altered test area and the Estimate of Proportions formula. [TSB-88.3-F, §5.2.1, equation 2]

9.2.10 Random Selection of a Test Location in Each Tile

This CATP provides an objective method of randomly selecting and tracking test locations using Motorola Solutions' VoyagerSM coverage testing tool. The method follows TIA TSB-88.3-F §5.0, "Performance Confirmation", and has direct correlation with Motorola Solutions' coverage prediction methodology.

Using Voyager, the actual test location within each test tile will be randomly selected by the test vehicle crossing into the tile at an arbitrary point, with an arbitrary speed and direction. If the selected test location is in a shielded area such as a tunnel or underground parking garage, the data from that test location must be eliminated and a replacement test location must be used.

9.2.11 CPC Measurements in Each Tile

For Outbound BER in each test tile, a series of sequential subsample measurements will be made while the test vehicle is moving at a typical speed for the surrounding environment. This test tile measurement, containing a number of subsamples, constitutes the test sample for this location. The test sample will establish the mean BER within the test tile. The BER subsamples will typically be measured for at least 1 second. A mean of multiple BER subsamples is used rather than a single measurement to ensure that the measurement is not biased by taking a single sample that might be at a peak or null point on the radio wave.

For Inbound BER testing, complementary timing profiles will be used by Voyager and the Voyager Fixed Network application, VFNE-2, to interleave the inbound and outbound testing. VFNE-2 will be used to gather inbound test statistics. The mobile application, Voyager, will gather outbound test statistics and will send an inbound test pattern to VFNE-2.

9.3 Responsibilities and Preparation

This section identifies the responsibilities of BCES and Motorola Solutions regarding requirements for equipment, personnel, and time during the coverage test.

BCES will provide the following for the duration of the coverage test:

- Provide [4] APX 8000 user radios for the test.
- At least [two] test vehicle(s) that is representative of the vehicles to be installed with radios, and will provide the driver(s).
- Exclusive use of the test channels required by Motorola Solutions during the test.

Motorola Solutions will provide the following for the duration of the coverage test:

- At least one Motorola Solutions Voyager coverage testing tool.
- One or more computers equipped with Motorola Solutions VFNE-2 software, and connected to the radio network for collecting inbound signal statistics.
- A timing profile to allow the test radio to transmit and receive at regular intervals will be established to facilitate automatic inbound and outbound BER statistics gathering.

As required, Motorola Solutions will provide a receiver signal strength calibration file for the test radio(s) used with the Voyager coverage testing tool.

Before starting the test, BCES and Motorola Solutions will agree upon the time frame for Motorola Solutions' submission of a report containing the coverage test results.

9.4 CATP Procedures

A coverage acceptance test will be performed using Motorola Solutions' Voyager tool to randomly select test locations and to manage BER data collection.

Voyager consists of the following:

- A voice test radio connected to an antenna installed in the appropriate location on the test vehicle. The test radio will monitor transmissions from the fixed network radio site(s).
- A Global Positioning System (GPS) receiver, which will provide the computer with the location and speed of the test vehicle.
- A laptop computer with Voyager software and a mapping database, which includes highways and local streets.
- A computer with the Voyager Fixed Network (VFNE-2) application, connected to the system network to retrieve inbound BER statistics and to initiate the outbound test pattern.

The procedure for the objective BER coverage test will be as follows:

- The Voyager tool will be installed in a test vehicle, which will be driven over a route planned to cover the accessible tiles within the defined test area.
- During the coverage test, the laptop computer screen will display the vehicle's location on a map of the defined test area overlaid with the grid of test tiles. Voyager will automatically initiate outbound measurements and inbound transmissions based on the defined timing profile. The computer will provide a visual indication that a measurement has been completed. Voyager will manage the coverage test data collection, and will store the outbound measurements for each tested tile for later analysis. Voyager will use the information collected by the VFNE-2 fixed end application for the inbound tests. Voyager will use its merge and export feature to match the inbound measurements to a test tile and display the BER statistics.
- For FDMA Simulcast System Inbound/Outbound BER/SSI Coverage Testing, two channels are required. The outbound test will use an O.153 (formerly V.52) test pattern initiated on one test channel at the channel comparator. The inbound test will use a 1011 Hz test pattern on another channel, separate from the outbound test channel. Separate channels are required for outbound and inbound to accommodate the FDMA hardware configuration. For FDMA outbound simulcast, the base stations must be in normal mode to allow use of proper launch delays. The FDMA base stations must be put into test mode to gather inbound signal strength and BER information. Thus the requirement for separate FDMA test channels, one in normal mode (outbound) and one in test mode (inbound). The Voyager Fixed Network (VFNE-2) application will connect to the system test port to establish an IP session to each base station to gather inbound signal statistics. The outbound O.153 test pattern, once initiated, will send a continuous test pattern over the air to allow the radio in the Voyager test vehicle to gather signal statistics whenever a test is initiated.

- For FDMA Standalone System Inbound/Outbound BER/SSI Coverage Testing, one channel is required. The outbound test will use an O.153 (formerly V.52) test pattern initiated on a base station transmit frequency. The inbound test will use a 1011 Hz test pattern on the base station's receive frequency. The FDMA base station must be put into test mode to gather inbound signal strength and BER information. While in test mode the FDMA outbound test pattern can also be initiated. The Voyager Fixed Network (VFNE-2) application will connect to the system test port to establish an IP session to each base station to gather inbound signal statistics. The outbound O.153 test pattern, once initiated, will send a continuous test pattern over the air to allow the radio in the Voyager test vehicle to gather signal statistics whenever a test is initiated.
- Any tile that fails the objective BER test described above will be re-tested using a subjective DAQ test. Any tile that fails the objective BER test, but passes the subjective DAQ re-test will be declared passed.

The procedure for the subjective DAQ re-test of failed BER tiles (if needed) will be as follows:

- A subjective listening re-test will be performed on tiles that fail the objective BER test, to verify undefined DAQ performance of those tiles.
- Talk-out and talk-in will be evaluated independently
- To perform a statistically valid subjective DAQ test, a large group of people is required to ensure high confidence in the results. However, obtaining a large group of people for a subjective listening test is usually impractical; therefore, several (three to seven) people in a car or van must be used for the test. Since a group this small cannot provide statistically significant results, it is very important that the personnel participating in the subjective test be familiar with the sound of radio conversations. Before subjectively testing, all personnel who will evaluate audio quality must be "calibrated" by listening to examples of audio that pass and fail the subjective DAQ test.
- A fixed dispatch location will be established. Prior to testing, BCES and Motorola Solutions will agree upon a procedure to allow each audio transmission to be evaluated for approximately five seconds.
- The test participants will be divided into teams, each consisting of personnel from both BCES and Motorola Solutions. Each team will have members that operate a portable radio in the field, and members that are stationed at the fixed dispatch location.
- As the field test team(s) drive through the coverage area, test locations within each re-test tile will be selected randomly by Voyager's GPS location indication. Voyager will be used to log the talk-in and talk-out pass/fail result as well as any pertinent notes for the location.
- At each re-test tile location, each field test team member will listen to a talk-out audio transmission, and will record his or her subjective pass/fail evaluation of the DAQ for the tile. Team members stationed at the dispatch location will evaluate talk-in audio quality of transmissions from the test radio(s) in that tile. Each team member will maintain a test log to record date, time, and subjective pass/fail evaluation for each re-test tile location. Subjective pass/fail evaluation will be based on the DAQ descriptions in Table 1-1: DAQ Definitions. The determination of whether each re-test tile passes or fails the required DAQ value will be the majority vote of all team members' pass/fail subjective evaluations for that tile. An odd number of team members are required to avoid ties for the pass/fail majority vote.

9.5 CATP Documentation and Coverage Acceptance

During the coverage acceptance test, the Voyager computer(s) generate comma separated value (.CSV) files that include the coverage test data. A copy of the .CSV files will be provided to BCES at the conclusion of the coverage test. Motorola Solutions will process this data to produce a map detailing the coverage test results, and to determine whether the coverage test was passed for each user equipment configuration.

The coverage acceptance criterion for a user equipment configuration will be that the voice radio system implemented by Motorola Solutions for BCES meets or exceeds the reliability stated in Table 9-2: BCES Coverage Acceptance Test Summary for that user equipment configuration. The system coverage acceptance criterion will be the successful passing of each of the user equipment configurations defined in Table 9-2: BCES Coverage Acceptance Test Summary.

Motorola Solutions reserves the right to review any test tiles that fail. Any tile that fails the objective BER test may be re-tested using a subjective DAQ test. Any tile that fails the objective BER test, but passes a subjective DAQ re-test will be declared passed. If a coverage test, or a portion thereof, is suspected by Motorola Solutions to have failed due to external interference, those tiles suspected of being affected by an interferer may be re-tested. If the test tiles re-tested are confirmed to have failed due to interference or external noise, those test tiles will be excluded from all acceptance calculations and Motorola Solutions will work with BCES to identify potential solutions to the interference issues.

Motorola Solutions will conduct this Coverage Acceptance Test only once. If any portion of the test is determined to be affected by proven equipment malfunctions or failures, Motorola Solutions will repeat the portion of the test affected by the equipment malfunction or failure. BCES will have the option to accept the coverage at any time prior to completion of the coverage test or documentation process.

Motorola Solutions will submit to BCES a report detailing the coverage test results. This report will include a document, which is to be signed by both BCES and Motorola Solutions, indicating the test was performed in accordance with this CATP and the results of the test indicate the acceptance or non-acceptance of the coverage portion of the system.

Section 10

Training Plan

10.1 Training Overview

Partnering with Motorola Solutions will enable the City of Richland on behalf of the Benton County Emergency Services (BCES) to build personnel competency and maximize return on investment.

Effective training ensures successful implementation and use of your communications system by all personnel for the life of the system. The training plan furnished to BCES is comprised of targeted coursework developed and delivered by our expert instructors. This plan, included below, will effectively provide BCES's personnel with a comprehensive understanding of the proposed system and user equipment.

We will collaborate with BCES to tailor a final training plan to enable BCES's organization to operate, configure, and manage the proposed solution effectively and efficiently.



10.2 Motorola Solutions Training

Motorola Solutions provides an expanding portfolio of training delivery methods, tools, and courses to support the training needs of our customers. The figure below shows the elements of our training methodology that qualify us as the leader in the communications training industry.

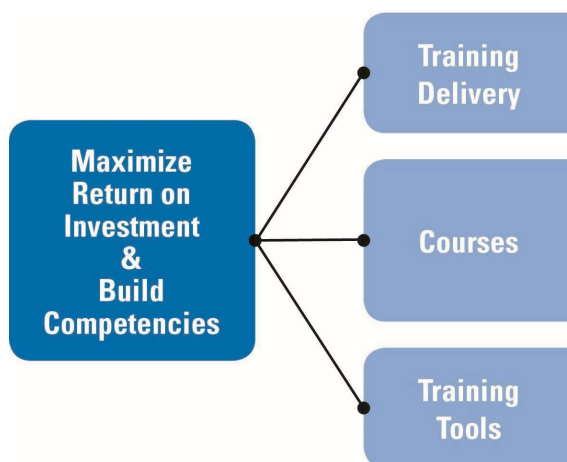


Figure 10-1: Build the competencies of BCES personnel and maximize your return on investment with Motorola Solutions' expanding portfolio of training delivery methods, tools, and courses.

10.2.1 Training Delivery

Training Methods

Motorola Solutions' training experience and expertise enables our customers to gain the training they need to use during critical times in a variety of methods. As shown in the figure below, we offer three interactive methods of training: Online Self-Paced, Virtual Instructor-Led, and Instructor-Led.



Figure 10-2: Motorola Solutions offers a variety of interactive training methods that cater to different learning techniques, allowing more effective ways to give personnel the skills they need.

These training approaches ensure our customers receive the understanding they need for the practical aspects of their jobs.

Delivery Options

Field

Field class delivery is "tailored" to the customer's specific system. We are providing classes which are not offered as standard "Open Resident" classes at our training facilities. The students benefit from working on their own systems, at their home location and within their schedules.

Motorola Facility

Resident classes are open to all Motorola customers, seating is based on availability, and participant guides and required pre-work when applicable are included in the tuition. These courses are comprehensive and are not tailored to any one customer's system. Students benefit from other students' experiences and are allowed to take systems out of service. These courses provide optimal "hands-on" training.

Motorola Facility Closed Sessions-Customer Specific

Special Resident classes are closed sessions for a particular Motorola Solutions customer. The customer is essentially renting the classroom. These courses are tailored to the customer's system as much as possible. The instructor will require the customer's system diagrams prior to the class taking place. The students will receive their ASTRO 25 IV&D manuals on CD-ROM and hard copy participant guides. Class manuals, participant guides, and required pre-work are included in the pricing of the class per student. The students are allowed to take systems out of service, which provides optimal "hands-on" training.

Motorola Solutions Instructors

We have approximately 40 instructor resources distributed across North America. These instructors are available to train customers in our Technical Training Center located in Schaumburg, Illinois, while specific training courses are available at our facility in Plantation, Florida. Training can also be delivered directly on-site at customer locations. All instructors undergo an Instructional Skills and Technical Knowledge Program, which is a globally-recognized training and instructor assessment program.

Consultative Services

Motorola Solutions provides consultative services for our customers, which includes personalized training plans and other training-related services. Our dedicated training consultant team works with our customers and Motorola Solutions account teams to identify and meet the training needs of technical, administrative end users, and other audiences.

10.2.2 Training Courses

Motorola Solutions offers a wide range of training courses to help our customers improve their proficiency with our expanding portfolio and get the most from their training system.

Our specialized courses/curriculums are designed for our customers' role. Whether they are an administrator, technician or user, Motorola Solutions makes sure our customers are equipped with foundational and advances skills.

General overviews of product and/or solution training offered are listed below:

Foundational Radio and Networking Training

Foundational Radio and Networking training provides new hires or staff from different skilled backgrounds fundamental knowledge. Some of these courses are online/self-paced while others are instructor led. Some topics include: Radio System Basics, Basic Networking, Communication System Concepts, Networking Essentials and Applied Networking. This allows Motorola Solutions to offer training before installation, during installation and after your solution is operational.

ASTRO 25 Infrastructure Training Courses

ASTRO 25 Infrastructure Training provides participants with a full curriculum that will enable them to maintain/service the new solution, and will give them the skills required to manage and operate the solution to obtain its fullest potential and capabilities.

ASTRO 25 Patch Management Training Course

ASTRO 25 Patch Management Training provides ASTRO 25 Land Mobile Radio (LMR) system administrators the information needed to access and patch their radio network infrastructure, update antivirus definitions, and review log files.

Console Training Courses

Console Training provides participants with a curriculum that will enable them to obtain a high-level understanding of the system configuration, general console operation, how to perform basic tasks, operating procedures for specific features, and the knowledge and skills necessary to manage and maintain the system.

Mobile and Portable Radio Training Courses

Mobile and Portable Radio Training provides participants with an introduction to the radio, the knowledge and skills necessary to perform basic radio operation, common operational tasks, operating procedures for specific features of the radio, and technical programming and maintenance of radios.

MOTOTRBO Training Courses

MOTOTRBO Training provides participants with a full curriculum that will enable them to maintain/service the new solution, and will give them the skills required to manage and operate the solution to obtain its fullest potential and capabilities.

CallWorks Training Courses

CallWorks Training provides participants with an overview of the components and functionality of the main application, operation, troubleshooting, a high-level understanding of the software, and configuration and maintenance of components of the CallWorks solution.

PremierOne Training Courses

PremierOne Training provides participants with sufficient knowledge of the PremierOne solution and its tools, giving them the skills necessary to operate and maintain the PremierOne solution.

LTE Training Courses

LTE Training provides participants a high-level understanding of the Public Safety LTE system and the network elements that comprise the system. Participants will gain knowledge of LTE architecture, signaling, system administration, and applied networking.

WAVE Training Courses

WAVE Training provides participants with an overview of the WAVE solution. It offers a basic understanding of how WAVE delivers a Radio-over-IP solution; describes features, hardware, and software requirements; how to use applications; and provides instruction in designing, integrating, and troubleshooting the WAVE solution.

10.2.3 Training Tools

Training Kits

Training kits are essential suitcase equipment, labs and exercises that apply to some of the ASTRO, MOTOTRBO, WAVE and LTE solutions. These kits are used in addition to equipment, in order to prevent solution downtime while training is conducted. As part of specific on-site classes, shown in Table 1-1, kits are included and shipped to our customers to allow students an in-depth, hands-on experience.

Table 10-1: Field Classes Training Kit Availability

Field Classes Training Kit Availability	
Networking Essentials	Server Virtualization
Applied Systems Networking	WAVE Certified Integration Engineer
Domain Controller	MOTOTRBO™ Systems Applied Networking

Tracking and Evaluation

All customer training is tracked and evaluated. The Project Manager and training team tracks and records all courses completed through the implementation of the project. Surveys are given to trainees to evaluate the trainers. Feedback is given and placed on our customer shared website.

End User Training Kit (EUTK)

The End User Training Kit is a knowledge-transfer tool designed to accelerate learning through customizability. Using the EUTK allows trainers to customize user/operator training to match unique button, feature programming, and displays provided in the system and radio codeplug. These tailored materials are developed by Motorola Solutions trainers using training kits that allow customer trainers to modify training materials when radio or console features change. Personnel are taught how to maneuver through and tailor the EUTK screens. The tailored selections are saved to an electronic file that the Motorola Solutions training team provides to the customer.

For a more detailed view of the training Motorola Solutions provides, please see our Product and System Technical Training Course Catalog: <https://learning.motorolasolutions.com/catalog/56280enus>

10.3 Proposed Training Overview for BCES

In order to achieve the training goals identified by BCES, we propose the following courses.

It is necessary that participants bring their laptop computers for all system administrator and technician classes. Materials will be delivered electronically.

10.3.1 Technician Training Plan

Course Title	Target Audience	Sessions	Duration	Location	Date	Participants
ASTRO® 25 IV&D System Overview Course#: AST1038 (Self-paced; Online)	System Administrators and Technicians	1	1.5 hours	Self-paced; Online	Prior to workshops and remaining classes	12
ASTRO® 25 IV&D DBR RF Technical Workshop Course#: AST2046 (Instructor-led)	Technicians	1	3 days	City of Richland, WA	Prior to maintaining	Up to 12
ASTRO® Virtualized Simulcast Prime Site Workshop Course#: AST0098 (Instructor-led)	Simulcast Site Technicians	1	3 days	City of Richland, WA	Prior to maintaining	Up to 12
Critical Connect Portal Training Course#: PSA0032	Wave Users	1	0.5 hours	Online	Prior to Cutover	Up to 5

10.3.2 Course Descriptions for Benton County

Course descriptions for Benton County are included on the following pages.

10.3.2.1 ASTRO® 25 IV&D System Overview

AST1038

Course Synopsis and Objectives:	The ASTRO® 25 IV&D System Overview course will provide participants with knowledge and understanding of the ASTRO® 25 IV&D system. The System architecture, components and features will be explained. This course does not cover K Core material. For more information on K Core, please refer to AST3038. At the end of this course, the participant should: - Describe the general architecture of an ASTRO 25 Radio System - List key features available in the ASTRO 25 Zone Core - Define components of the ASTRO 25 system - Summarize site components in the ASTRO 25 system - Explain the features, capabilities and components of dispatch consoles in the ASTRO 25 system - Recognize Mobility and Call Processing in the ASTRO 25 System - Identify applications and features for managing the ASTRO 25 system
Delivery Method:	OLT = Online Training
Duration:	1.5 hours
Participants:	This course is intended for Professionals who need to get an understanding of the architecture, components, and features of the ASTRO®25 IV&D System.
Class Size:	Class Size varies by region
Prerequisite:	None
Curriculum:	Course Modules: Module 1 – System Architecture Module 2 – System Features and Options Module 3 – Zone Core Components Module 4 – Sites Module 5 – Site Status Module 6 – Information Types and Paths Module 7 – Mobility Management Module 8 – Voice Call Processing Module 9 – Data Call Processing Module 10 – Applications Overview

10.3.2.2 ASTRO® 25 IV&D DBR RF Technical Workshop

AST2046

Course Synopsis and Objectives:	This workshop describes the components in the ASTRO® 25 IV&D DBR M12 RF Site. This course also presents how the DSC 8500 site controller operates and explains the tools and methods available for troubleshooting components within the subsystem. After completing this course, the participant will be able to: ▪ Describe the ASTRO® 25 IV&D DBR M12 RF Site configurations and components. ▪ Describe the functionality of the DBR M12 RF Site. ▪ Identify the DSC 8500 Site Controller functions and configuration requirements. ▪ Describe the DSC 8500 connections and interfaces. ▪ Demonstrate usage of the PCA (Provisioning and Configuration Agent) and OPSH (On Premises Software Hub) ▪ Configure and troubleshoot the ASTRO® 25 DBR M12 RF Site.
Delivery Method:	ILT = Instructor Led Training
Duration:	3 days
Participants:	DBR RF Site Technicians
Class Size:	Up to 12
Prerequisite:	Completion of the following courses or equivalent experience: ▪ Networking Essentials in Communication Equipment (NST762) ▪ ASTRO® 25 Systems Applied Networking (AST4104) ▪ ASTRO® 25 IV&D System Overview (AST1038)
Curriculum:	Module 1: Installation Module 2: Configuration: Module 3: Maintenance: Module 4: Troubleshooting

10.3.2.3 ASTRO® Virtualized Simulcast Prime Site Workshop

AST0098

Course Synopsis and Objectives:	The ASTRO® 25 IV&D Virtualized Simulcast Prime Site workshop provides an understanding of the components that comprise the ASTRO® 25 IV&D Virtualized Simulcast Prime Site subsystem, and how they operate in conjunction with each other. The workshop also explains the tools and methods available for troubleshooting components within the Virtualized Simulcast Prime Site subsystem. After completing this course, the participant will be able to: ▪ Recognize the flow of message and control data within an ASTRO® 25 IV&D IP Digital Simulcast subsystem with Virtualized Simulcast Prime Site ▪ Identify the major components and connections within an ASTRO® 25 IV&D IP Digital Simulcast subsystem Virtualized Prime and Remote Sites ▪ Recognize how calls are processed within an ASTRO® 25 IV&D IP Digital Simulcast subsystem with Virtualized Simulcast Prime Site ▪ Perform maintenance and troubleshooting of selected components in an ASTRO® 25 IV&D IP Digital Simulcast subsystem with Virtualized Simulcast Prime Site.
Delivery Method:	ILT (Instructor-Led Training)
Duration:	3 days
Participants:	Simulcast Site Technicians
Class Size:	Up to 12 (Class Size may vary by region)
Prerequisite:	Completion of the following courses or equivalent experience: ▪ Bridging the Knowledge Gap – Technicians (ACT100E) ▪ Networking Essentials in Motorola Communications Equipment (NST762) ▪ ASTRO® 25 IV&D System Overview (AST1038) ▪ ASTRO® 25 Systems Applied Networking (AST4104)
Curriculum:	Course Modules: Installation: - RF Site - GTR 8000 Base Radio - DSC 8000 Controller - Radio Frequency Distribution System (RFDS) - Simulcast Site Reference (TRAK) - Network Transport - Edge Availability Configuration: - On-Premises Software Hub - Provisioning and Configuration Agent (PCA) - Unified Network Configurator (UNC) Maintenance: - GTR 8000 Base Radio Diagnostics - DSC 8000 Controller Diagnostics - Radio Frequency Distribution System (RFDS) Diagnostics

	- Simulcast Site Reference (TRAK) Diagnostics - Network Transport Diagnostics Troubleshooting: - Troubleshooting Overview - PCA Diagnostics - CSS Diagnostics - Unified Event Manager
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10.3.2.4 Critical Connect Portal Online Training

PSA0032

Course Synopsis and Objectives:	During this training, you will become acquainted with the main functions and features of the Critical Connect solution and learn to navigate and operate the Critical Connect Patch Portal. You will perform the actions required to create and manage existing patches within the portal. Objectives After completing this course, you will be able to: ▪ Confidently navigate the Patch Portal interface. ▪ Successfully search and filter talkgroups by type. ▪ Create and remove patches through various actions. ▪ Enable and manage existing patches.
Delivery Method:	Online
Duration:	0.5 Hours
Participants:	State and Local Public Safety Customers who use the Patch Portal to set up and manage inter-agency patches and MSI support team members.
Class Size:	Up to 5 Sessions
Prerequisite:	None

Section 11

Warranty & Maintenance Plan

11.1 800 MHz Radio System Expansion Warranty Services Overview

Motorola Solutions offers the Advanced Plus services package for the City of Richland on behalf of Benton County Emergency Services (BCES). These services are offered for the proposed 800 MHz Radio System Expansion (Expansion) equipment during warranty period. These services for ASTRO® 25 infrastructure is a comprehensive program to sustain the long-term performance of BCES's Expansion network. Proposed warranty services for year match the BCES's existing contract for their 800 MHz System and consists of the following elements:

- Network Event Monitoring
- Remote Technical Support
- Network Hardware Repair with Advanced Replacement
- Remote Security Update Service (RSUS)
- On-site Infrastructure Response
- Annual Preventative Maintenance

Together, these elements will help to avoid operational disruptions and maintain the value of BCES's expansion of their communications investment.

In addition, Motorola Solutions is offering MNI Microwave (MW) Warranty Services and Nokia's MPLS Warranty services. The services for MW and MPLS are a subset of the above services and are described further below in this document.

For the ASTRO system, MNI Microwave and Nokia MPLS, 1 year of warranty will begin at System Acceptance. For all other equipment, warranty will begin at equipment shipment as defined below.

Subscriber radios warranty start at shipment of the radios.

Motorola will pass through the standard commercial warranty on the third party equipment as-is but not limited to the Shelter, DC Power System, Generators, and Propane Tanks.

The Mesa American Tower Prefab Shelter comes with the following standard warranty starting at shipment:

- Workmanship - 1 Year
- HVAC parts - 1 Year
- Compressor - 5 Years
- Polyvinyl Roof - 10 Years
- Electrostatic Resistant Flooring - Lifetime

DC Power Plants come with 27 Months standard warranty starting at equipment shipment.

Batteries come with 5 years standard warranty starting at shipment.

Generators come with 2 years standard warranty starting at the successful startup of the Generators.

Lastly, Motorola has also quoted Managed Detection and Response (MDR) as a Cyber Security offering for the entire BCES system (existing 800 MHz System, Consoles, and proposed expansion) for one year.

11.2 Advanced Plus Services Element Descriptions

The following sections describe the elements proposed for BCES's ASTRO 25 Expansion infrastructure.

11.2.1 ASTRO System Monitoring

ASTRO System Monitoring Service includes advanced network and security monitoring along with connectivity to deliver these services.

- **Managed Detection and Response**

Experienced, specialized cybersecurity analyst at Motorola's Security Operations Center (SOC) will monitor the Customer's ASTRO® 25 radio network for security threats. SOC analysts will coordinate with BCES through the ActiveEyeSM Security Platform to identify and mitigate threats to the BCES's networks. Please refer to the addendum the end of this section for further details.

- **Network Event Monitoring**

Real-time, continuous ASTRO® 25 radio communications network monitoring and event management. Using sophisticated tools for remote monitoring and event characterization, Motorola will assess events, determine the appropriate response, and initiate that response. Possible responses include remotely addressing the issue, escalation to product technical support groups, and dispatch of designated field technical resources.

11.2.2 Remote Technical Support

Motorola Solutions' Centralized Managed Support Operations (CMSO) will provide Remote Technical Support for infrastructure issues that require specific technical expertise. Experienced technical support specialists will be available to consult with BCES to help diagnose, troubleshoot and resolve infrastructure issues. Service Desk maintenance procedures and incident resolution techniques are based on ISO 9001 and TL 9000 standards.

11.2.3 Network Hardware Repair with Advanced Replacement

To restore BCES's ASTRO 25 Expansion network components if they malfunction, Motorola Solutions will repair Motorola Solutions-provided infrastructure equipment. This includes select third-party infrastructure equipment supplied by Motorola Solutions. Motorola Solutions will ship and return repaired equipment, and will coordinate the repair of third-party solution components.

To reduce the impact of a malfunction, Motorola Solutions will exchange malfunctioning equipment with Advanced Replacement units or Field Replacement Units (FRU), as available. Motorola Solutions' repair depot will diagnose and repair malfunctioning components, and once repaired, add those to the depot's FRU inventory. Replacement components will remain in BCES's ASTRO 25 Expansion network to maintain continued network functionality.

If BCES prefers to maintain their existing FRU inventory rather than using Motorola Solutions' depot inventory, Motorola Solutions can provide "loaner" FRUs during the repair process.

11.2.4 Remote Security Update Service

Commercial security software updates are often designed without consideration for specialized systems like radio communications networks. These updates may inadvertently disrupt ASTRO 25 network operations and functionality.

To minimize cyber risks and software conflicts, Motorola Solutions provides the Remote Security Update Service (RSUS). With this service, Motorola Solutions deploys antivirus and operating system security updates on an ASTRO 25 network in a dedicated information assurance lab to test and validate them for use with ASTRO 25 networks.

Motorola Solutions tests whether applying these security updates degrades network service. If an update degrades performance, Motorola Solutions searches for a solution or workaround to address the issue before releasing that update.

With RSUS, Motorola Solutions will remotely install tested updates on BCES's ASTRO 25 Expansion network. If there are any recommended configuration changes, warnings or workarounds, Motorola Solutions will provide detailed documentation on a secured extranet website.

11.2.5 On-site Infrastructure Response

Motorola Solutions will provide repair service from trained and qualified technicians. Once dispatched, technicians will travel to BCES's ASTRO 25 Expansion network location to diagnose issues and restore functionality. These technicians will run diagnostics on hardware to identify defective components, and repair or replace them as appropriate. Infrastructure Response times are based on a given issue's impact on overall system function.

Travel times and service levels are governed by local geography. Motorola Solutions will provide additional information in the Statement of Work for ASTRO 25 Advanced Services and in the Customer Support Plan agreed between BCES and Motorola Solutions.

11.2.6 Annual Preventive Maintenance

Motorola Solutions will annually test and service network components. Qualified field technicians will perform routine hands-on examination and diagnostics of network equipment to keep them operating according to original manufacturer specifications.

11.3 Motorola Solutions ASTRO 25 Service Delivery Ecosystem

Advanced Services are delivered through a tailored combination of field service personnel, centralized teams, product repair depots and Customer Hub. These service resources will collaborate to swiftly analyze network issues, accurately diagnose root causes, and efficiently resolve issues to return the network to normal operation.

Motorola Solutions services will be delivered by staff experienced in servicing mission-critical networks. Motorola Solutions uses the Information Technology Infrastructure Library (ITIL) framework to define service tasks based on industry-recognized best practices. As staff perform tasks, service incident information will be available to BCES's administrators and personnel through Customer Hub.

Service activities and Motorola Solutions' service team are described in more detail below.

11.3.1 Centralized Managed Support Operations

The cornerstone of Motorola Solutions' support process is the Centralized Managed Support Operations (CMSO) organization. This TL 9000/ISO 9001-certified organization is staffed 24x7x365 by experienced service desk specialists, security analysts, and operations managers. The CMSO houses critical central functions, including the Service Desk.

The CMSO Service Desk will serve as a single point of contact for services. It processes service requests, service incidents, change requests, and dispatching. The Service Desk communicates necessary information to stakeholders, bridging communications among BCES, Motorola Solutions, and third-party subcontractors.

Service Desk teams record, track and update incidents through the Motorola Solutions Customer Relationship Management (CRM) system. They document and respond to inquiries, requests, concerns and service tickets. When an incident is initiated, the CMSO will engage with teams to resolve that incident. The CMSO will escalate to new teams when needed. Depending on the incident, the CMSO will coordinate incident resolution with local field service and authorized repair depots.

11.3.2 Field Service

Motorola Solutions authorized and qualified field service technicians will perform the On-site Infrastructure Response service, repair malfunctioning hardware in the field, and conduct preventive maintenance tasks. These technicians will coordinate with the Service Desk, technical support teams, and product engineering as needed to resolve incidents.

11.3.3 Repair Depot

The Motorola Solutions Repair Depot will provide BCES with a central repair location. This will eliminate the need to send network equipment to multiple vendor locations for repair. Motorola Solutions tracks products sent to the Depot via a case management system throughout the repair process. This system will enable BCES representatives to check repair status, from inbound shipment to return.

11.3.4 Customer Support Manager

A Motorola Solutions Customer Support Manager (CSM) will be BCES's key point of contact for the definition and administration of services. The CSM will work with BCES to define service delivery details to address BCES's specific priorities.

11.3.5 Customer Hub

To provide BCES with quick access to service details, Motorola Solutions will provide our Customer Hub online network information tool. Customer Hub provides our customers with real-time critical network and services information through an easy-to-use graphical interface.



Figure 11-1: Customer Hub offers real-time, role-based access to critical network and services information.

With Customer Hub, BCES's administrators will be able to monitor system health and maintenance updates. Capabilities include:

- Viewing network and support compliance
- Viewing incident reports
- Updating and creating incidents
- Checking system update status
- Receiving pro-active notifications regarding updates

Available 24x7x365 from any web-enabled device, the information provided by Customer Hub will be based on your needs and user access permissions, ensuring that the information displayed is secure and pertinent to your operation

11.4 Microwave and MPLS System Services

In order to ensure the continuity of BCES's Microwave and MPLS network and reduce system downtime, Motorola proposes the following Microwave and MPLS services during warranty period.

11.5 Microwave Network Warranty and Post-Warranty Maintenance Services

The proposed offering for the Microwave Subsystem equipment consists of the following specific services during the Warranty Period and 4 years post-Warranty Maintenance Services Period:

- 24-hour Technical Support.
- Firmware Updates.
- Return and Repair of MW networks Manufactured Equipment.

11.5.1 24-Hour Technical Support

Technical Support is available 24 hours per day, seven days a week. Experienced Technical Support Engineers are available in the USA from 8:00 AM – 5:00 PM (Central Time) Monday through Friday. At all other times, Technical Support Engineers will return your call within 30 minutes.

11.5.2 Firmware Updates

Microwave Networks notifies customers about the latest firmware versions for each type of equipment. We provide a secured portal with password protected to access to all new software and firmware releases as soon as they are made available for general release.

11.5.3 Return and Repair of MW Networks Manufactured Equipment

The return and repair of the MW networks manufactured equipment program includes product warranty, which provides return and repair of all Microwave Networks manufactured equipment.

All repairs will be handled through Microwave Networks service department at no charge. Standard repair turnaround time is 30 days from receipt of unit and may change subject to availability of parts.

All other equipment has a 1 year standard warranty from the 3rd party manufacturer. Warranty starts at shipment of the equipment.

An authorization to return products under this warranty must be obtained from a MNI Customer Service Representative prior to making shipment to MNI's service location, and all returns shall be shipped freight pre-paid. MNI shall be responsible for return freight charges only on repaired and replaced products found to be defective.

11.6 MPLS Network

MPLS network is covered during warranty period.

The proposed services for the MPLS subsystem consist of the following specific services:

- Remote Technical Support.
- Network Hardware Return for Repair with Advanced Replacement.
- Software Subscription Plan.

11.6.1 Remote Technical Support

Motorola will provide Remote Technical Support for MPLS issues that require specific technical expertise. Experienced technical support specialists will be available to consult with BCES to help diagnose, troubleshoot, and resolve infrastructure issues.

11.6.2 Network Hardware Return for Repair with Advanced Replacement

Network Hardware Repair – Motorola's authorized Repair Depot will repair the MPLS equipment provided by Motorola, supplied as part of the proposed solution. The Repair Depot will manage the logistics of equipment repair (including shipment and return of repaired equipment), repair Motorola equipment, and coordinate the repair of third-party solution components.

Motorola also proposes **Network Hardware Repair with Advanced Replacement** to BCES. With this additional service, Motorola will exchange malfunctioning components and equipment with advanced replacement units as they are available in the Repair Depot's inventory. Malfunctioning equipment will be evaluated and repaired by the infrastructure repair depot and returned to the Repair Depot's inventory upon repair completion. If BCES prefers to maintain their existing inventory, BCES will be able to request a "loaner" while their unit is being repaired.

11.6.3 Software Subscription Plan

Nokia will make any MPLS equipment firmware updates available for BCES.

11.7 Managed Detection Response Addendum

MDR Executive Summary

Motorola is pleased to build upon our years of ongoing support to the City of Richland on behalf of Benton County Emergency Services with a response that efficiently meets the needs for your ASTRO® 25 Managed Detection and Response (MDR) solution. We are a national and global leader in the cybersecurity community with our recent acquisitions of both Delta Risk and Lunarline in 2020. We have evolved into a holistic mission critical technology provider, placing Information Technology (IT), as well as cybersecurity, at the forefront of importance to protect our customers against threats to the confidentiality, integrity and availability of their operation.

The MDR services priced in this proposal encompass the existing ASTRO 25 system and the expansion system offered in this proposal. The above Advanced Plus Services match the services under the existing contract and priced for the expansion system only.

ASTRO 25 Managed Detection and Response

Motorola's ASTRO 25 MDR provides radio network security element monitoring by experienced, specialized security technologists with extensive experience working with ASTRO 25 mission-critical networks. For highly complex or unusual security events, Motorola's technologists have direct access to Motorola engineers for rapid resolution.

Our solution provides 24x7x365 Security Operations Center Support. This is a component of our broader proprietary SOC 2 Type 2 certified Managed Security Platform targeted to Public Safety, Critical Infrastructure, and State/Local municipalities.

The ActiveEyeSM Platform

In 2020, Motorola acquired Delta Risk, a leading Managed Security Services Provider (MSSP). The acquisition now allows Motorola to extend the ActiveEyeSM platform to our customers and deliver a co-managed approach to 24/7 security monitoring operations across IT enterprise environments. The benefits of the ActiveEyeSM platform are demonstrated below:

- **Included Public Safety Threat Data Feed** — Threat reports covering potential attack vectors based on dark web research. Summaries of actual attacks against public safety and state/local municipalities. Indicator data pulled from a large network of deployed public safety sensors and state/local municipality environments.
- **Advanced Threat Detection & Response** — Consolidate SIEM data and direct threat inputs from endpoint security, network sensors, and cloud/SaaS applications. Pre-built custom playbooks to process alerts and reduce/eliminate manual analyst effort.

- **Single Dashboard for Threat Visibility** — Prioritize based on actual assets in the environment. Asset inventory created manually or automatically with Managed Vulnerability Assessment Service - external and authenticated scans of assets, providing a complete attack surface map.

Chief Information Security Officer (CISO) Benefits

Main dashboard displays and aggregates all of the important and relevant risk information from across the organization, helping decision makers to make better-informed decisions to balance cybersecurity efforts and operational efficiencies.

Main dashboard provides key performance metrics and indicators that can inform an admin at a glance to the activity that is occurring throughout their environment.

Create ad-hoc reports and notifications based on available data and ActiveEyeSM parameters.

Transparency into the service that Motorola is providing. The dashboard will provide the key indicators to the number of events that are handled on a daily, weekly, monthly basis and how those events are handled by the Motorola Security Operations Center (SOC).

Public Safety Threat Alliance

Cyber threats to public safety agencies are increasing in scope, scale, and complexity; however, most agencies lack the cybersecurity capabilities required to mitigate risk and ensure continuity of public safety operations. To address this critical need, Motorola has established a cyber threat information sharing and analysis organization (ISAO) for public safety called The Public Safety Threat Alliance (PSTA). The PSTA is recognized by the U.S. Cybersecurity and Infrastructure Security Association (CISA), and highlights Motorola's commitment to public safety agencies and the communities they serve.

The PSTA will leverage cybersecurity risk information from across Motorola's Cybersecurity Services. This, paired with information from members and trusted partners including CISA, other ISAOs, and nonprofits dedicated to sharing cyber threat intelligence, will help generate actionable intelligence to improve members' cybersecurity posture, defense, and resilience against evolving threats to their public safety missions. In addition to the intelligence alerts and reports provided, other benefits included access to an automated threat feed, with context and tags, that can be fed into your SIEM or MDR solution and Dark Web monitoring that checks for activity, including the sale of credentials or mention of your organization's name. There is no cost for membership to the PSTA.

Learn more about membership to the PSTA
at: <https://motorolasolutions.com/public-safety-threat-alliance>.



ABOUT MOTOROLA

Company Background and History

Motorola creates innovative, mission-critical communication solutions and services that help public safety and commercial customers build safer cities and thriving communities. You can find our products at work in a variety of industries including law enforcement, fire, emergency medical services, national government security, utilities, mining, energy, manufacturing, hospitality, retail, transportation and logistics, education, and public services. Our communication solutions span infrastructure, devices, services and software to help our public safety and commercial customers be more effective and efficient.

Company Overview

Since 1928, Motorola Solutions, Inc. (formerly Motorola, Inc.) has been committed to innovation in communications and electronics. Our company has achieved many milestones in its history. We pioneered mobile communications in the 1930s with car radios and public safety networks. We made the equipment that carried the first words from the moon in 1969. We commercialized the first handheld portable scanner in 1980. Today, as a global industry leader, excellence in innovation continues to shape the future of the Motorola brand.

We help people be their best in the moments that matter.

Motorola connects people through technology. Public safety and commercial customers around the world turn to Motorola innovations when they want highly connected teams that have the information they need throughout their workdays and in the moments that matter most to them.

Our customers rely on us for the expertise, services, and solutions we provide, trusting our years of invention and innovation experience. By partnering with customers and observing how our products can help in their specific industries, we are able to enhance our customers' experience every day.

Motorola's Corporate Headquarters is located at 500 West Monroe Street, Chicago, IL 60661. Telephone is +1 847.576.5000, and the website is www.motorolasolutions.com.

OUR VALUES

WE ARE INNOVATIVE

WE ARE PASSIONATE

WE ARE DRIVEN

WE ARE ACCOUNTABLE

WE ARE PARTNERS

11.8 MDR System Description

11.8.1 Solution Overview

Motorola Solutions, Inc. (Motorola) is pleased to present the proposed cybersecurity Managed Detection and Response (MDR) services for The City of Richland on behalf of the Benton County Emergency Services (hereinafter referred to as “Customer”).

Identifying and mitigating cyber threats requires a reliable solution that supplies the right data to cybersecurity experts. Motorola will provide access to our ActiveEyeSM Security Platform, along with 24x7 support from specialized security technologists, who will monitor your mission critical network against threat and intrusion.

The following ASTRO[®] 25 MDR features and services are included in our proposal:

- **ActiveEyeSM Managed Detection and Response Elements**
 - ActiveEyeSM Security Management Platform
 - ActiveEyeSM Remote Security Sensor (AERSS)
- **Service Modules**
 - Log Collection / Analytics
 - Network Detection
 - External Vulnerability Scanning
- **Security Operations Center Monitoring and Support**

11.8.1.1 Site Information

The following site information is included in the scope of our proposal:

Table 11-1: Site Information

Site / Location	Quantity
Core Site	1
DSR	1
Co-located CEN	1
Network Management Clients	3
Dispatch Consoles	16
AIS	1
CEN Endpoints	20

Services Included

The ActiveEyeSM service modules included in our proposal are shown in the tables below. The **Network Environment** column will designate the location of each module: ASTRO 25 Radio Network Infrastructure (RNI), Customer Enterprise Network (CEN), or the Control Room CEN.

Table 11-2: Service Modules

Service Module	Features Included	Network Environment
Log Collection / Analytics	Online Storage Period: 30 Day Storage Extended Log Storage Length: 12 Months	RNI CEN
Network Detection	Up to 1 Gbps per sensor port	RNI CEN
External Vulnerability Scanning	Features in Section 3.2.3.3	RNI CEN

Note: CENs are out of scope and are the responsibility of the customer.

11.8.2 Service Description

Managed Detection and Response is performed by Motorola's Security Operations Center (SOC) using the ActiveEyeSM security platform. The SOC's cybersecurity analysts monitor for alerts 24x7x365. If a threat is detected, analysts will investigate and initiate an appropriate Customer engagement. Customer engagements may include, but are not limited to: requesting additional information from the Customer, continuing to monitor the event for further development, or informing the Customer to enact the Customer's documented Incident Response plan.

SOC analysts rely on monitoring elements to detect signs of a potential threat impacting the Customer's ASTRO 25 network and applicable Customer Enterprise Network (CEN) systems. These elements are described below.

The MDR service includes the deployment and optimization of these elements into the Customer's network.

11.8.2.1 Managed Detection and Response Elements

This section and its subsections describe Managed Detection and Response elements, and their applicability for specific infrastructure.

11.8.2.1.1 ActiveEyeSM Security Platform

Motorola's ActiveEyeSM security platform collects and analyzes security event streams from ActiveEyeSM Remote Security Sensors (AERSS) in the Customer's ASTRO 25 network and applicable CEN systems, using security orchestration and advanced analytics to identify the most important security events from applicable systems. The ActiveEye platform is provided in the English language.

The platform automates manual investigation tasks, verifies activity with external threat intelligence sources, and learns what events will require rapid response action.

The Customer will receive access to the ActiveEyeSM platform as part of this service. ActiveEyeSM will serve as a single interface to display system security information. Using ActiveEyeSM, the Customer will be able to configure alerts and notifications, review security data, and perform security investigations.

Applies to the ASTRO 25 RNI, CEN, and Control Room CEN infrastructure.

11.8.2.1.2 ActiveEyeSM Managed Security Portal

The ActiveEyeSM Managed Security Portal will synchronize security efforts between the Customer and Motorola. From this central point, the Customer will be able to view threat insights, event investigations, security reports, threat advisories, and status of any security cases.

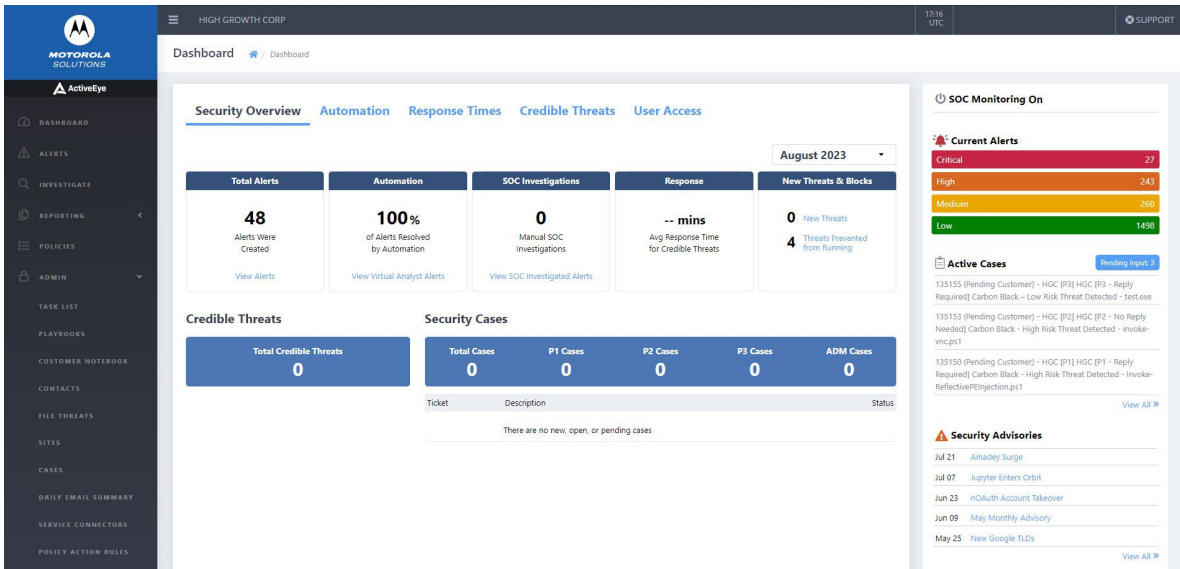


Figure 11-2: ActiveEyeSM Portal

Dashboard

Key information in the ActiveEyeSM Portal is summarized on the dashboard. This dashboard provides details about open alerts, an overview of alert categories, alert processing, key performance indicators (KPI), open security cases, and recent threat advisories. Also, users can access more in-depth information like security cases, alert details, alert trends, reports, and group communications.

Security Cases

When the Customer and Motorola identify a threat, the SOC will create a security case. Through the ActiveEyeSM Portal, the Customer can view details of current or past cases, create new cases, or respond to ongoing cases.

Alert Details and Trends

Alerts can be evidence of a past, active, or developing threat. ActiveEyeSM records relevant data for each alert, enabling users to quickly view its triggers, systems it impacts, and any actions taken to address the alert. ActiveEyeSM Portal also provides tools for reviewing groups of alerts based on key attributes or time periods. Attribute filters enable users to toggle which alert groups ActiveEyeSM Portal shows, helping to spot trends or threat activity. Users can also compare alert logs for specific time periods to determine if specific trends are associated with a threat or are false positives.

Investigations and Reporting

ActiveEyeSM Portal includes robust *ad hoc* reporting capabilities, which will provide important, additional information about active and historical threats. Users can share information outside of ActiveEyeSM Portal by downloading reports in .csv or .json format.

In addition to *ad hoc* reporting, ActiveEyeSM Portal can provide a daily email summary and monthly report. Daily email summaries can include alert counts, security cases opened or closed, saved queries that have new data, and detailed endpoint security statistics. If needed, ActiveEyeSM Portal can send one or more summary emails with different content for different groups. Monthly reports are available as a PDF download.

Security Advisories

Security Advisories are messages initiated from the SOC that share information on active threats with the Customer's security teams. These advisories guide security teams on how to best take action against a threat and tell them where they can find further information.

Information Sharing

1 The ActiveEyeSM Portal includes several functions for sharing information. Automatic security alerts notify pre-defined contacts of incidents, based on incident priority. Other information sharing functions include:

- **SOC Bulletins** - Instructions from the Customer, or the SOC, that SOC analysts reference when creating security cases. These can communicate short-term situations where a security case may not be needed, such as during testing or maintenance windows.
- **Customer Notebook** - The SOC will use the Customer Notebook to document the Customer's environment and any specific network implementation details that will help the SOC investigate security cases.
- **Contact Procedures** - Escalation procedures and instructions on who to contact if an incident occurs. Contact procedures include instructions and procedures for specific security incident levels. The SOC and the Customer will jointly manage contact procedures.

User Access

The ActiveEyeSM Portal provides the ability to add, update, and remove user access. Every ActiveEyeSM user can save queries, customize reports, and set up daily email summaries. Users may be given administrative access, allowing them to perform administrative tasks, such as setting up new service connectors, resetting passwords, and setting up multi-factor authentication for other users.

11.8.2.1.3 ActiveEyeSM Remote Security Sensor

One or more AERSS will be deployed into the ASTRO 25 network and if applicable to CEN environments to deliver the service. These sensors monitor geo diverse sites for security events and pass security information to the ActiveEyeSM platform.

AERSS integrate the ActiveEyeSM platform with network elements, enabling it to collect logs from Syslog, as well as to analyze network traffic over port(s) and scan elements for vulnerabilities.

The following are the environmental requirements and specifications the Customer must provide to prepare for the AERSS deployment.

Specifications	Requirements
Rack Space	1U
Power Consumption (Max)	550 Watts (Redundant Power Supply)
Power Input	100-240V AC

Specifications	Requirements
Current	3.7 A – 7.4 A
Circuit Breaker	Qty. 2
Line Cord	NEMA 5-15P
Heat Dissipation (max)	2107 BTU/hr.
Internet Service Bandwidth	Bandwidth throughput 10Mbps per zone

Applies to the ASTRO 25 RNI, CEN, and Control Room CEN infrastructure.

11.8.2.2 Service Modules

ActiveEyeSM delivers service capability by integrating one or more service modules. These modules provide ActiveEyeSM analytics more information to correlate and a clearer vision of events on Customer's network. In addition, modules enable security teams and analysts to more easily access and compare data from these disparate systems. The following subsections describe each ActiveEyeSM service module in detail.

11.8.2.2.1 Log Collection / Analytics

The AERSS deployed in the system collects logs and other security information from applicable servers, workstations, switches, routers, Network Detection, and firewalls. This information is forwarded to the ActiveEyeSM platform, which uses advanced analytics to identify signs of security incidents. If it identifies signs of a security incident, ActiveEyeSM notifies the SOC for further analysis.

Collected events will be stored in the ActiveEyeSM Security Management Platform to enable historical searching or threat hunting as needed. Some high volume, repetitive logs may be aggregated as noted in the documentation. The default storage time period is one year, but no longer than 90 days, following expiration or termination of the Agreement. A longer time period can be provided if subscribed, see Table 2-2: Service Modules for subscription details.

11.8.2.2.2 Network Detection

The AERSS supports Network Detection, constantly monitoring traffic passing across, into, or out of infrastructure. Network Detection analyzes traffic for signs of malicious activity in real time, and performs packet level and flow level analysis to enable communications modeling. This information is used to identify anomalous behavior that is not captured by pre-defined traffic signatures, including traffic using encrypted connections. Network Detection forwards detected suspicious activity to the SOC for further analysis.

11.8.2.2.3 External Vulnerability Scanning

External Vulnerability Scanning is provided for the ASTRO® internet-facing, external network interfaces. The scan is enabled from an internet cloud hosted service outside the ASTRO® network. Discovery and vulnerability scans will be run quarterly or on a less frequent schedule defined with the Customer.

11.8.2.3 Security Operations Center Services

Motorola delivers SOC Monitoring using one or more SOC facilities. The SOC includes any centralized hardware and software used to deliver this Service and its service modules. The SOC and its centralized hardware and software are housed within an SSAE-18 compliant data center.

Motorola's SOC is staffed with security experts who will use ActiveEyeSM Security Management Platform to monitor elements integrated by service modules. In addition, SOC staff will take advantage of their extensive experience to investigate and triage detected threats, and to recommend responses to the Customer.

11.9 MDR Statement of Work

11.9.1 Overview

In accordance with the terms and conditions of the Agreement, this Statement of Work (SOW), including all of its subsections and attachments, defines the principal activities and responsibilities of all parties for the delivery of Motorola Solutions, Inc. (Motorola) Cybersecurity services as presented in this proposal to the City of Richland on behalf of the Benton County Emergency Services (Customer).

Motorola's ASTRO[®] 25 MDR provides monitoring of radio network security information by specialized cybersecurity analysts with extensive experience working with ASTRO[®] 25 mission-critical networks.

The following sections describe the deliverables of the service, its technologies, and service obligations.

In order to receive the services as defined within this SOW, the Customer is required to keep the system within a standard support period as described in Motorola's Software Support Policy (SwSP). Contact your local Customer Support Manager for details.

11.9.2 Description of Service

11.9.2.1 Deployment Timeline and Milestones

The following phase descriptions lay out the necessary deployment activities and milestones required to achieve service readiness:

Phase 1: Service Onboarding

After contract signature, Motorola will schedule a service kick-off meeting with the Customer and provide information-gathering documents. This kick-off meeting is conducted remotely at the earliest, mutually available opportunity within 30 days of contract signing. Customer is to identify and ensure participation of key team members in kickoff and project initiation activities.

The Customer will be provisioned onto the ActiveEyeSM MDR portal and be able to configure key contacts for interaction with the Security Operations team. The portal will enable service notifications, access to vulnerability scans and cybersecurity advisories. The first vulnerability scan will be conducted and reported within the first 30-day period. The Customer will receive instructions for accessing the Security Operations Center and Incident Response (IR) teams within the first 30 days. Once access is provisioned, the customer will receive any assistance required from the IR team.

Phase 2: Infrastructure Readiness

Motorola will provide detailed requirements regarding Customer infrastructure preparation actions after kick-off meeting. It is the Customer's responsibility to accomplish all agreed upon infrastructure preparations. It is Motorola's responsibility to separately complete any obligated and/or agreed infrastructure readiness tasks.

Phase 3: System Buildout and Deployment

Motorola Solutions will build and provision tools in accordance with the requirements of this proposal and consistent with information gathered in earlier phases. Motorola Solutions will also provide detailed requirements regarding Customer deployment actions. The Customer may be required to deploy software and/or configurations in cases where Motorola Solutions does not manage the device and does not have access or authorization to perform the installation.

Phase 4: Monitoring "Turn Up"

Motorola will verify all in-scope assets are forwarding logs or events. Motorola will notify Customer of any exceptions. Motorola will begin monitoring any properly connected in-scope sources after the initial tuning period.

Phase 5: Tuning/Report Setup

Motorola will conduct initial tuning of the events and alarms in the service and conduct an additional ActiveEyeSM Portal training session.

Service Commencement

The Service will commence with the Service Onboarding phase or within 30 days of contract signature, whichever event occurs soonest for existing customers.

In the case of a new ASTRO system, the Service will commence in parallel to the commencement date of the core ASTRO Service package "Turn Up" date. Motorola and the Customer will collaborate to complete the additional deployment tasks.

11.9.2.2 General Responsibilities

11.9.2.2.1 Motorola Responsibilities

- Provide, maintain, and when necessary, repair under warranty hardware and software required to monitor the ASTRO 25 network and applicable CEN systems Inclusive of the AERSS and all software operating on it.
 - If the Centralized Event Logging feature is not installed on the Customer's ASTRO 25 RNI, Motorola will install it as part of this service.
- Coordinate with the Customer on any system changes necessary to integrate the AERSS into the system and establish necessary connectivity.
- Provide software and licenses to the Customer necessary to remotely monitor the ASTRO 25 network and applicable CEN environments.
- Verify connectivity and monitoring is active prior to start of service.
- Coordinate with the Customer to maintain Motorola service authentication credentials.

- Monitor the Customer's ASTRO 25 network and applicable CEN systems 24/7/365 for malicious or unusual activity.
- Respond to security incidents in the Customer's system in accordance with Section 3.3.6: Incident Priority Level Definitions and Response Times. This may include, but is not limited to, requesting additional information from the Customer, continuing to monitor the event for further development or informing the Customer to enact the Customer's documented Incident Response plan.
- Assist the Customer with identifying devices that support logging within the ASTRO 25 network and that applicable CEN systems have been configured to forward Syslog events to the AERSS.
- Provide the Customer with access to the ActiveEyeSM platform enabling Customer access to security event and incident details.
- Configure and maintain networking infrastructure physical and logical configuration to mirror (typically via a port(s) on a switch) network traffic to the ActiveEyeSM sensor for applicable CEN systems.

11.9.2.2.2 Customer Responsibilities

- The ASTRO 25 MDR service requires a connection from the Customer's ASTRO 25 network and applicable CEN systems to the Internet. Establish connectivity with sufficient bandwidth before service commences. Internet service bandwidth requirements are as follows:
 - Bandwidth throughput of 10MB
 - High availability Internet Connection (99.99% (4-9s) or higher)
 - Packet loss < 0.5%
 - Jitter <10 ms
 - Delay < 120 ms
 - RJ45 Port Speed - Auto Negotiate
- Maintain an active subscription for:
 - Security Update Service (SUS) (or Remote Security Update Service), ensuring patches and antivirus definitions are applied according to the release cadence of the service.
 - ASTRO Dispatch Service and ASTRO Infrastructure Response.
- Allow Motorola continuous remote access to monitor the ASTRO 25 network and applicable CEN systems. This includes keeping the connection active, providing passwords, and working with Motorola to understand and maintain administration privileges.
- Provide continuous utility service(s) to any equipment installed or utilized at the Customer's premises to support service delivery and remote monitoring.
- Provide Motorola with contact information necessary to complete the Customer Support Plan (CSP). Notify the Customer's Customer Support Manager (CSM) within two weeks of any contact information changes.
- Notify Motorola if any components are added to or removed from the environment as it may be necessary to update or incorporate in Managed Detection and Response. Changes to monitored components may result in changes to the pricing of the Managed Detection and Response service.

- Allow Motorola's dispatched field service technicians physical access to monitoring hardware when required.
- Cooperate with Motorola and perform all acts that are required to enable Motorola to provide the services described in this SOW.
- Respond to Cybersecurity Incident Cases created by the Motorola SOC.

11.9.2.3 Service Modules

The following subsections describe the delivery of the service modules selected in Table 2-2: Service Modules.

11.9.2.3.1 Log Analytics

The AERSS deployed in the system collects logs and other security information from applicable servers, workstations, switches, routers, Network Detection, and firewalls. This information is forwarded to the ActiveEyeSM platform, which uses advanced analytics to identify signs of security incidents. If it identifies signs of a security incident, ActiveEyeSM notifies the SOC for further analysis.

Motorola Responsibilities

- Consult with and advise the Customer on performing necessary system configurations to direct log sources to the appropriate Remote Security Sensor.
- The SOC will consult with the Customer to identify appropriate log sources for the level of threat detection desired in each environment.

Customer Responsibilities

- If applicable, configure customer-managed networking infrastructure to allow AERSS to Communicate with ActiveEyeSM as defined.
- If applicable, configure any Customer managed devices in the CEN to forward data to ActiveEyeSM.

Applies to the ASTRO 25 RNI, CEN, and Control Room CEN infrastructure.

11.9.2.3.2 Network Detection

The AERSS deploys a Network Intrusion Detection System (NIDS), constantly monitoring traffic passing across, into, or out of infrastructure. Network Detection analyzes traffic for signs of malicious activity in real time and performs packet level and flow level analysis to enable communications modeling. This information is used to identify anomalous behavior that is not captured by pre-defined traffic signatures, including traffic using encrypted connections. Network Detection forwards detected suspicious activity to the SOC for further analysis.

Motorola Responsibilities

- Work with the Customer to integrate AERSS.
- Optimize the policies and configuration to tune out noise and highlight potential threats.
- The SOC consults with the Customer to identify the appropriate deployment of Network Detection Service Components. The SOC will monitor and update the security policy of each sensor to tune out unnecessary alerting and flow monitoring so that the system is optimized to detect true malicious activity.

Customer Responsibilities

- If necessary, configure Customer's networking infrastructure to allow AERSS to communicate with ActiveEyeSM as defined.
- For Customer's owned CEN infrastructure, configure and maintain networking infrastructure physical and logical configuration to mirror (typically via a port(s) on a switch) network traffic to the ActiveEyeSM sensor.
- Initiate recommended response actions when active attacks are detected.

Applies to the ASTRO 25 RNI, CEN, and Control Room CEN infrastructure.

11.9.2.3.3 External Vulnerability Scanning

External Vulnerability Scanning is provided for the ASTRO® internet-facing, external network interfaces. The scan is enabled from an internet cloud hosted service outside the ASTRO® network. Discovery and vulnerability scans will be run quarterly or on a less frequent schedule defined with the Customer.

The initial scan results will be discussed with the Customer during service onboarding. Subsequent scans will be reviewed by a cybersecurity analyst. If any new findings of interest surface, a ticket will be created to communicate these findings with the customer defined contacts.

Motorola Responsibilities

- Configure scans to match the Customer's preferences for external scope.
- Verify vulnerability scans are operating correctly.
- Make generated results available in the Customer's ActiveEyeSM portal.
- Create ticket notifications for significant, new findings of interest.

Customer Responsibilities

- During Service Onboarding kickoff, provide Motorola with the IP addresses and/or domain names to be included in the external vulnerability scans.
- In accepting this Statement of Work, the Customer authorizes Motorola to engage in external vulnerability scans of internet-facing, external assets disclosed by the Customer.
- Update Motorola with any changes to the IP addresses and/or domain names of the internet-facing, external assets subject to the external vulnerability scans.
- If the information required to enable vulnerability scanning of the internet-facing, external assets is not provided initially or is not current at any time during the term, Motorola will suspend scans until it is reasonably satisfied that it has been provided with the most current information.
- Review all quarterly vulnerability reports, and tickets of new findings.
- Perform any remediation actions required to address identified vulnerabilities.

Applies to the Internet facing assets only.

11.9.3 Security Operations Center Monitoring and Support

11.9.3.1 Scope

Motorola delivers SOC Monitoring using one or more SOC facilities. The SOC includes any centralized hardware and software used to deliver this Service and its service modules. The SOC and its centralized hardware and software are housed within an SSAE-18 compliant data center.

Motorola's SOC is staffed with security experts who will use ActiveEyeSM Security Management Platform to monitor elements integrated by service modules. In addition, SOC staff will take advantage of their extensive experience to investigate, and triage detected threats, and to recommend responses to the Customer. Customer support is provided in the English language.

Motorola will start monitoring the ASTRO® 25 MDR service in accordance with Motorola processes and procedures after deployment, as described in Section 3.2.1: Deployment Timeline and Milestones.

The SOC receives system-generated alerts 24x7 and provides the Customer with a toll-free telephone number and email address for support requests, available 24x7. Support requests are stored in a ticketing system for accountability and reporting. The SOC will respond to detected events in accordance with Section 3.3.6: Incident Priority Level Definitions and Response Times.

11.9.3.2 Ongoing Security Operations Center Service Responsibilities

Motorola Responsibilities

- If a probable security incident is detected, provide phone and email support to:
- Engage the Customer's defined Incident Response Process.
- Gather relevant information and attempt to determine the extent of compromise using existing monitoring capabilities in place as part of the ASTRO 25 MDR service.
- Analysis and support to help the Customer determine if the Customer's corrective actions are effective.
- Continuous monitoring, in parallel with analysis, to support incident response.

Customer Responsibilities

- Provide Motorola with accurate and up-to-date information, including the name, email, landline telephone numbers, and mobile telephone numbers for all designated, authorized Customer escalation Points of Contact (PoC).
- Provide a timely response to SOC security incident tickets or investigation questions.

11.9.3.3 Technical Support

ActiveEyeSM Security Management Technical Support provides the Customer with a toll-free telephone number and email address for ActiveEyeSM Security Management support requests, available Monday through Friday from 8am to 7pm CST.

Motorola Responsibilities

- Notify Customer of any scheduled maintenance or planned outages.
- Provide technical support, security control, and service improvements related to ActiveEyeSM.

Customer Responsibilities

- Provide sufficient information to allow Motorola technical support agents to diagnose and resolve the issue.

Limitations and Exclusions

Technical support is limited to the implementation and use of the ActiveEyeSM Security Management platform and does not include use or implementation of third-party components.

11.9.3.4 Incident Response

An Indicator of Compromise (IoC) is an observable event that Motorola Security Analysts have determined will jeopardize the confidentiality, integrity, or availability of the system. Examples of IoC include ransomware or malicious use of PowerShell.

When an IoC is observed, the Motorola Security Operations team will engage with the customer to investigate the issue, determine the extent of the compromise and contain the activity to the extent possible with the Motorola security controls deployed within the environment. This expert guidance is available upon contract signature and extends through MDR infrastructure deployment phases and the term of the contract.

When an IoC is observed by the Security Analyst, Motorola and Customer will be responsible for the tasks defined in the following subsections.

Motorola Responsibilities

- Upon the identification of an IoC, notify the Customer's documented contact and initiate the escalation plan.
- Take documented, Customer approved actions in an attempt to contain an IoC to the extent enabled via Motorola managed technology. Communicate to the Customer any additional potential containment actions and incident response resources that can be taken across the Customer's managed IT infrastructure.
- Perform investigation using the ActiveEyeSM Managed Detection and Response integrated and enabled data sources in an initial attempt to determine the extent of an IoC.
- Document and share IoC and artifacts discovered during investigation. Motorola services exclude performing on-site data collection or official forensic capture activities on physical devices.

Customer Responsibilities

- Maintain one named PoC to coordinate regular team discussions and organize data collection and capture across the Customer and Motorola teams.
- If determined to be required by Customer, contract an Incident Response service provider to perform procedures beyond the scope of this Agreement such as forensic data capture, additional malware removal, system recovery, ransomware payment negotiation, law enforcement engagement, insurance provider communications, identify patient zero, etc.

11.9.3.5 Event Response and Notification

Motorola will analyze events created and/or aggregated by the Service, assess their type, and notify the Customer in accordance with the following table.

Table 11-3: Event Handling

Event Type	Details	Notification Requirement
False Positive or Benign	Any event(s) determined by Motorola Solutions to not likely have a negative security impact on the organization.	None
Event of Interest (EOI)	Any event(s) determined by Motorola Solutions to likely have a negative security impact on the organization.	Escalate to Customer in accordance with routine notification procedure. Escalate in accordance with urgent notification procedure when required by agreed-upon thresholds and SOC analysis. Notification procedures are included in Table 3-2: Notification Procedures.

Notification

Motorola will establish notification procedures with the Customer, generally categorized in accordance with the following table.

Table 11-4: Notification Procedures

Notification Procedure	Details
Routine Notification Procedure	The means, addresses, format, and desired content (within the capabilities of the installed technology) for Events of Interest. These can be formatted for automated processing, e.g., by ticketing systems.
Urgent Notification Procedure	Additional, optional means and addresses for notifications of Events of Interest that require urgent notification. These usually include telephone notifications.

Motorola will notify the Customer according to the escalation and contact procedures defined by the Customer and Motorola during the implementation process.

Tuning

Motorola will assess certain events to be environmental noise, potentially addressable configuration issues in the environment, or false positives. Motorola may recommend these be addressed by the Customer to preserve system and network resources.

Motorola will provide the Customer with the ability to temporarily suppress alerts reaching ActiveEyeSM, enabling a co-managed approach to tuning and suppressing events or alarms. The SOC may permanently suppress particular alerts and alarms if not necessary for actionable threat detection.

Tuning Period Exception

The tuning period is considered to be the first 30 days after each service module has been confirmed deployed and configured and starts receiving data. During the tuning period, Motorola may make recommendations to the Customer to adjust the configurations of their installed software so Services can be effectively delivered. Service Availability will not be applicable during the tuning period and responses or notifications may not be delivered. However, Motorola will provide responses and notifications during this period.

Motorola may continue to recommend necessary tuning changes after this period, with no impact on Service Availability.

11.9.3.6 Incident Priority Level Definitions and Response Times

Priority for an alert-generated incident or EOI is determined by the ActiveEyeSM Platform analytics that process multiple incoming alert feeds, automation playbooks, and cybersecurity analyst knowledge.

Table 11-5: Priority Level Definitions and Response Times

Incident Priority	Incident Definition	Notification Time
Critical P1	Security incidents that have caused or are suspected to have caused significant damage to the functionality of Customer's ASTRO 25 system or information stored within it. Effort to recover from the incident may be significant. Examples: • Malware that is not quarantined by anti-virus. • Evidence that a monitored component has communicated with suspected malicious actors.	Response provided 24 hours, 7 days a week, including US public holidays.
High P2	Security incidents that have localized impact and may become more serious if not quickly addressed. Effort to recover from the incident may be moderate to significant. Examples: • Malware that is quarantined by antivirus. • Multiple behaviors observed in the system that are consistent with known attacker techniques.	Response provided 24 hours, 7 days a week, including US public holidays.
Medium P3	Security incidents that potentially indicate an attacker is performing reconnaissance or initial attempts at accessing the system. Effort to recover from the incident may be low to moderate. Examples include: • Suspected unauthorized attempts to log into user accounts. • Suspected unauthorized changes to system configurations, such as firewalls or user accounts. • Observed failures of security components. • Informational events. • User account creation or deletion. • Privilege change for existing accounts.	Response provided on standard business days, Monday through Friday 8:00 a.m. to 5:00 p.m. CST/CDT, excluding US public holidays.
Low P4	These are typically service requests from the Customer.	Response provided on standard business days, Monday through Friday from 8:00 a.m. to 5:00 p.m. CST/CDT, excluding US public holidays.

11.9.3.6.1 Response Time Goals

Priority	Response Time
Critical P1	An SOC Cybersecurity Analyst will make contact with the customer technical representative within one (1) hour of the request for support being logged in the issue management system or the creation of an alert suggesting a cybersecurity incident that requires action. Continual effort will be maintained to identify the extent of the incident and provide actions for containment.
High P2	An SOC Cybersecurity Analyst will make contact with the customer technical representative within four (4) hours of the request for support being logged at the issue management system or the creation of an alert suggesting a cybersecurity incident that requires action. Continual effort will be maintained to identify the extent of the incident and provide actions for containment.
Medium P3	An SOC Cybersecurity Support Engineer will make contact with the customer technical representative within the next business day of the request for support being logged at the issue management system or the creation of an alert suggesting a cybersecurity incident that requires action.
Low P4	An SOC Cybersecurity Support Engineer will make contact with the Customer technical representative within seven business days of the logged request for support at the issue management system.

11.9.3.6.2 ActiveEyeSM Platform Availability

The platform utilizes a multi-zone architecture which can recover from failures in different data collection, enhancement, analysis, and visualization tiers. Motorola will make commercially reasonable efforts to provide monthly availability of 99.9% for the ActiveEyeSM Platform services. Service availability is subject to limited scheduled downtime for servicing and upgrades, as well as unscheduled and unanticipated downtime resulting from circumstances or events outside of Motorola's reasonable control, such as disruptions of, or damage, to the Customer's or a third-party's information or communications systems or equipment, telecommunication circuit availability/performance between Customer sites, any on-premises core and/or between on-premises equipment and the ActiveEyeSM Platform.

11.9.3.6.3 ActiveEyeSM Remote Security Sensor

One or more AERSS may be deployed as part of the MDR solution. The AERSS is configured with multiple local redundancy features such as hot-swap hard disk drives in a redundant drive array configuration and dual redundant power supplies.

The AERSS and all components of ActiveEyeSM are monitored by a dedicated Site Reliability Engineering team. In cases of hardware failure of the AERSS, Motorola will provide, subject to active service subscriptions in the Customer contract, onsite services to repair the AERSS and restore service. AERSS operation and outage troubleshooting requires network connection to the ActiveEyeSM Platform which may be impacted by customer configuration changes, telecommunications connectivity, and/or customer network issues/outages.

11.9.4 Limitations and Exclusion

Motorola's ASTRO MDR service does not include services to perform physical containment and/or remediation of confirmed security incidents, remote or onsite. The Customer may choose to purchase additional Incident Response professional services to assist in the creation of and/or completion of a Customer's Incident Response Plan.

Motorola's scope of services does not include responsibilities relating to active protection of customer data, including its transmission to Motorola, recovery of data available through the products or services, or remediation or responsibilities relating to the loss of data, ransomware, or hacking.

Motorola does not represent that it will identify, fully recognize, discover or resolve all security events or threats, system vulnerabilities, malicious codes, files or malware, indicators of compromise or internal threats or concerns

NOTWITHSTANDING ANY PROVISION OF THE AGREEMENT TO THE CONTRARY, MOTOROLA WILL HAVE NO LIABILITY FOR (A) INTERRUPTION OR FAILURE OF CONNECTIVITY, VULNERABILITIES, OR SECURITY EVENTS; (B) DISRUPTION OF OR DAMAGE TO CUSTOMER'S OR THIRD PARTIES' SYSTEMS, EQUIPMENT, OR DATA, INCLUDING DENIAL OF ACCESS TO USERS, OR SHUTDOWN OF SYSTEMS CAUSED BY INTRUSION DETECTION SOFTWARE OR HARDWARE; (C) AVAILABILITY OR ACCURACY OF ANY DATA AVAILABLE THROUGH THE SERVICES, OR INTERPRETATION, USE, OR MISUSE THEREOF; (D) TRACKING AND LOCATION-BASED SERVICES; OR (E) BETA SERVICES

11.9.4.1 Service Limitations

Cybersecurity services are inherently limited and will not guarantee that the Customer's system will be error-free or immune to security breaches as a result of any or all of the services described in this SOW. Motorola does not warrant or guarantee that this service will identify all cybersecurity incidents that occur in the Customer's system. Services and deliverables are limited by, among other things, the evolving and often malicious nature of cyber threats, conduct/attacks, as well as the complexity/disparity and evolving nature of Customer computer system environments, including supply chains, integrated software, services, and devices. To the extent we do offer recommendations in connection with the services, unless otherwise stated in the Statement of Work, our recommendations are necessarily subjective, may or may not be correct, and may be based on our assumptions relating to the relative risks, priorities, costs and benefits that we assume apply to you.

11.9.4.2 Processing of Customer Data in the United States and/or other Locations

Customer understands and agrees that data obtained, accessed, or utilized in the performance of the services may be transmitted to, accessed, monitored, and/or otherwise processed by Motorola in the U.S. and/or other Motorola operations globally. Customer consents to and authorizes all such processing and agrees to provide, obtain, or post any necessary approvals, consents, or notices that may be necessary to comply with applicable law.

11.9.4.3 Customer and Third-Party Information

Customer understands and agrees that Motorola may obtain, use and/or create and use, anonymized, aggregated and/or generalized Customer Data, such as data relating to actual and potential security threats and vulnerabilities, for its lawful business purposes, including improving its services and sharing and leveraging such information for the benefit of Customer, other customers, and other interested parties. For avoidance of doubt, so long as not specifically identifying the Customer, Customer Data shall not include, and Motorola shall be free to use, share and leverage security threat intelligence and mitigation data generally, including without limitation, third party threat vectors and IP addresses (i.e., so long as not defined as personal information under applicable law), file hash information, domain names, malware signatures and information, information obtained from third party sources, indicators of compromise, and tactics, techniques, and procedures used, learned or developed in the course of providing Services, which data shall be deemed Service Use Data (i.e., Motorola data).

11.9.4.4 Third-Party Software and Service Providers, including Resale

Motorola may use, engage, license, resell, interface with or otherwise utilize the products or services of third-party processors or sub-processors and other third-party software, hardware, or services providers (such as, for example, third-party endpoint detection and response providers). Such processors and sub-processors may engage additional sub-processors to process personal data and other Customer Data. Customer understands and agrees that the use of such third-party products and services, including as it relates to any processing or sub-processing of data, is subject to each respective third-party's own terms, licenses, End User License Agreements (EULA), privacy statements, data processing agreements and/or other applicable terms. Such third-party providers and terms may include the following, if applicable, or as otherwise made available publicly, through performance, or upon request.

Motorola disclaims any and all responsibility for any and all loss or costs of any kind associated with security events. Motorola disclaims any responsibility for customer use or implementation of any recommendations provided in connection with the services. Implementation of recommendations does not ensure or guarantee the security of the systems and operations evaluated.

Section 12

Pricing Summary

12.1 Main Offering Pricing

Description	Price
System Equipment	\$8,686,204
Standard Contract Equipment Discount	(\$844,548)
Total Main Offering Equipment after Discounts	\$7,841,656
System Implementation including Warranty Services and Freight	\$8,579,886
Main Offering Total	\$16,421,542

12.2 Subscriber Radios Equipment Pricing

Description	Price
Subscriber Radios Equipment including Radio Management	\$21,146,428
Standard Contract Equipment Discount	(\$4,887,986)
Total Subscriber Equipment after Discount	\$16, 258,442

12.3 Option 1 Pricing

Description	Price
Option 1 Equipment	\$2,964,372
Standard Contract Equipment Discount	(\$132,962)
Total Option 1 Equipment after Discounts	\$2,831,410
Option 1 Implementation including Warranty Services and Freight	\$2,336,103
Option 1 Total	\$5,167,513

12.4 Option 2 Pricing

Description	Price
Option 2 Equipment	\$1,018,810
Standard Contract Equipment Discount	(\$150,571)
Total Option 2 Equipment after Discounts	\$868,239
Option 2 Implementation including Warranty Services and Freight	\$754,064
Option 2 Total	\$1,622,303

12.5 Option 3 Pricing*

Description	Price
Option 3 Equipment	\$660,530
Standard Contract Equipment Discount	(\$99,079)
Total Option 3 Equipment after Discounts	\$561,451
Option 3 Implementation including Warranty Services and Freight	\$365,645
Option 3 Total	\$927,096

* Requires Option 2

12.6 TOTAL SYSTEM Pricing

Description	Price
Total System Price with Subscribers and Options	\$40,396,896
Special Incentive (if signed contract received by 12/23/24)	(\$10,397,643)*
Sub Total Price with Incentive	\$29,999,253
Tax (8.7%)	\$2,609,935.01
Final Sales Price, including Incentive & Sales Tax	\$32,609,188.01

* Incentive is based on purchasing all options. If any options are not purchased, the incentive will be reduced proportionally

12.7 Payment Terms

Customer will make payments to Motorola within thirty (30) days after the date of each invoice. Customer will make payments when due in the form of a wire transfer, check, or cashier's check from a U.S. financial institution. Motorola reserves the right to make partial shipments of equipment and invoice for partial shipment. Overdue invoices will bear simple interest at the maximum allowable rate.

For the System purchase financed through Motorola, please refer to the payment schedule included in the Equipment Lease-Purchase Agreement.

If the Customer has purchased additional Professional or Subscription services, payment will be in accordance with the applicable Addenda.

For Lifecycle Support Plan and Subscription Based Services:

Motorola will invoice Customer annually in advance of each year of the plan, or as otherwise stated in the applicable addenda.

Section 13

Contractual Documentation

Motorola Solutions Customer Agreement

(Lease)

This Motorola Solutions Customer Agreement (the “**MCA**”) is entered into between Motorola Solutions, Inc., with offices at 500 W. Monroe Street, Suite 4400, Chicago, IL 60661 (“**Motorola**”) and City of Richland on behalf of Benton County Emergency Services (“**Customer**”). Motorola and Customer will each be referred to herein as a “**Party**” and collectively as the “**Parties**”. This Agreement (as defined below) is effective as of the date of the last signature (the “**Effective Date**”).

Section 1. Agreement.

1.1. Scope; Agreement Documents. This MCA governs Customer’s purchase of Products and Services (as each are defined below) from Motorola. Additional terms and conditions applicable to specific Products and Services are set forth in one or more Motorola prepared or agreed upon addenda attached to this MCA (each an “**Addendum**”, and collectively the “**Addenda**”). “**Equipment Lease - Purchase Agreement**” means the agreement by which Customer finances all or a portion of the Fees for the Equipment, Licensed Software and applicable Integration Services and Maintenance and Support Services, if any. This MCA, the Exhibits, Addenda, the “Equipment Lease - Purchase Agreement, and Motorola-provided Proposal collectively form the Parties’ “**Agreement**”.

1.2. Attachments. The Exhibits listed below will be attached hereto and incorporated into and made a part of this Agreement:

Exhibit A “Payment” (Communications System purchase only)

Exhibit B Motorola Proposal dated October 31, 2024.

Exhibit C Equipment Lease – Purchase Delivery and Acceptance Certificate

Exhibit D “System Acceptance Certificate” (Communications System only)

1.3. Order of Precedence. In interpreting this Agreement and resolving any ambiguities: 1) the main body of this Agreement takes precedence over the exhibits (unless otherwise specified in an exhibit), and any inconsistency between Exhibits A through D will be resolved in their listed order, and 2) Each Addendum will control with respect to conflicting terms in the Agreement, but only as applicable to the Products and Services described in such Addendum.

Section 2. Definitions.

“**Authorized Users**” means Customer’s employees, full-time contractors engaged for the purpose of supporting the Products and Services that are not competitors of Motorola, and the entities (if any) specified in a Proposal or otherwise approved by Motorola in writing (email from an authorized Motorola signatory accepted), which may include affiliates or other Customer agencies.

“Change Order” means a written amendment to this Agreement after the effective date that alters the work, the contract sum, the contract time, or other change mutually decided between the Parties.

“Communications System” is a solution that includes at least one radio Product, whether devices, software, or infrastructure, and requires Integration Services to deploy such radio Product at a Customer Site or onto any Customer-Provided Equipment or Equipment provided to Customer.

“Contract Price” means the price for the Communications System and implementation Services, excluding applicable sales or similar taxes and freight charges. Further, unless otherwise stated in Exhibit A “Payment” or the pricing pages of the Proposal, recurring fees for maintenance, SUA, or Subscription Software are included in the Contract Price.

“Confidential Information” means any and all non-public information provided by one Party to the other that is disclosed under this Agreement in oral, written, graphic, machine recognizable, or sample form, being clearly designated, labeled or marked as confidential or its equivalent or that a reasonable business person would consider non-public and confidential by its nature. With respect to Motorola, Confidential Information will also include Products and Services, and Documentation, as well as any other information relating to the Products and Services.

“Customer Contact Data” has the meaning given to it in the DPA.

“Customer Data” has the meaning given to it in the DPA.

“Customer-Provided Equipment” means components, including equipment and software, not provided by Motorola which may be required for use of the Products and Services.

“Data Processing Addendum” or **“DPA”** means the Motorola Data Processing Addendum applicable to processing of Customer Data for US customers, as updated, supplemented, or superseded from time to time. The DPA is located at https://www.motorolasolutions.com/content/dam/msi/docs/msi-standards_terms-conditions/motorola_solutions_united_states_data_processing_addendum_online_version.pdf and is incorporated into and made a part of this Agreement for all purposes pertaining to the contents of the DPA. Where terms or provisions in the Agreement conflict with terms or provisions of the DPA, the terms or provisions of the DPA will control with respect to the contents of the DPA.

“Documentation” means the documentation for the Equipment, software Products, or data, that is delivered with the Products and Services that specifies technical and performance features, capabilities, users, or operation, including training manuals, and other deliverables, such as reports, specifications, designs, plans, drawings, analytics, or other information.

“Equipment” means hardware provided by Motorola.

“Equipment Lease-Purchase Agreement” means the agreement by which Customer finances all or a portion of the Contract Price.

“Feedback” means comments or information, in oral or written form, given to Motorola by Customer or Authorized Users, including their end users, in connection with or relating to the Products or Services;

“Fees” means charges applicable to the Products and Services.

“Integration Services” means the design, deployment, and integration Services provided by Motorola in order to design, install, set up, configure, and/or integrate the applicable Products as agreed upon by the Parties.

“Licensed Software” means licensed software which is either preinstalled on Equipment or installed on Customer-Provided Equipment and licensed to Customer by Motorola for a perpetual or other defined license term.

“Maintenance and Support Services” means the break/fix maintenance, technical support, or other Services (such as software integration Services) described in the applicable statement of work.

“Motorola Data” means data owned or licensed by Motorola and made available to Customer in connection with the Products and Services;

“Motorola Materials” means proprietary software, tools, data, and other materials, including designs, utilities, models, methodologies, systems, and specifications, which Motorola has developed or licensed from third parties (including any corrections, bug fixes, enhancements, updates, modifications, adaptations, translations, de-compilations, disassemblies, or derivative works of the foregoing, whether made by Motorola or another party). Products and Services, Motorola Data, Third-Party Data, and Documentation, are considered Motorola Materials

“Non-Motorola Materials” means collectively, Customer or third-party software, services, hardware, content, and data that is not provided by Motorola.

“Proposal” means solution descriptions, pricing, equipment lists, statements of work (“SOW”), schedules, technical specifications, quotes, and other documents setting forth the Products and Services to be purchased by Customer and provided by Motorola. The Proposal may also include an ATP, Acceptance Test Plan, depending on the Products and Services purchased by Customer.

“Products” or **“Product”** is how the Equipment, Licensed Software, and Subscription Software being purchased by the Customer will collectively be referred to in this Agreement (collectively as “Products”, or individually as a “Product”).

“Professional Services” are Services provided by Motorola to Customer under this Agreement the nature and scope of which are more fully described in the Proposal and Section 2.2.5 of this Agreement.

“Prohibited Jurisdiction” means any jurisdiction in which the provision of such Products and Services is prohibited under applicable laws or regulations.

“Process” or **“Processing”** have the meaning given to them in the DPA

“Services” means services related to purchased Products as described in the Proposal.

“Service Completion Date” means the date of Motorola’s completion of the Services described in a Proposal.

“Service Use Data” has the meaning given to it in the DPA.

“Site” or “Sites” means the location where the Integration Services or Maintenance and Support Services will take place.

“Software System” means a solution that includes at least one software Product and requires Integration Services to deploy such software Product at a Customer Site or onto any Customer-Provided Equipment or Equipment provided to Customer.

“SUA” or “SUA II” means Motorola’s Software Upgrade Agreement program.

“Subscription Software” means licensed cloud-based software-as-a-service products and other software which is either preinstalled on Equipment or installed on Customer-Provided Equipment, but licensed to Customer by Motorola on a subscription basis.

“Third-Party Data” has the meaning given to it in the DPA.

“Term” means the term of this MCA which will commence on the Effective Date and continue until six (6) months after the later of (a) the termination, expiration, or discontinuance of services under the last Proposal in effect, or (b) the expiration of all applicable warranty periods, unless the MCA is earlier terminated as set forth herein.

Section 3. Products and Services.

3.1. Products. Motorola will (a) sell Equipment, (b) Licensed Software, and (c) Subscription Software to Customer, to the extent each is set forth in this Agreement. At any time during the Term (as defined below), Motorola may substitute any Products at no cost to Customer, if the substitute is substantially similar to the Products set forth in this Agreement.

3.2. Services.

3.2.1. Motorola will provide Services, to the extent set forth in this Agreement.

3.2.2. Integration Services; Maintenance and Support Services. Motorola will provide (a) Integration Services at the applicable Sites, agreed upon by the Parties or (b) Maintenance and Support Services, each as further described in the applicable statement of work. Maintenance, Support Services and Integration Services will each be considered “Services”, as defined above.

3.2.3. Service Proposals. The Fees for Services will be set forth in Motorola’s Quote or Proposal. A Customer point of contact will be set forth in the applicable statement of work for the Services. For purposes of clarity, each statement of work will be incorporated into, and form an integral part of, this Agreement.

3.2.4. Service Completion. Services described in a Proposal will be deemed complete upon the Service Completion Date, or as Services are renewed or terminated.

3.2.5. Professional Services

3.2.5.1. Assessment of Systems & Operations. If Customer is purchasing Professional Services to evaluate or assess networks, systems or operations, Customer acknowledges and agrees that the equipment provided by or used by Motorola to facilitate performance of the Services may impact or disrupt information systems. Except as specifically set forth in the Agreement, Motorola disclaims responsibility for costs in connection with any such disruptions of and/or damage to Customer’s or a third party’s information systems, equipment,

voice transmissions, and data, including, but not limited to, denial or access to a legitimate system user, automatic shut-down of information systems caused by intrusion detection software or hardware, or failure of the information system resulting from the provision or delivery of the Service. Motorola agrees to cooperate with Customer to schedule any such potential damage or disruption around Customer's voice or information technology traffic and use patterns so as to reduce the risk of disruption during working hours.

3.2.5.2. Network Security. If Customer is purchasing network security assessment of network monitoring Professional Services, Customer acknowledges and agrees that Motorola does not guarantee or warrant that it will discover all of Customer's system vulnerabilities or inefficiencies. Customer agrees not to represent to third parties that Motorola has provided such guarantee. Motorola disclaims any and all responsibility for any and all loss or costs of any kind associated with vulnerabilities or security events, whether or not they are discovered by Motorola.

3.2.5.3. Application Development. If Customer purchases software application development as part of the Professional Services, the deliverables will be licensed as described in Section 2.5 - Documentation.

3.2.6. Transport Connectivity Services. Certain Communications Systems may include one or more transport connectivity services as specified in the Proposal. In addition to the terms of this MCA, transport connectivity services shall also be governed by the terms of Motorola's standard Transport Connectivity Addendum, a copy of which is available here: https://www.motorolasolutions.com/en_us/about/legal/transport-connectivity-addendum.html.

3.3. Non-Preclusion. If, in connection with the Products and Services provided under this Agreement, Motorola performs assessments of its own, or related, products or makes recommendations, including a recommendation to purchase other products or services, nothing in this Agreement precludes such efforts nor precludes Motorola from participating in a future competitive bidding process or otherwise offering or selling the recommended products or other services to Customer. Customer represents that this paragraph does not violate its procurement standards or other laws, regulations, or policies.

3.4. Customer Obligations. Customer represents that information Customer provides to Motorola in connection with receipt of Products and Services are accurate and complete in all material respects. If any assumptions in the Proposals or information provided by Customer prove to be incorrect, or if Customer fails to perform any of its obligations under this Agreement, Motorola's ability to perform its obligations may be impacted and changes to the Agreement, including the scope, Fees, and performance schedule may be required.

3.5. Documentation. Products and Services may be delivered with Documentation. Documentation is and will be owned by Motorola, unless otherwise expressly agreed in an Addendum or Proposal that certain Documentation will be owned by Customer. Motorola hereby grants Customer a limited, royalty-free, worldwide, non-exclusive license to use the Documentation solely for its internal business purposes in connection with the Products and Services.

3.6. Motorola Tools and Equipment. As part of delivering the Products and Services, Motorola may provide certain tools, equipment, models, and other materials of its own. Such tools and equipment will remain the sole property of Motorola unless they are to be purchased by Customer as Products and are explicitly listed on the Proposal. The tools and equipment may be held by Customer for Motorola's use without charge and may be removed from Customer's premises by Motorola at any time without restriction. Customer will safeguard all tools and

equipment while in Customer's custody or control, and be liable for any loss or damage. Upon the expiration or earlier termination of this Agreement, Customer, at its expense, will return to Motorola all tools and equipment in its possession or control.

- 3.7. Authorized Users.** Customer will ensure its employees and Authorized Users comply with the terms of this Agreement and will be liable for all acts and omissions of its employees and Authorized Users. Customer is responsible for the secure management of Authorized Users' names, passwords and login credentials for access to Products and Services.
- 3.8. Export Control.** Customer, its employees, and any other Authorized Users will not access or use the Products and Services in any Prohibited Jurisdiction), and Customer will not provide access to the Products and Services to any government, entity, or individual located in a Prohibited Jurisdiction. Customer represents and warrants that (a) it and its Authorized Users are not named on any U.S. government list of persons prohibited from receiving U.S. exports, or transacting with any U.S. person; (b) it and its Authorized Users are not a national of, or a company registered in, any Prohibited Jurisdiction; (c) Customer will not permit its Authorized Users to access or use the Products or Services in violation of any U.S. or other applicable export embargoes, prohibitions or restrictions; and (d) Customer and its Authorized Users will comply with all applicable laws regarding the transmission of technical data exported from the U.S. and the country in which Customer, its employees, and the Authorized Users are located.
- 3.9.** To obtain any additional Services, Customer will issue a purchase order referring to this Agreement and the separate proposal document. Omission of reference to this Agreement in Customer's purchase order will not affect the applicability of this Agreement. Motorola's proposal may include a cover page entitled "Service Agreement" or "Installation Agreement", as applicable, and other attachments. These cover pages and other attachments are incorporated into this Agreement by this reference.
- 3.10. Change Orders.** Unless a different change control process is agreed upon in writing by the Parties, a Party may request changes to an Addendum or a Proposal by submitting a Change Order to the other Party . If a requested change in a Change Order causes an increase or decrease in the Products or Services, the Parties by means of the Change Order will make appropriate adjustments to the Fees, project schedule, or other matters. Change Orders are effective and binding on the Parties only upon execution of the Change Order by an authorized representative of both Parties.

Section 4. Term and Termination.

- 4.1. Term.** The applicable Addendum or Proposal will set forth the Term for the Products and Services governed thereby.
- 4.1.1. Subscription Terms.** The duration of Customer's subscription commences upon delivery of the first Subscription Software (and recurring Services, if applicable) ordered under this Agreement and will continue for a twelve (12) month period or such longer period identified in a Proposal (the "**Initial Subscription Period**") and will automatically renew for additional twelve (12) month periods (each, a "**Renewal Subscription Year**"), unless either Party notifies the other of its intent not to renew at least thirty (30) days before the conclusion of the then-current Subscription Term. (The Initial Subscription Period and each Renewal Subscription Year will each be referred to herein as a "**Subscription Term**".) Motorola may increase Fees prior to any Renewal Subscription Year. In such case, Motorola will notify Customer of such proposed increase no later than thirty (30) days prior to commencement of such Renewal Subscription Year.

Unless otherwise specified in writing, additional Subscription Software or recurring Services purchased under this Agreement will (a) commence upon delivery of such Subscription Software or recurring Service, and continue until the conclusion of Customer's then-current Subscription Term (a "**Partial Subscription Year**"), and (b) automatically renew for Renewal Subscription Years thereafter, unless either Party notifies the other of its intent not to renew at least thirty (30) days before the conclusion of the then-current Subscription Term. Unless otherwise specified in writing, the Subscription Terms for all Subscription Software and recurring Services hereunder will be synchronized.

- 4.2. Termination.** Either Party may terminate the Agreement or the applicable Addendum or Proposal if the other Party breaches a material obligation under the Agreement and does not cure such breach within thirty (30) days after receipt of notice of the breach or fails to produce a cure plan within such period of time. Each Addendum and Proposal may be separately terminable as set forth therein.
- 4.3. Termination for Non-Appropriation.** In the event any identified funding is not appropriated or becomes unavailable, the Customer reserves the right to terminate this Agreement for non-appropriation upon thirty (30) days' advance written notice to Motorola. In the event of such termination, Motorola shall be entitled to compensation for all conforming goods delivered and for all services performed prior to the effective date of termination date.
- 4.4. Suspension of Services.** Motorola may promptly terminate or suspend any Products or Services under a Proposal if Motorola determines: (a) the related Product license has expired or has terminated for any reason; (b) the applicable Product is being used on a hardware platform, operating system, or version not approved by Motorola; (c) Customer fails to make any payments when due; or (d) Customer fails to comply with any of its other obligations or otherwise delays Motorola's ability to perform.
- 4.5. Wind Down of Subscription Software.** In addition to the termination rights in this Agreement, Motorola may terminate any Subscription Term, in whole or in part, in the event Motorola plans to cease offering the applicable Subscription Software or Service to customers.
- 4.6. Effect of Termination or Expiration.** Upon termination for any reason or expiration of this Agreement, an Addendum, or a Proposal, Customer and the Authorized Users will return or destroy (at Motorola's option) all Motorola Materials and Motorola's Confidential Information in their possession or control and, as applicable, provide proof of such destruction, except that Equipment purchased by Customer should not be returned. If Customer has any outstanding payment obligations under this Agreement, Motorola may accelerate and declare all such obligations of Customer immediately due and payable by Customer. Notwithstanding the reason for termination or expiration, Customer agrees to pay Motorola for Products and Services already delivered. Customer has a duty to mitigate any damages under this Agreement, including in the event of default by Motorola and Customer's termination of this Agreement.
- 4.7. Equipment as a Service.** In the event that Customer purchases any Equipment at a price below the published list price for such Equipment in connection with Customer entering into a fixed- or minimum required-term agreement for Subscription Software, and Customer or Motorola terminates the Agreement prior to the expiration of such fixed- or minimum required-term, then Motorola will have the right to invoice Customer for, and Customer will pay, the amount of the discount to the published list price for the Equipment or such other amount set forth in writing. This Section will not limit any other remedies Motorola may have with respect to an early termination.

Section 5. Payment, Invoicing, Delivery and Risk of Loss

- 5.1. Customer affirms they have signatory authority to execute this contract. For the system purchase financed through Motorola, please refer to the payment schedule included in the Equipment Lease-Purchase Agreement. The Contract Price specifically for the maintenance, services and subscriptions that are not included in the financed system purchase total \$ [REDACTED], excluding taxes and is fully committed and identified, including all subsequent years of contracted services, if applicable. The Customer will pay all invoices as received from Motorola subject to the terms of this Agreement and any changes in scope will be subject to the change order process as described in this Agreement.

Motorola acknowledges the Customer may require the issuance(s) of a purchase order or notice to proceed as part of the Customer's procurement process. However, Customer agrees that the issuance or non-issuance of a purchase order or notice to proceed does not preclude the Customer from its contractual obligations as defined in this Agreement.

- 5.2. Fees. Fees and charges applicable to the Products and Services will be as set forth in the applicable Addendum or Proposal. Changes in the scope of Services described in a Proposal that require an adjustment to the Fees will be set forth in the applicable pricing schedule. Unless otherwise specified in the applicable Proposal, the Fees for any Services exclude expenses associated with unusual and costly Site access requirements (e.g., if Site access requires a helicopter or other equipment), and Customer will reimburse Motorola for these or other expenses incurred by Motorola in connection with the Services. The annual subscription Fee for Subscription Software and associated recurring Services may include certain one-time Fees, such as start-up fees, license fees, or other fees set forth in a Proposal. Motorola may suspend the Subscription Software and any recurring Services if Customer fails to make any payments within thirty (30) days of invoice due date when due.

- 5.3. Taxes. The Fees do not include any excise, sales, lease, use, property, or other taxes, assessments, duties, or regulatory charges or contribution requirements (collectively, "**Taxes**"), all of which will be paid by Customer, except as exempt by law, unless otherwise specified in a Proposal. If Motorola is required to pay any Taxes, Customer will reimburse Motorola for such Taxes (including any interest and penalties) within thirty (30) days after Customer's receipt of an invoice therefore. Customer will be solely responsible for reporting the Products for personal property tax purposes, and Motorola will be solely responsible for reporting taxes on its income and net worth.

- 5.4. Invoicing. Motorola will invoice Customer as described in this Agreement and Customer will pay all invoices within thirty (30) days of the invoice date or as otherwise specified in writing. In the event Customer finances the purchase of the Motorola Products and Integration Services contemplated herein via Motorola Solutions Credit Company ("MSCC"), invoices for such purchase will be paid via the disbursement of the financing proceeds pursuant to the Equipment Lease - Purchase Agreement executed between the parties and the payment schedule enclosed therein shall control the Customer's payment obligation for the Communications System. Late payments will be subject to interest charges at the maximum rate permitted by law, commencing upon the due date. Motorola may invoice electronically via email, and Customer agrees to receive invoices via email at the email address set forth in a Proposal. Customer acknowledges and agrees that a purchase order or other notice to proceed is not required for payment for Products or Services. For the avoidance of doubt and further clarification, all Maintenance and Support Services and subscriptions shall be invoiced and paid separate from any applicable Equipment Lease-Purchase Agreement invoices.

5.5. System Purchase Payment. Invoices for the Equipment, Licensed Software, applicable Integration Services will be paid via the disbursement of the financing proceeds pursuant to the Equipment Lease – Purchase Agreement executed by the parties. Generally, invoices are issued after shipment of Equipment or upon Motorola’s delivery of Licensed Software, or upon System Completion Date of a Software System, as applicable, but if a specific invoicing or payment schedule is set forth in the Agreement, such schedule will determine the invoicing cadence. For the avoidance of doubt and notwithstanding any language to the contrary, the payment schedule included in the Equipment Lease – Purchase Agreement shall control payment of such invoices as set forth therein.

Motorola will have the right to suspend future deliveries of Products and Services if Customer fails to make any payments when due.

5.6. Invoicing and Shipping Addresses. Invoices will be sent to the Customer at the following address:

Name: _____

Address: _____

Phone: _____

E-INVOICE. To receive invoices via email:

Customer Account Number: _____

Customer Accounts Payable Email: _____

Customer CC (optional) Email: _____

The address which is the ultimate destination where the Equipment will be delivered to Customer is:

Name: _____

Address: _____

The Equipment will be shipped to the Customer at the following address (insert if this information is known):

Name: _____

Address: _____

Phone: _____

Customer may change this information by giving written notice to Motorola.

5.7. Delivery, Title and Risk of Loss. Motorola will provide to Customer the Products (and, if applicable, related Services) set forth in a Proposal, in accordance with the terms of the Agreement.

Motorola will, using commercially reasonable practices, pack the ordered Equipment and ship such Equipment to the Customer address set forth in **Section 5.6** or otherwise provided by Customer in writing, using a carrier selected by Motorola.

Notwithstanding the foregoing and unless otherwise stated in a Equipment Lease - Purchase Agreement, delivery of Equipment (and any incorporated Licensed Software) will occur, and unless otherwise stated in the Equipment Lease – Purchase Agreement, title and risk of loss for the Equipment will pass to Customer, upon shipment by Motorola in accordance with ExWorks, Motorola's premises (Incoterms 2020). Customer will pay all shipping costs, taxes, and other charges applicable to the shipment and import or export of the Products and Services, as applicable, and Customer will be responsible for reporting the Products for personal property tax purposes.

Delivery of Licensed Software for installation on Equipment or Customer-Provided Equipment will occur upon the earlier of (a) electronic delivery of the Licensed Software by Motorola, and (b) the date Motorola otherwise makes the Licensed Software available for download by Customer. If agreed upon in a Proposal, Motorola will also provide Services related to such Products. Upon acceptance of the Equipment, the Parties will sign the attached Equipment Lease – Purchase Delivery and Acceptance Certificate attached herein as Exhibit C. Title to Licensed Software and/or Subscription Software will not pass to Customer at any time.

5.8. Delays. Any shipping dates set forth in a Proposal are approximate, and while Motorola will make reasonable efforts to ship Products by any such estimated shipping date, Motorola will not be liable for any delay or related damages to Customer. Time for delivery will not be of the essence, and delays will not constitute grounds for cancellation, penalties, termination, or a refund.

5.9. Future Regulatory Requirements. The Parties acknowledge and agree that certain Services (i.e. cyber) are an evolving technological area and therefore, laws and regulations regarding Services may change. Changes to existing Services required to achieve regulatory compliance may be available for an additional fee. Any required changes may also impact the price for Services.

Section 6. Sites; Customer-Provided Equipment; Non-Motorola Materials.

6.1. Access to Sites. Customer will be responsible for providing all necessary permits, licenses, and other approvals necessary for the installation and use of the Products and the performance of the Services at each applicable Site, including for Motorola to perform its obligations hereunder, and for facilitating Motorola's access to the Sites. No waivers of liability will be imposed on Motorola or its subcontractors by Customer or others at Customer facilities or other Sites, but if and to the extent any such waivers are imposed, the Parties agree such waivers are void.

6.2. Site Conditions. Customer will ensure that (a) all Sites are safe and secure, (b) Site conditions meet all applicable industry and legal standards (including standards promulgated by OSHA or other governmental or regulatory bodies), (c) to the extent applicable, Sites have adequate physical space, air conditioning, and other environmental conditions, electrical power outlets, distribution, equipment, connections, and telephone or other communication lines (including modem access and interfacing networking capabilities), and (d) Sites are suitable for the installation, use, and maintenance of the Products and Services. This Agreement is predicated upon normal soil conditions as defined by the version of E.I.A. standard RS-222 in effect on the Effective Date.

- 6.3. Site Issues.** Upon its request, which will not be unreasonably denied, Motorola will have the right to inspect the Sites and advise Customer of any deficiencies or non-conformities with the requirements of this **Section 6 – Sites; Customer-Provided Equipment; Non-Motorola Materials**. If Motorola or Customer identifies any deficiencies or non-conformities, Customer will promptly remediate such issues or the Parties will select a replacement Site. If a Party determines that a Site identified in a Proposal is not acceptable or desired, the Parties will cooperate to investigate the conditions and select a replacement Site or otherwise adjust the installation plans and specifications as necessary. A change in Site or adjustment to the installation plans and specifications may cause a change in the Fees or performance schedule under the applicable Proposal.
- 6.4. Customer-Provided Equipment.** Customer will be responsible, at its sole cost and expense, for providing and maintaining the Customer-Provided Equipment in good working order. Customer represents and warrants that it has all rights in Customer-Provided Equipment to permit Motorola to access and use the applicable Customer-Provided Equipment to provide the Products and Services under this Agreement, and such access and use will not violate any laws or infringe any third-party rights (including intellectual property rights). Customer (and not Motorola) will be fully liable for Customer-Provided Equipment damage, loss, change, or theft that may impact Motorola's ability to provide the Products and Services under this Agreement, and Customer acknowledges that any such events may cause a change in the Fees or performance schedule under the applicable Proposal.
- 6.5. Non-Motorola Materials.** In certain instances, Customer may be permitted to access, use, or integrate Non-Motorola Materials with or through the Products and Services. If Customer accesses, uses, or integrates any Non-Motorola Materials with the Products or Services, Customer will first obtain all necessary rights and licenses to permit Customer's and its Authorized Users' use of the Non-Motorola Materials in connection with the Products and Services. Customer will also obtain the necessary rights for Motorola to use such Non-Motorola Materials in connection with providing the Products and Services, including the right for Motorola to access, store, and process such Non-Motorola Materials (e.g., in connection with Subscription Software), and to otherwise enable interoperation with the Products and Services. Customer represents and warrants that it will obtain the foregoing rights and licenses prior to accessing, using, or integrating the applicable Non-Motorola Materials with the Products and Services, and that Customer and its Authorized Users will comply with any terms and conditions applicable to such Non-Motorola Materials. If any Non-Motorola Materials requires access to Customer Data (as defined below), Customer hereby authorizes Motorola to allow the provider of such Non-Motorola Materials to access Customer Data, in connection with the interoperation of such Non-Motorola Materials with the Products and Services.
- 6.6.** Customer acknowledges and agrees that Motorola is not responsible for, and makes no representations or warranties with respect to, the Non-Motorola Materials (including any disclosure, modification, or deletion of Customer Data resulting from use of Non-Motorola Materials or failure to properly interoperate with the Products and Services). If Customer receives notice that any Non-Motorola Materials must be removed, modified, or disabled within the Products or Services, Customer will promptly do so. Motorola will have the right to disable or remove Non-Motorola Materials if Motorola believes a violation of law, third-party rights, or Motorola's policies is likely to occur, or if such Non-Motorola Materials poses or may pose a security or other risk or adverse impact to the Products or Services, Motorola, Motorola's systems, or any third party (including other Motorola customers).

- 6.7.** Motorola may provide certain Non-Motorola Materials as an authorized sales representative of a third party as set out in a Proposal. As an authorized sales representative, the third party's terms and conditions, as set forth in the Proposal, will apply to any such sales. Any orders for such Non-Motorola Materials will be filled by the third party. Nothing in this Section will limit the exclusions set forth in **Section 8.2 – Intellectual Property Infringement**.
- 6.8. End User Licenses.** Notwithstanding any provision to the contrary in the Agreement, certain Non-Motorola Materials software are governed by a separate license, EULA, or other agreement, including terms governing third-party equipment or software, such as open source software, included in the Products and Services. Customer will comply, and ensure its Authorized Users comply, with any such additional terms applicable to third-party equipment or software. Third party software flow-down terms applicable to Motorola products are located at the following site: https://www.motorolasolutions.com/en_us/about/legal/motorola-solutions-customer-terms/flow-down-terms.html
- 6.9. Prohibited Use.** Customer will not integrate or use, or permit a third party or an Authorized User to integrate or use, any Non-Motorola Materials with or in connection with a Software System or other software Product provided by Motorola under this Agreement, without the express written permission of Motorola.
- 6.10. API Support.** Motorola will use commercially reasonable efforts to maintain its Application Programming Interface ("API") offered solely in connection with any Software System. APIs will evolve and mature over time, requiring changes and updates. Motorola will use reasonable efforts to continue supporting any version of an API for 6 months after such version is introduced, but if Motorola determines, in its sole discretion, to discontinue support of an API for any reason, Motorola will provide reasonable advance notification to Customer. If an API presents a security risk, Motorola may discontinue an API without prior notice.
- 6.11. Support of Downloaded Clients.** If Customer purchases any software Product that requires a client installed locally on any Customer-Provided Equipment or Equipment in possession of Customer, Customer will be responsible for downloading and installing the current version of such client, as it may be updated from time to time. Motorola will use reasonable efforts to continue supporting any version of a client for forty-five (45) days following its release, but Motorola may update the current version of its client at any time, including for bug fixes, product improvements, and feature updates, and Motorola makes no representations or warranties that any software Product will support prior versions of a client.

Section 7. Representations and Warranties.

- 7.1. Mutual Representations and Warranties.** Each Party represents and warrants to the other Party that (a) it has the right to enter into the Agreement and perform its obligations hereunder, and (b) the Agreement will be binding on such Party.
- 7.2. Communications System Warranty.** Motorola represents and warrants that, on the date of System Acceptance, (a) the Communications System will perform in accordance with the descriptions in the applicable Proposal in all material respects, and (b) if Customer has purchased any Equipment or Motorola Licensed Software (but, for clarity, excluding Subscription Software) as part of such Communications System, the warranty period applicable to such Equipment and Motorola Licensed Software will continue for a period of one (1) year commencing upon System Acceptance (the "Warranty Period").

- 7.3.** During the Warranty Period, in addition to warranty services, Motorola will provide Maintenance and Support Services for the Equipment and support for the Motorola Licensed Software pursuant to the applicable maintenance and support Proposal. Support for the Motorola Licensed Software will be in accordance with Motorola's established Software Support Policy ("SwSP"). Copies of the SwSP can be found at https://www.motorolasolutions.com/en_us/about/legal/motorola-solutions-customer-terms/software_policy.html, a copy of which is available to Customer upon written request. If Customer wishes to purchase (a) additional Maintenance and Support Services during the Warranty Period; or (b) continue or expand maintenance, software support, installation, and/or Motorola's Lifecycle Management Services ("LMS") after the Warranty Period, Motorola will provide the description of and pricing for such services in a separate proposal document and such terms will be agreed upon in a Proposal. Unless otherwise agreed by the Parties in writing, the terms and conditions in this Agreement applicable to maintenance, support, installation, and/or LMS, will be included in the Maintenance and Support Addendum, LMS Addendum, the applicable Proposals, and the proposal (if applicable). These collective terms will govern the provision of such Services.
- 7.4. On-Premises Software System Warranty.** Motorola represents and warrants that, on the System Completion Date, or on the applicable Product Completion Date for a specific Product within such on-premises Software System, if earlier, (a) such Software System or Product will perform in accordance with the descriptions in the applicable Proposals in all material respects, and (b) if Customer has purchased any Equipment or Motorola Licensed Software (but, for clarity, excluding Subscription Software) as part of such on-premises Software System, the warranty period applicable to such Equipment and Motorola Licensed Software will continue for a period of one (1) year commencing upon the System Completion Date for the Software System that includes such Products, or on the applicable Product Completion Date, if earlier.
- 7.4.1.** On-premises Software Systems as a service and cloud hosted Software Systems are provided as a service and accordingly do not qualify for the On-premises Software System Warranty. System completion, however, for each of these solutions is determined in accordance with **Section 12.2 Software System Completion** below.
- 7.5. Motorola Warranties - Services.** Subject to the disclaimers and exclusions below, Motorola represents and warrants that (a) Services will be provided in a good and workmanlike manner and will conform in all material respects to the descriptions in the applicable Proposal; and (b) for a period of ninety (90) days commencing upon the Service Completion Date for one-time Services, the Services will be free of material defects in materials and workmanship. Other than as set forth in subsection (a) above, recurring Services are not warranted but rather will be subject to the requirements of the applicable Addendum or Proposal.
- 7.6. Motorola Warranties - Equipment.** Subject to the disclaimers and exclusions set forth below, (a) for a period of one (1) year commencing upon the delivery of Motorola-manufactured Equipment under **Section 5.7 – Delivery, Title and Risk of Loss**, Motorola represents and warrants that such Motorola-manufactured Equipment, under normal use, will be free from material defects in materials and workmanship; and (b) The warranties applicable to Motorola-manufactured Equipment set forth in herein shall be applicable to all radio Equipment purchased hereunder whether or not such Equipment was manufactured by Motorola.
- 7.7. Motorola Licensed Software Warranty.** Unless otherwise stated in the License Agreement, for a period of ninety (90) days commencing upon the delivery of Motorola-owned Licensed Software, Motorola represents and warrants that such Licensed Software, when used in accordance with the Documentation and the Agreement, will be free from reproducible defects that prevent operation of

features critical to the primary functionality or successful operation of the Motorola-developed Licensed Software (as determined by Motorola)

7.7.1. As Customer's sole and exclusive remedy for any breach of the Motorola Licensed Software Warranty, Motorola will use commercially reasonable efforts to remedy the material defect in the applicable Licensed Software; provided, however, that if Motorola does not remedy such material defect within a reasonable time, then at Motorola's sole option, Motorola will either replace the defective Licensed Software with functionally-equivalent software, provide substitute software to Customer, or terminate the applicable software license and refund any paid license fees to Customer on a pro-rata basis.

7.7.2. For clarity, the Motorola Licensed Software Warranty applies only to the most current version of the Licensed Software issued by Motorola, and issuance of updated versions of any Licensed Software does not result in a renewal or extension of the Motorola Licensed Software Warranty beyond the ninety (90) day warranty period.

7.8. ADDITIONAL WARRANTY EXCLUSIONS. NOTWITHSTANDING ANY PROVISION OF THE AGREEMENT TO THE CONTRARY, MOTOROLA WILL HAVE NO LIABILITY FOR (A) DEFECTS IN OR DAMAGE TO PRODUCTS RESULTING FROM USE OTHER THAN IN THE NORMAL AUTHORIZED MANNER, OR FROM ACCIDENT, LIQUIDS, OR NEGLIGENCE; (B) TESTING, MAINTENANCE, REPAIR, INSTALLATION, OR MODIFICATION BY PARTIES OTHER THAN MOTOROLA; (C) CUSTOMER'S OR ANY AUTHORIZED USER'S FAILURE TO COMPLY WITH INDUSTRY AND OSHA OR OTHER LEGAL STANDARDS; (D) DAMAGE TO RADIO ANTENNAS, UNLESS CAUSED BY DEFECTS IN MATERIAL OR WORKMANSHIP; (E) EQUIPMENT WITH NO SERIAL NUMBER; (F) BATTERIES OR CONSUMABLES; (G) FREIGHT COSTS FOR SHIPMENT TO REPAIR DEPOTS; (H) COSMETIC DAMAGE THAT DOES NOT AFFECT OPERATION; (I) NORMAL WEAR AND TEAR; (J) ISSUES OR OBSOLESCENCE OF LICENSED SOFTWARE DUE TO CHANGES IN CUSTOMER OR AUTHORIZED USER REQUIREMENTS, EQUIPMENT, OR SYSTEMS; (K) TRACKING AND LOCATION-BASED SERVICES; OR (L) BETA SERVICES.

7.9. Warranty Claims; Remedies. To assert a warranty claim, Customer must notify Motorola in writing of the claim prior to the expiration of any warranty period set forth in this Agreement. Unless a different remedy is otherwise expressly set forth herein, upon receipt of such claim, Motorola will investigate the claim and use commercially reasonable efforts to repair or replace any confirmed materially non-conforming Product or re-perform any non-conforming Service, at its option. Such remedies are Customer's sole and exclusive remedies for Motorola's breach of a warranty. Motorola's warranties are extended by Motorola to Customer only, and are not assignable or transferable.

7.10. Pass-Through Warranties. Notwithstanding any provision of this Agreement to the contrary, Motorola will have no liability for third-party software or hardware provided by Motorola; provided, however, that to the extent offered by third-party providers of software or hardware and to the extent permitted by law, Motorola will pass through express warranties provided by such third parties.

7.11. WARRANTY DISCLAIMER. EXCEPT FOR THE EXPRESS AND PASS THROUGH WARRANTIES IN THIS AGREEMENT, PRODUCTS AND SERVICES PURCHASED HEREUNDER ARE PROVIDED "AS IS" AND WITH ALL FAULTS. WARRANTIES SET FORTH IN THE AGREEMENT ARE THE COMPLETE WARRANTIES FOR THE PRODUCTS AND SERVICES AND MOTOROLA DISCLAIMS ALL OTHER WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED,

INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND QUALITY. MOTOROLA DOES NOT REPRESENT OR WARRANT THAT USE OF THE PRODUCTS AND SERVICES WILL BE UNINTERRUPTED, ERROR-FREE, OR FREE OF SECURITY VULNERABILITIES, OR THAT THEY WILL MEET CUSTOMER'S PARTICULAR REQUIREMENTS.

Section 8. Indemnification.

- 8.1. General Indemnity.** Motorola will defend, indemnify, and hold Customer harmless from and against any and all damages, losses, liabilities, and expenses (including reasonable fees and expenses of attorneys) arising from any actual third-party claim, demand, action, or proceeding ("Claim") for personal injury, death, or direct damage to tangible property to the extent caused by Motorola's negligence, gross negligence or willful misconduct while performing its duties under this Agreement, except to the extent the claim arises from Customer's negligence or willful misconduct. Motorola's duties under this **Section 8.1 – General Indemnity** are conditioned upon: (a) Customer promptly notifying Motorola in writing of the Claim; (b) Motorola having sole control of the defense of the suit and all negotiations for its settlement or compromise to the extent allowed by applicable law; and (c) Customer cooperating with Motorola and, if requested by Motorola, providing reasonable assistance in the defense of the Claim.
- 8.2. Intellectual Property Infringement.** Motorola will defend Customer against any third-party claim alleging that a Motorola-developed or manufactured Product or Service (the "Infringing Product") directly infringes a United States patent or copyright ("Infringement Claim"), and Motorola will pay all damages finally awarded against Customer by a court of competent jurisdiction for an Infringement Claim, or agreed to in writing by Motorola in settlement of an Infringement Claim. Motorola's duties under this **Section 8.2 – Intellectual Property Infringement** are conditioned upon: (a) Customer promptly notifying Motorola in writing of the Infringement Claim; (b) Motorola having sole control of the defense of the suit and all negotiations for its settlement or compromise; and (c) Customer cooperating with Motorola and, if requested by Motorola, providing reasonable assistance in the defense of the Infringement Claim.
- 8.2.1.** If an Infringement Claim occurs, or in Motorola's opinion is likely to occur, Motorola may at its option and expense: (a) procure for Customer the right to continue using the Infringing Product; (b) replace or modify the Infringing Product so that it becomes non-infringing; or (c) grant Customer (i) a prorated refund of any amounts pre-paid for the Infringing Product (if the Infringing Product is a software Product, i.e., Licensed Software or Subscription Software) or (ii) a credit for the Infringing Product, less a reasonable charge for depreciation (if the Infringing Product is Equipment, including Equipment with embedded software).
- 8.2.2.** In addition to the other damages disclaimed under this Agreement, Motorola will have no duty to defend or indemnify Customer for any Infringement Claim that arises from or is based upon: (a) Customer Data, Customer-Provided Equipment, Non-Motorola Materials, or third-party equipment, hardware, software, data, or other third-party materials; (b) the combination of the Product or Service with any products or materials not provided by Motorola; (c) a Product or Service designed, modified, or manufactured in accordance with Customer's designs, specifications, guidelines or instructions; (d) a modification of the Product or Service by a party other than Motorola; (e) use of the Product or Service in a manner for which the Product or Service was not designed or that is inconsistent with the terms of this Agreement; or (f) the failure by Customer to use or install an update to the Product or Service that is intended to correct the claimed infringement. In no event will Motorola's liability resulting from

an Infringement Claim extend in any way to any payments due on a royalty basis, other than a reasonable royalty based upon revenue derived by Motorola from Customer from sales or license of the Infringing Product.

8.2.3. This **Section 8.2 – Intellectual Property Infringement** provides Customer’s sole and exclusive remedies and Motorola’s entire liability in the event of an Infringement Claim.

8.3. Customer Indemnity. To the extent allowed by applicable law, Customer will defend, indemnify, and hold Motorola and its subcontractors, subsidiaries and other affiliates harmless from and against any and all damages, losses, liabilities, and expenses (including reasonable fees and expenses of attorneys) arising from any actual or threatened third-party claim, demand, action, or proceeding arising from or related to (a) Customer-Provided Equipment, Customer Data, or Non-Motorola Materials, including any claim, demand, action, or proceeding alleging that any such equipment, data, or materials (or the integration or use thereof with the Products and Services) infringes or misappropriates a third-party intellectual property or other right, violates applicable law, or breaches the Agreement; (b) Customer-Provided Equipment’s failure to meet the minimum requirements set forth in the applicable Documentation or match the applicable specifications provided to Motorola by Customer in connection with the Products or Services; (c) Customer’s (or its service providers, agents, employees, or Authorized User’s) negligence or willful misconduct; and (d) Customer’s or its Authorized User’s breach of this Agreement. This indemnity will not apply to the extent any such claim is caused by Motorola’s use of Customer-Provided Equipment, Customer Data, or Non-Motorola Materials in violation of the Agreement. Motorola will give Customer prompt, written notice of any claim subject to the foregoing indemnity. Motorola will, at its own expense, cooperate with Customer in its defense or settlement of the claim.

Section 9. Limitation of Liability.

9.1. EXCEPT FOR PERSONAL INJURY OR DEATH, THE TOTAL AGGREGATE LIABILITY OF MOTOROLA, ITS AFFILIATES, AND ITS AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SUBCONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS (COLLECTIVELY, THE “MOTOROLA PARTIES”), WHETHER BASED ON A CLAIM IN CONTRACT OR IN TORT, LAW OR EQUITY, RELATING TO OR ARISING OUT OF THE AGREEMENT WILL NOT EXCEED THE FEES, OR PORTION OF FEES, RELATED TO THE PRODUCT OR INTEGRATION SERVICE UNDER WHICH THE CLAIM AROSE. WITH RESPECT TO ANY SUBSCRIPTION SOFTWARE OR ANY RECURRING SERVICES, THE MOTOROLA PARTIES’ TOTAL AGGREGATE LIABILITY FOR ALL CLAIMS RELATED TO SUBSCRIPTION SOFTWARE OR RECURRING SERVICES WILL NOT EXCEED THE TOTAL FEES PAID FOR THE APPLICABLE SUBSCRIPTION SOFTWARE OR RECURRING SERVICE DURING THE CONSECUTIVE TWELVE (12) MONTH PERIOD IMMEDIATELY PRECEDING THE EVENT FROM WHICH THE FIRST CLAIM AROSE. EXCEPT FOR PERSONAL INJURY OR DEATH, THE MOTOROLA PARTIES WILL NOT BE LIABLE IN CONNECTION WITH THIS AGREEMENT (WHETHER UNDER MOTOROLA’S INDEMNITY OBLIGATIONS, A CAUSE OF ACTION FOR BREACH OF CONTRACT, UNDER TORT THEORY, OR OTHERWISE) FOR ANY INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE, OR CONSEQUENTIAL DAMAGES OR DAMAGES FOR LOST PROFITS OR REVENUES, EVEN IF MOTOROLA HAS BEEN ADVISED BY CUSTOMER OR ANY THIRD PARTY OF THE POSSIBILITY OF SUCH DAMAGES OR LOSSES AND WHETHER OR NOT SUCH DAMAGES OR LOSSES ARE FORESEEABLE.

9.2. EXCLUSIONS FROM LIABILITY. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, MOTOROLA WILL HAVE NO LIABILITY FOR DAMAGES ARISING OUT OF (A) CUSTOMER DATA, INCLUDING ITS TRANSMISSION TO MOTOROLA, OR ANY OTHER DATA AVAILABLE THROUGH THE PRODUCTS OR SERVICES; (B) CUSTOMER-PROVIDED EQUIPMENT OR SITES; NON-MOTOROLA MATERIALS; THIRD-PARTY EQUIPMENT, HARDWARE, SOFTWARE, DATA, OR CONTENT; OR UNKNOWN OR UNAUTHORIZED COMBINATION OF PRODUCTS AND SERVICES ; (C) LOSS OF DATA, HACKING, RANSOMWARE, THIRD-PARTY ATTACKS OR DEMANDS; (D) MODIFICATION OF PRODUCTS OR SERVICES NOT AUTHORIZED BY MOTOROLA; (E) RECOMMENDATIONS PROVIDED IN CONNECTION WITH THE PRODUCTS AND SERVICES PROVIDED UNDER THIS AGREEMENT; (F) DATA RECOVERY SERVICES OR DATABASE MODIFICATIONS; OR (G) CUSTOMER'S OR ANY AUTHORIZED USER'S BREACH OF THIS AGREEMENT OR MISUSE OF THE PRODUCTS AND SERVICES.

IN ADDITION TO THE FOREGOING EXCLUSIONS FROM DAMAGES, AND NOTWITHSTANDING ANY PROVISION OF THE AGREEMENT TO THE CONTRARY, MOTOROLA WILL HAVE NO LIABILITY FOR (A) INTERRUPTION OR FAILURE OF CONNECTIVITY, VULNERABILITIES, OR SECURITY EVENTS; (B) DISRUPTION OF OR DAMAGE TO CUSTOMER'S OR THIRD PARTIES' SYSTEMS, EQUIPMENT, OR DATA, INCLUDING DENIAL OF ACCESS TO USERS, OR SHUTDOWN OF SYSTEMS CAUSED BY INTRUSION DETECTION SOFTWARE OR HARDWARE; (C) AVAILABILITY OR ACCURACY OF ANY DATA AVAILABLE THROUGH THE SUBSCRIPTION SOFTWARE OR SERVICES, OR INTERPRETATION, USE, OR MISUSE THEREOF; (D) TRACKING AND LOCATION-BASED SERVICES; OR (E) BETA SERVICES.

9.3 Statute of Limitations. Customer may not bring any claims against a Motorola Party in connection with this Agreement or the Products and Services more than one (1) year after the date of accrual of the cause of action.

Section 10. Confidentiality.

10.1. Confidential Information. In order to be considered Confidential Information, information that is disclosed orally must be identified as confidential at the time of disclosure and confirmed by disclosing party ("Discloser") by submitting a written document to receiving party ("Recipient") within thirty (30) days after such disclosure. The written document must contain a summary of the Confidential Information disclosed with enough specificity for identification purpose and must be labeled or marked as confidential or its equivalent.

10.2. Obligations of Confidentiality. During the Term and for a period of three (3) years from the expiration or termination of this Agreement, Recipient will (a) not disclose Confidential Information to any third party, except as expressly permitted in this **Section 10 - Confidentiality**; (b) restrict disclosure of Confidential Information to only those employees, agents or consultants who must access the Confidential Information for the purpose of providing Services and who are bound by confidentiality terms substantially similar to those in this Agreement and licenses; (c) not copy, reproduce, reverse engineer, decompile or disassemble any Confidential Information; (d) use the same degree of care as for its own information of like importance, but no less than reasonable care to safeguard against disclosure; (e) promptly notify Discloser upon discovery of any unauthorized use or disclosure of the Confidential Information and take reasonable steps to regain possession of the Confidential Information and prevent further unauthorized actions or other breach of this Section; and (f) only use the

Confidential Information as needed to fulfill its obligations and secure its rights under this Agreement.

10.3. Exceptions. Recipient may disclose Confidential Information to the extent required by law, or a judicial or legislative order or proceeding. Recipient is not obligated to maintain as confidential any information that Recipient can demonstrate by documentation (a) is publicly known or available prior to without breach of this Agreement; (b) is lawfully obtained; or (c) is independently known or developed by Recipient without the use of, or reference to, any of Discloser's Confidential Information or any breach of this Agreement.

10.4. Ownership of Confidential Information. All Confidential Information is and will remain the property of Discloser, and will not be copied or reproduced without written permission. Within ten (10) days of receipt of Discloser's written request, Recipient will return or destroy all Confidential Information to Discloser, or certify in writing that all such Confidential Information has been destroyed. However, Recipient may retain (a) one (1) archival copy for use only in case of a dispute concerning this Agreement, and (b) Confidential Information that has been automatically stored in accordance with Recipient's standard backup or recordkeeping procedures. Recipient will remain subject to the obligations of this Agreement with respect to any Confidential Information retained subject to clauses (a) or (b). No license, express or implied, in the Confidential Information is granted to the Recipient other than to use it in the manner, and to the extent authorized by this Agreement. Discloser represents and warrants that it is authorized to disclose any Confidential Information it discloses pursuant to this Agreement.

Section 11. Proprietary Rights; Data; Feedback.

11.1. Motorola Materials. Customer acknowledges that Motorola may use or provide Customer with access to "Motorola Materials". Except when Motorola has expressly transferred title or other interest to Customer by way of an Addendum, the Motorola Materials are the property of Motorola or its licensors, and Motorola or its licensors retain all right, title and interest in and to the Motorola Materials (including, all rights in patents, copyrights, trademarks, trade names, trade secrets, know-how, other intellectual property and proprietary rights, and all associated goodwill and moral rights).

This Agreement does not grant to Customer any shared development rights in or to any Motorola Materials or other intellectual property, and Customer agrees to execute any documents and take any other actions reasonably requested by Motorola to effectuate the foregoing. Motorola and its licensors reserve all rights not expressly granted to Customer, and no rights, other than those expressly granted herein, are granted to Customer by implication, estoppel or otherwise. Customer will not modify, disassemble, reverse engineer, derive source code or create derivative works from, merge with other software, distribute, sublicense, sell, or export the Products and Services or other Motorola Materials, or permit any third party to do so.

11.2. Ownership of Customer Data. Customer retains all right, title and interest, including intellectual property rights, if any, in and to Customer Data. Motorola acquires no rights to Customer Data except those rights granted under this Agreement including the right to Process and use the Customer Data as set forth in the DPA.

11.3. Data Retention and Deletion. Except as expressly provided otherwise under the DPA, Motorola will delete all Customer Data following termination or expiration of this MCA or the applicable Addendum or Proposal, with such deletion to occur no later than ninety (90) days

following the applicable date of termination or expiration, unless otherwise required to comply with applicable law. Any requests for the exportation or download of Customer Data must be made by Customer to Motorola in writing before expiration or termination, subject to **Section 15.9 – Notices**. Motorola will have no obligation to retain such Customer Data beyond expiration or termination unless the Customer has purchased extended storage from Motorola through a mutually executed Proposal.

11.4. Service Use Data. Customer understands and agrees that Motorola may collect and use Service Use Data for its own purposes, and may disclose Service Use Data to third parties. It is Customer's responsibility to notify Authorized Users of Motorola's collection and use of Service Use Data and to obtain any required consents, provide all necessary notices, and meet any other applicable legal requirements with respect to such collection and use, and Customer represents and warrants to Motorola that it has complied and will continue to comply with this Section.

11.5. Third-Party Data and Motorola Data. Customer will not, and will use reasonable efforts to ensure its Authorized Users will not: (a) use the Motorola Data or Third-Party Data for any purpose other than Customer's internal business purposes; (b) disclose the data to third parties; (c) "white label" such data or otherwise misrepresent its source or ownership, or resell, distribute, sublicense, or commercially exploit the data in any manner; (d) use such data in violation of applicable laws; (e) remove, obscure, alter, or falsify any marks or proprietary rights notices indicating the source, origin, or ownership of the data; or (f) modify such data or combine it with Customer Data or other data or use the data to build databases. Additional restrictions may be set forth in the applicable Addendum.

11.5.1. Any rights granted to Customer or Authorized Users with respect to Motorola Data or Third-Party Data will immediately terminate upon termination or expiration of the applicable Addendum, Proposal, or this MCA. Further, Motorola or the applicable Third-Party Data provider may suspend, change, or terminate Customer's or any Authorized User's access to Motorola Data or Third-Party Data if Motorola or such Third-Party Data provider believes Customer's or the Authorized User's use of the data violates the Agreement, applicable law or Motorola's agreement with the applicable Third-Party Data provider.

11.5.2. Upon termination of Customer's rights to use any Motorola Data or Third-Party Data, Customer and all Authorized Users will immediately discontinue use of such data, delete all copies of such data, and certify such deletion to Motorola. Notwithstanding any provision of the Agreement to the contrary, Motorola will have no liability for Third-Party Data or Motorola Data available through the Products and Services. Motorola and its Third-Party Data providers reserve all rights in and to Motorola Data and Third-Party Data not expressly granted in an Addendum or Proposal.

11.6. Feedback. Any Feedback provided by Customer is entirely voluntary, and will not create any confidentiality obligation for Motorola, even if designated as confidential by Customer. Motorola may use, reproduce, license, and otherwise distribute and exploit the Feedback without any obligation or payment to Customer or Authorized Users and Customer represents and warrants that it has obtained all necessary rights and consents to grant Motorola the foregoing rights.

11.7. Improvements; Products and Services. The Parties agree that, notwithstanding any provision of this Agreement to the contrary, all fixes, modifications and improvements to the Services or Products conceived of or made by or on behalf of Motorola that are based either in whole or in part on the Feedback, Customer Data, or Service Use Data (or otherwise) are the exclusive property of Motorola and all right, title and interest in and to such fixes, modifications or improvements will vest solely in Motorola. Customer agrees to execute any written documents

necessary to assign any intellectual property or other rights it may have in such fixes, modifications or improvements to Motorola.

Section 12.Acceptance

12.1. Communications System Acceptance.

12.1.1. Any Communications System described in the Proposal hereunder (including the Products, Integration Services, and all other components thereof) will be deemed completed upon successful completion of the acceptance procedures (“Acceptance Tests”) set forth in the Acceptance Test Plan (“System Acceptance”). Motorola will notify Customer at least ten (10) days before the Communications System testing commences. Upon System Acceptance, the Parties will memorialize this event by promptly executing a certificate documenting such System Acceptance as set forth in Exhibit D. If the Acceptance Test Plan includes separate tests for individual sub-Systems or phases of the Communications System, acceptance of the individual sub-System or phase will occur upon the successful completion of the Acceptance Tests for the sub-Communications System or phase, and the Parties will promptly execute an acceptance certificate for the sub-Communications System or phase. If Customer believes the Communications System has failed the completed Acceptance Tests, Customer will provide to Motorola a written notice that includes the specific details of the failure. If Customer does not provide to Motorola a failure notice within thirty (30) days after completion of the Acceptance Tests, System Acceptance will be deemed to have occurred as of the completion of the Acceptance Tests. Minor omissions or variances in the Communications System that do not materially impair the operation of the Communications System as a whole will not postpone System Acceptance or sub-Communications System acceptance, but will be corrected according to a mutually agreed punch list schedule. This Section applies to Products purchased as part of a Communications System notwithstanding any conflicting delivery provisions within this Agreement and this Section will control over such other delivery provisions to the extent of a conflict.

12.1.2. Beneficial Use. Customer acknowledges that Motorola’s ability to perform its implementation and testing responsibilities may be impeded if Customer begins using the Communications System before System Acceptance.

12.1.3. Customer shall not commence using the system before System Acceptance without Motorola’s prior written authorization, which will not be unreasonably withheld. Motorola is not responsible for Communications System performance deficiencies that occur prior to System Acceptance or written authorized use. Upon the date Customer begins using the Communications System, Customer assumes responsibility for the use and operation of the Communications System.

12.2 Software System Completion. Any Software System described in the Proposal (including the Products, Integration Services, and all other components thereof) will be deemed completed upon Customer’s (or the applicable Authorized User’s) Beneficial Use of each Product that is included in the Software System (unless alternative acceptance procedures are set forth in the Proposal) (the “System Completion Date”). Customer will not unreasonably delay Beneficial Use of any Product within a Software System, and in any event, the Parties agree that Beneficial Use of a Product will be deemed to have occurred thirty (30) days after functional demonstration. For clarity, if a Software System is comprised of more than one Product, Motorola may notify Customer that all Integration Services for a particular Product within the Software System have been completed, and Customer may have Beneficial Use of such Product prior to having Beneficial Use of other Products in the Software System, or of the Software System as a whole. In such case, the Integration Services

applicable to such Product will be deemed complete upon Customer's Beneficial Use of the Product ("Product Completion Date"), which may occur before the System Completion Date. As used in this Section, "Beneficial Use" means use by Customer or at least one (1) Authorized User of the material features and functionalities of a Product within a Software System, in material conformance with Product descriptions in the Proposal. This Section applies to Products purchased as part of a Software System notwithstanding any conflicting delivery provisions within this Agreement, and will control over such other delivery provisions to the extent of a conflict.

Section 13. Force Majeure; Delays Caused by Customer.

13.1. Force Majeure. Except for Customer's payment obligations hereunder, neither Party will be responsible for nonperformance or delayed performance due to events outside of its reasonable control. If performance will be significantly delayed, the affected Party will provide notice to the other Party, and the Parties will agree (in writing) upon a reasonable extension to any applicable performance schedule.

13.2. Delays Caused by Customer. Motorola's performance of the Products and Services will be excused for delays caused by Customer or its Authorized Users or subcontractors, or by failure of any assumptions set forth in this Agreement (including in any Addendum or Proposal). In the event of a delay under this **Section 13.2 – Delays Caused by Customer**, (a) Customer will continue to pay the Fees as required hereunder, (b) the Parties will agree (in writing) upon a reasonable extension to any applicable performance schedule, and (c) Customer will compensate Motorola for its out-of-pocket costs incurred due to the delay (including those incurred by Motorola's affiliates, vendors, and subcontractors).

Section 14. Disputes. The Parties will use the following procedure to resolve any disputes relating to or arising out of this Agreement (each, a "Dispute"):

14.1. Governing Law. All matters relating to or arising out of the Agreement are governed by the laws of the State of Illinois, unless Customer is the United States Government (or an agency thereof) or a state government or state agency or local municipality within the United States, in which case all matters relating to or arising out of the Agreement will be governed by the laws of the State in which the Products and Services are provided. The terms of the U.N. Convention on Contracts for the International Sale of Goods and the Uniform Computer Information Transactions Act will not apply.

14.2. Negotiation; Mediation. The Parties will attempt to timely resolve the Dispute promptly through good faith negotiations. Either Party may initiate dispute resolution procedures by sending a notice of Dispute ("Notice of Dispute") to the other Party. The Parties will choose an independent mediator within thirty (30) days of such Notice of Mediation. Neither Party may unreasonably withhold consent to the selection of a mediator, but if the Parties are unable to agree upon a mediator, either Party may request that the American Arbitration Association nominate a mediator. Each Party will bear its own costs of mediation, but the Parties will share the cost of the mediator equally. Unless otherwise agreed in writing, all in person meetings under this **Section 14.2 – Negotiation; Mediation** will take place in Chicago, Illinois, and all communication relating to the Dispute resolution will be maintained in strict confidence by the Parties. Notwithstanding the foregoing, any Dispute arising from or relating to Motorola's intellectual property rights must be decided by a court of competent jurisdiction, in accordance with **Section 14.3 – Litigation, Venue, Jurisdiction** below.

14.3. Litigation, Venue, Jurisdiction. If the Dispute has not been resolved by mediation within sixty (60) days from the Notice of Mediation, either Party may submit the Dispute exclusively to a

court in Cook County, Illinois, or in the case the Customer is the United States, a state agency, or local municipality, then the appropriate court in the State in which the Products and Services are provided. Each Party expressly consents to the exclusive jurisdiction of such courts for resolution of any Dispute and to enforce the outcome of any mediation.

Section 15.General.

- 15.1. Compliance with Laws.** Each Party will comply with applicable laws in connection with the performance of its obligations under this Agreement, including that Customer will ensure its and its Authorized Users' use of the Products and Services complies with law (including privacy laws), and Customer will obtain any FCC and other licenses or authorizations (including licenses or authorizations required by foreign regulatory bodies) required for its and its Authorized Users' use of the Products and Services. Motorola may, at its discretion, cease providing or otherwise modify Products and Services (or any terms related thereto in an Addendum or Proposal), in order to comply with any changes in applicable law.
- 15.2. Audit; Monitoring.** Motorola will have the right to monitor and audit use of the Products, including an audit of total user licenses credentialed by Customer for any Subscription Software, which may also include access by Motorola to Customer Data and Service Use Data. Customer will provide notice of such monitoring to its Authorized Users and obtain any required consents, including individual end users, and will cooperate with Motorola in any monitoring or audit. Customer will maintain during the Term, and for two (2) years thereafter, accurate records relating to any software licenses granted under this Agreement to verify compliance with this Agreement. Motorola or a third party ("Auditor") may inspect Customer's and, as applicable, Authorized Users' premises, books, and records. Motorola will pay expenses and costs of the Auditor, unless Customer is found to be in violation of the terms of the Agreement, in which case Customer will be responsible for such expenses and costs. In the event Motorola determines that Customer's usage of the Subscription Software during the applicable Subscription Term exceeded the total number of licenses purchased by Customer, Motorola may invoice Customer for the additional licenses used by Customer, pro-rated for each additional license from the date such license was activated, and Customer will pay such invoice in accordance with the payment terms in the Agreement.
- 15.3. Assignment and Subcontracting.** Neither Party may assign or otherwise transfer this Agreement without the prior written approval of the other Party. Motorola may assign or otherwise transfer this Agreement or any of its rights or obligations under this Agreement without consent (a) for financing purposes, (b) in connection with a merger, acquisition or sale of all or substantially all of its assets, (c) as part of a corporate reorganization, or (d) to a subsidiary corporation. Subject to the foregoing, this Agreement will be binding upon the Parties and their respective successors and assigns. Motorola may subcontract any of the work, but subcontracting will not relieve Motorola of its duties under this Agreement.
- 15.4. Waiver.** A delay or omission by either Party to exercise any right under this Agreement will not be construed to be a waiver of such right. A waiver by either Party of any of the obligations to be performed by the other, or any breach thereof, will not be construed to be a waiver of any succeeding breach or of any other obligation. All waivers must be in writing and signed by the Party waiving its rights.
- 15.5. Severability.** If any provision of the Agreement is found by a court of competent jurisdiction to be invalid, illegal, or otherwise unenforceable, such provision will be deemed to be modified to reflect as nearly as possible the original intentions of the Parties in accordance with applicable law. The remaining provisions of this Agreement will not be affected, and each such provision will be valid and enforceable to the full extent permitted by applicable law.

- 15.6. Independent Contractors.** Each Party will perform its duties under this Agreement as an independent contractor. The Parties and their personnel will not be considered to be employees or agents of the other Party. Nothing in this Agreement will be interpreted as granting either Party the right or authority to make commitments of any kind for the other. This Agreement will not constitute, create, or be interpreted as a joint venture, partnership, or formal business organization of any kind.
- 15.7. Third-Party Beneficiaries.** The Agreement is entered into solely between, and may be enforced only by, the Parties. Each Party intends that the Agreement will not benefit, or create any right or cause of action in or on behalf of, any entity other than the Parties. Notwithstanding the foregoing, a licensor or supplier of third-party software included in the software Products will be a direct and intended third-party beneficiary of this Agreement.
- 15.8. Interpretation.** The section headings in this Agreement are included only for convenience. The words “including” and “include” will be deemed to be followed by the phrase “without limitation”. This Agreement will be fairly interpreted in accordance with its terms and conditions and not for or against either Party.
- 15.9. Notices.** Notices required under this Agreement to be given by one Party to the other must be in writing and either personally delivered or sent to the address provided by the other Party by certified mail, return receipt requested and postage prepaid (or by a recognized courier service, such as FedEx, UPS, or DHL), and will be effective upon receipt.
- 15.10. Cumulative Remedies.** Except as specifically stated in this Agreement, all remedies provided for in this Agreement will be cumulative and in addition to, and not in lieu of, any other remedies available to either Party at law, in equity, by contract, or otherwise. Except as specifically stated in this Agreement, the election by a Party of any remedy provided for in this Agreement or otherwise available to such Party will not preclude such Party from pursuing any other remedies available to such Party at law, in equity, by contract, or otherwise.
- 15.11. Survival.** The following provisions will survive the expiration or termination of this Agreement for any reason: Section 3.4 – Customer Obligations; Section 4.6 – Effect of Termination or Expiration; Section 5 – Payment and Invoicing; Section 7.11 – Warranty Disclaimer; Section 8.3 – Customer Indemnity; Section 9 – Limitation of Liability; Section 10 – Confidentiality; Section 11 – Proprietary Rights; Data; Feedback; Section 13 – Force Majeure; Delays Caused by Customer; Section 14 – Disputes; and Section 15 – General.
- 15.12. Entire Agreement.** This Agreement, including all Exhibits, Addenda, and Proposals, constitutes the entire agreement of the Parties regarding the subject matter hereto, and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter. This Agreement may be executed in multiple counterparts, and will have the same legal force and effect as if the Parties had executed it as a single document. The Parties may sign in writing or by electronic signature. An electronic signature, facsimile copy, or computer image of a signature, will be treated, and will have the same effect as an original signature, and will have the same effect, as an original signed copy of this document. This Agreement may be amended or modified only by a written instrument signed by authorized representatives of both Parties. The preprinted terms and conditions found on any Customer purchase order, acknowledgment, or other form will not be considered an amendment or modification or part of this Agreement, even if a representative of each Party signs such document.

The Parties hereby enter into this MCA as of the Effective Date.

Motorola Solutions, Inc.

**City of Richland on behalf of Benton County
Emergency Services**

By: Scott Lees

By: _____

Name: Scott Lees

Name: _____

Title: VP, Government Sales - West

Title: _____

Date: December 11, 2024

Date: _____

Exhibit C

EQUIPMENT LEASE PURCHASE AGREEMENT DELIVERY AND ACCEPTANCE CERTIFICATE

The undersigned Lessee hereby acknowledges receipt of the Equipment described below ("Equipment") and Lessee hereby accepts the Equipment after full inspection thereof as satisfactory for all purposes of lease Schedule A to the Equipment Lease Purchase Agreement executed by Lessee (Customer) and Lessor.

Equipment Lease Purchase Agreement No.: _____

Lease Schedule A No. : _____

EQUIPMENT INFORMATION

QUANTITY	MODEL NUMBER	EQUIPMENT DESCRIPTION
		Equipment referenced in lease Schedule A# _____. See Schedule A for a detailed Equipment List.

LESSEE/CUSTOMER:

By: _____

Title: _____

Date: _____

Please complete this form and send a copy via US mail or email to:

Motorola Solutions Credit Company LLC

Attn: Bill Stancik, Finance Manager | 500 W. Monroe, 44th Floor | Chicago, IL 60661

Email: bill.stancik@motorolasolutions.com | Telephone: (847) 538-4531

Software License Addendum

This Software License Addendum (this “**SLA**”) is subject to, and governed by, the terms of the Motorola Solutions Customer Agreement (“**MCA**”) to which it is attached. Capitalized terms used in this SLA, but not defined herein, will have the meanings set forth in the MCA.

Section 1. Addendum. This SLA governs Customer’s use of Licensed Software (and, if set forth in a Proposal, related Services) and Subscription Software from Motorola, as applicable, and is an integral part of the Parties’ Agreement.

Section 2. Licensed Software License and Restrictions.

2.1. Licensed Software License. Subject to Customer’s and its Authorized Users’ compliance with the Agreement (including payment terms), Motorola hereby grants Customer and its Authorized Users a limited, non-transferable, non-sublicensable, and non-exclusive license to use the Licensed Software identified in a Proposal, in object code form only, and the associated Documentation, solely in connection with the Equipment provided by Motorola or authorized Customer-Provided Equipment (as applicable, the “**Designated Products**”) and solely for Customer’s internal business purposes. Unless otherwise stated in an Addendum or the Proposal, the foregoing license grant will be limited to the number of licenses set forth in the applicable Proposal and will continue for the life of the applicable Designated Product. Except as otherwise permitted in an applicable Addendum or Proposal, Customer may install, access, and use Licensed Software only in Customer’s owned or controlled facilities, including any authorized mobile sites; provided, however, that Authorized Users using authorized mobile or handheld devices may also log into and access the Licensed Software remotely from any location.

2.2. Subscription License Model. If the Parties mutually agree that any Licensed Software purchased under this Agreement will be replaced with or upgraded to Subscription Software, then upon such time which the Parties execute the applicable Change Order or Proposal, the licenses granted under this **Section 2 Licensed Software License and Restrictions** will automatically terminate, and such Subscription Software will be governed by the terms of **Section 3 Subscription Software License and Restrictions**.

2.3. Customer Restrictions. Customers and Authorized Users will comply with the applicable Documentation in connection with their use of the Products. Customer will not and will not allow others, including the Authorized Users, to: (a) make the Licensed Software available for use by unauthorized third parties, including via a commercial rental or sharing arrangement; (b) reverse engineer, disassemble, or reprogram the Licensed Software or any portion thereof

to a human-readable form; (c) modify, create derivative works of, or merge the Licensed Software with other software or equipment; (d) copy, reproduce, distribute, lend, lease, or transfer the Licensed Software or Documentation for or to any third party without the prior express written permission of Motorola; (e) take any action that would cause the Licensed Software or Documentation to be placed in the public domain; (f) use the Licensed Software to compete with Motorola; or (g) remove, alter, or obscure, any copyright or other notice.

2.4. Copies. Customer may make one (1) copy of the Licensed Software solely for archival, back-up, or disaster recovery purposes during the term of the applicable Licensed Software license. Customer may make as many copies of the Documentation reasonably required for the internal use of the Licensed Software during such Licensed Software's license term. Unless otherwise authorized by Motorola in writing, Customer will not, and will not enable or allow any third party to: (a) install a licensed copy of the Licensed Software on more than one (1) unit of a Designated Product; or (b) copy onto or transfer Licensed Software installed in a unit of a Designated Product onto another device. Customer may temporarily transfer Licensed Software installed on a Designated Product to another device if the Designated Product is inoperable or malfunctioning, if Customer provides written notice to Motorola of the temporary transfer and identifies the device on which the Licensed is transferred. Temporary transfer of the Licensed Software to another device must be discontinued when the original Designated Product is returned to operation and the Licensed Software must be removed from the other device. Customer must provide prompt written notice to Motorola at the time the temporary transfer is discontinued.

2.5. Resale of Equipment. Equipment contains embedded Licensed Software. If Customer desires to sell its used Equipment to a third party, Customer must first receive prior written authorization from Motorola, which will not be unreasonably denied, and obtain written acceptance of the applicable Licensed Software license terms, including the obligation to pay relevant license fees, from such third party.

Section 3. **Subscription Software License and Restrictions.**

3.1. Subscription Software License. Subject to Customer's and its Authorized Users' compliance with the Agreement, including payment terms, Motorola hereby grants Customer and its Authorized Users a limited, non-transferable, non-sublicensable, and non-exclusive license to use the Subscription Software identified in a Proposal, and the associated Documentation, solely for Customer's internal business purposes. The foregoing license grant will be limited to use in the territory and to the number of licenses set forth in a Proposal (if applicable), and will continue for the applicable Subscription Term. Customer may access, and use the Subscription Software only in Customer's owned or controlled facilities, including any authorized mobile sites; provided, however, that Authorized Users using authorized mobile or handheld devices may also log into and access the Subscription Software remotely from any location. No custom development work will be performed under this Addendum.

3.2. Customer Restrictions. Customers and Authorized Users will comply with the applicable Documentation and the copyright laws of the United States and all other relevant jurisdictions (including the copyright laws where Customer uses the Subscription Software) in connection with their use of the Subscription Software. Customer will not, and will not allow others including the Authorized Users, to make the Subscription Software available for use by unauthorized third parties, including via a commercial rental or sharing arrangement; reverse engineer, disassemble, or reprogram software used to provide the Subscription Software or any portion thereof to a human-readable form; modify, create derivative works of, or merge the Subscription Software or software used to provide the Subscription Software with other software; copy, reproduce, distribute, lend, or lease the Subscription Software or

Documentation for or to any third party; take any action that would cause the Subscription Software, software used to provide the Subscription Software, or Documentation to be placed in the public domain; use the Subscription Software to compete with Motorola; remove, alter, or obscure, any copyright or other notice; share user credentials (including among Authorized Users); use the Subscription Software to store or transmit malicious code; or attempt to gain unauthorized access to the Subscription Software or its related systems or networks.

- 3.3. User Credentials.** If applicable, Motorola will provide Customer with administrative user credentials for the Subscription Software, and Customer will ensure such administrative user credentials are accessed and used only by Customer's employees with training on their proper use. Customer will protect, and will cause its Authorized Users to protect, the confidentiality and security of all user credentials, including any administrative user credentials, and maintain user credential validity, including by updating passwords. Customer will be liable for any use of the Subscription Software through such user credential (including through any administrative user credentials), including any changes made to the Subscription Software or issues or user impact arising therefrom. To the extent Motorola provides Services to Customer in order to help resolve issues resulting from changes made to the Subscription Software through user credentials, including through any administrative user credentials, or issues otherwise created by Authorized Users, such Services will be billed to Customer on a time and materials basis, and Customer will pay all invoices in accordance with the payment terms of the MCA.

Section 4. Software Systems - Applicable Terms and Conditions

- 4.1. On-Premise Software System.** If Customer purchases an "on-premises Software System," where Licensed Software is installed at Customer Sites or on Customer-Provided Equipment, then, unless otherwise specified in writing that any software is being purchased as Subscription Software, the Licensed Software is subject to Section 2 of the SLA.

- 4.1.1. CAD and Records Products.** The terms set forth in this Section 4.1.1. apply in the event Customer purchases any Computer Aided Dispatch ("CAD") or Records Products under the Agreement.

4.1.1.1. Support Required. Customer acknowledges and agrees that the licenses granted by Motorola under this SLA to CAD and Records Products for on-premises Software Systems are conditioned upon Customer purchasing Maintenance and Support Services for such Products during the term of the applicable license. If at any time during the term of any such license, Customer fails to purchase associated Maintenance and Support Services (or pay the fees for such Services), Motorola will have the right to terminate or suspend the software licenses for CAD and Record Products.

4.1.1.2. CJIS Security Policy. Motorola agrees to support Customer's obligation to comply with the Federal Bureau of Investigation Criminal Justice Information Services ("CJIS") Security Policy and will comply with the terms of the CJIS Security Addendum for the term of the Addendum or Proposal for the applicable Product. Customer hereby consents to Motorola screened personnel serving as the "escort" within the meaning of CJIS Security Policy for unscreened Motorola personnel that require access to unencrypted Criminal Justice Information for purposes of Product support and development.

- 4.2. On-Premise Software System as a Service.** If Customer purchases an "on-premises Software System as a service," where software Products are installed at Customer Sites or on Customer-Provided Equipment, and generally licensed on a subscription basis (i.e., as Subscription Software), then such Subscription Software is subject to Section 3 of the SLA.

The firmware preinstalled on Equipment included with an on-premises Software System as a service purchase, and any Microsoft operating system Licensed Software are subject to Section 2 of the SLA.

4.2.1. Transition to Subscription License Model. If the Parties mutually agree that any on-premises Subscription Software purchased under this SLA as part of an “on-premises Software System as a service” solution will be replaced with or upgraded to Subscription Software hosted in a data center, then upon such time the Parties execute the applicable agreement, (a) the licenses granted to such on-premises Subscription Software under this SLA will automatically terminate, (b) Customer and its Authorized Users will cease use of the applicable on-premises copies of Subscription Software, and (c) the replacement hosted Subscription Software provided hereunder will be governed by the terms of **Section 4.3 Cloud Hosted Software System**.

4.2.2. Transition Fee. Motorola will not charge additional Fees for Services related to the transition to hosted Subscription Software, as described in **Section 4.2.1 – Transition to Subscription License Model**. Notwithstanding the foregoing, subscription Fees may be greater than Fees paid by Customer for on-premises Subscription Software.

4.2.3. Software Decommissioning. Upon (a) transition of the on-premises Software System as a service to Subscription Software hosted in a data center or (b) any termination of the Subscription Software license for the on-premises Software System as a service, Motorola will have the right to enter Customer Sites and decommission the applicable on-premises Subscription Software that is installed at Customer’s Site or on Customer-Provided Equipment. For clarity, Customer will retain the right to use Licensed Software that is firmware incorporated into Equipment purchased by Customer from Motorola and any Microsoft operating system Licensed Software.

4.3. Cloud Hosted Software System. If Customer purchases a “cloud hosted Software System,” where the applicable software is hosted in a data center and provided to Customer as a service (i.e., as hosted Subscription Software), then such Subscription Software is subject to Section 3 of the SLA.

4.4. Additional Cloud Terms. The terms set forth in this **Section 4.4 – Additional Cloud Terms** apply in the event Customer purchases any cloud-hosted software Products.

4.4.1. Data Storage. Motorola will determine, in its sole discretion, the location of the stored content for cloud hosted software Products. All data, replications, and backups will be stored at a location in the United States for Customers in the United States.

4.4.2. Data Retrieval. Cloud hosted software Products will leverage different types of storage to optimize software, as determined in Motorola’s sole discretion. For multimedia data, such as videos, pictures, audio files, Motorola will, in its sole discretion, determine the type of storage medium used to store the content. The type of storage and medium selected by Motorola will determine the data retrieval speed. Access to content in archival storage may take up to twenty-four (24) hours to be viewable.

4.4.3. Maintenance. Scheduled maintenance of cloud-hosted software Products will be performed periodically. Motorola will make commercially reasonable efforts to notify customers one (1) week in advance of any such maintenance. Unscheduled and emergency maintenance may be required from time to time. Motorola will make commercially reasonable efforts to notify customers of any unscheduled or emergency maintenance twenty-four (24) hours in advance.

Section 5. Term.

- 5.1. Term.** The term of this SLA (the “**SLA Term**”) will commence upon the Effective Date of the MCA.
- 5.2. Termination - Licensed Software License.** Notwithstanding the termination provisions of the MCA, Motorola may terminate this SLA (and any Agreements hereunder) immediately upon notice to Customer if Customer breaches **Section 2 – Licensed Software License and Restrictions** of this SLA, or any other provision related to Licensed Software license scope or restrictions set forth in a Proposal, EULA, or other applicable Addendum. Upon termination or expiration of the SLA Term, all Motorola obligations under this SLA (including with respect to Equipment and Licensed Software delivered hereunder) will terminate. If Customer desires to purchase additional Services in connection with such Equipment or Licensed Software, Customer may enter into a separate Addendum with Motorola, governing such Services.
- 5.3. Termination - Subscription Software License.** Notwithstanding the termination provisions of the MCA, Motorola may terminate this SLA, or suspend delivery of Subscription Software or Services, immediately upon notice to Customer if (a) Customer breaches **Section 3 – Subscription Software License and Restrictions** of this SLA, or any other provision related to Subscription Software license scope or restrictions set forth therein, or (b) it determines that Customer’s use of the Subscription Software poses, or may pose, a security or other risk or adverse impact to any Subscription Software, Motorola, Motorola’s systems, or any third party (including other Motorola customers).
- 5.4.** Customer acknowledges that Motorola made a considerable investment of resources in the development, marketing, and distribution of the Licensed Software, Subscription Software, and Documentation, and that Customer’s breach of the SLA will result in irreparable harm to Motorola for which monetary damages would be inadequate. If Customer breaches this SLA, in addition to termination, Motorola will be entitled to all available remedies at law or in equity (including immediate injunctive relief).
- 5.5. Applicable End User Terms.** Additional license terms apply to third-party software included in certain software Products which are available online at www.motorolasolutions.com/legal-flow-downs. Customer will comply, and ensure its Authorized Users comply, with all such additional license terms.

Section 6. Copyright Notices. The existence of a copyright notice on any Licensed Software will not be construed as an admission or presumption of publication of the Licensed Software or public disclosure of any trade secrets associated with the Licensed Software.

Section 7. Survival. The following provisions will survive the expiration or termination of this SLA for any reason: Section 2 – Licensed Software License and Restrictions; Section 3 -- Subscription Software License and Restrictions; Section 4 -- Software Systems -- Applicable Terms and Conditions; Section 5 – Term; Section 7 – Survival.

MAINTENANCE, SUPPORT AND LIFECYCLE MANAGEMENT ADDENDUM

This Maintenance, Support and Lifecycle Management Addendum (this “**MSLMA**”) is subject to, and governed by, the terms of the Motorola Solutions Customer Agreement (“**MCA**”) to which it is attached. Capitalized terms used in this MSLMA, but not defined herein, will have the meanings set forth in the MCA.

Section 1. Addendum. This MSLMA governs Customer’s purchase of Maintenance, Support and Lifecycle Management (as defined below) services (and, if set forth in a Proposal related Services) from Motorola and will form part of the Parties’ Agreement. This MSMLA will control with respect to conflicting terms in the MCA or any other applicable Addendum, but only as applicable to the Maintenance, Support and Lifecycle Management services purchased under this MSMLA and not with respect to other Products and Services.

Section 2. Scope

Motorola will provide break/fix maintenance, technical support, or other Services (such as software integration Services) (“Maintenance and Support Services”) and/or upgrade services (“Lifecycle Management”) as further described in the applicable Proposal.

Section 3. Terms and conditions

3.1 Maintenance and Support services

3.1.1 Purchase Order Acceptance. Purchase orders for additional, continued, or expanded maintenance and software support, during the Warranty Period or after the Warranty Period, become binding only when accepted in writing by Motorola.

3.1.2 Start Date. The “Start Date” for Maintenance and Support Services will be indicated in the applicable Proposal.

3.1.3 Auto Renewal. Unless the applicable Proposal specifically states a termination date or one Party notifies the other in writing of its intention to discontinue the Maintenance and Support Services, this Agreement will renew for an additional one (1) year term on every anniversary of the Start Date. At the anniversary date, Motorola may adjust the price of the Services to reflect the renewal rate.

3.1.4 Termination. Written notice of intent to terminate must be provided thirty (30) days or more prior

to the anniversary date. If Motorola provides Services after the termination or expiration of this MSLMA, the terms and conditions in effect at the time of termination or expiration will apply to those Services and Customer agrees to pay for those services on a time and materials basis at Motorola's then effective hourly rates. This provision survives the expiration or termination of the Agreement and applies notwithstanding any contrary provision.

3.1.5 Equipment Definition. For maintenance and support services, Equipment will be defined to mean the hardware specified in the applicable Proposal.

3.1.6 Additional Hardware. If Customer purchases additional hardware from Motorola that becomes part of the Communications System, the additional hardware may be added to this MSLMA and will be billed at the applicable rates after the warranty period for that additional equipment expires. Such hardware will be included in the definition of Equipment.

3.1.7 Maintenance. Equipment will be maintained at levels set forth in the manufacturer's product manuals and routine procedures that are prescribed by Motorola will be followed. Motorola parts or parts of equal quality will be used for Equipment maintenance.

3.1.8 Equipment Condition. All Equipment must be in good working order on the Start Date or when additional equipment is added to the MSLMA. Upon reasonable request by Motorola, Customer will provide a complete serial and model number list of the Equipment. Customer must promptly notify Motorola in writing when any Equipment is lost, damaged, stolen or taken out of service. Customer's obligation to pay maintenance and support fees for this Equipment will terminate at the end of the month in which Motorola receives the written notice. If Equipment cannot, in Motorola's reasonable opinion, be properly or economically maintained for any reason, Motorola may modify the scope of Services related to that Equipment; remove that Equipment from the Agreement; or increase the price to maintain that Equipment.

3.1.9 Equipment Failure. Customer must promptly notify Motorola of any Equipment failure. Motorola will respond to Customer's notification in a manner consistent with the level of Service purchased as indicated in this MSLMA and applicable Proposal.

3.1.10 Intrinsically Safe. Customer must specifically identify any Equipment that is labeled intrinsically safe for use in hazardous environments.

3.1.11 Excluded Services.

a) Service excludes the repair or replacement of Equipment that has become defective or damaged from use in other than the normal, customary, intended, and authorized manner; use not in compliance with applicable industry standards; excessive wear and tear; or accident, liquids, power surges, neglect, acts of God or other force majeure events.

b) Unless specifically included in this MSLMA or the applicable Proposal, Service excludes items that are consumed in the normal operation of the Equipment, such as batteries or magnetic tapes.; upgrading or reprogramming Equipment; accessories, belt clips, battery chargers, custom or special products, modified units, or software; and repair or maintenance of any transmission line, antenna, microwave equipment, tower or tower lighting, duplexer, combiner, or multicoupler. Motorola has no obligations for any transmission medium, such as telephone lines, computer networks, the internet or the worldwide web, or for Equipment malfunction caused by the transmission medium.

3.1.12 Time And Place. Service will be provided at the location specified in this MSLMA and/or the applicable Proposal. When Motorola performs maintenance, support, or installation at Customer's location, Customer will provide Motorola, at no charge, a non-hazardous work environment with adequate shelter, heat, light, and power and with full and free access to the Equipment. Waivers of liability from Motorola or its subcontractors will not be imposed as a site access requirement. Customer will provide all information pertaining to the hardware and software elements of any system with which the Equipment is interfacing so that Motorola may perform its Services. Unless otherwise stated in this MSLMA or applicable Proposal, the hours of Service will be 8:30 a.m. to 4:30 p.m., local time, excluding weekends and holidays. Unless otherwise stated in this MSLMA or applicable Proposal, the price for the Services exclude any charges or expenses associated with helicopter or other unusual access requirements; if these charges or expenses are reasonably incurred by Motorola in rendering the Services, Customer agrees to reimburse Motorola for those charges and expenses.

3.1.13 Customer Contact. Customer will provide Motorola with designated points of contact (list of names and phone numbers) that will be available twenty-four (24) hours per day, seven (7) days per week, and an escalation procedure to enable Customer's personnel to maintain contact, as needed, with Motorola.

3.1.14 Warranty. Motorola warrants that its Maintenance and Support Services under this section will be free of defects in materials and workmanship for a period of ninety (90) days from the date the performance of the Services are completed. In the event of a breach of this warranty, Customer's sole remedy is to require Motorola to re-perform the non-conforming Service or to refund, on a pro-rata basis, the fees paid for the non-conforming Service. MOTOROLA DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

3.2 Lifecycle Management Services

3.2.1 The License terms included in the MCA and its SLA Addendum apply to any Motorola Licensed Software provided as part of the Lifecycle Management transactions.

3.2.2 The term of this MSLMA is [REDACTED] years, commencing on [REDACTED], 202[REDACTED]. The Lifecycle Management Price for the [REDACTED] years of services is \$[REDACTED], excluding applicable sales or use taxes but including discounts as more fully set forth in the pricing pages. Because the Lifecycle Management is a subscription service as more fully described in the applicable Proposal, payment from Customer is due in advance and will not be in accordance with any Payment Milestone Schedule.

3.2.3 The Communications System upgrade will be scheduled during the subscription period and will be performed when Motorola's upgrade operation resources are available. Motorola may substitute any of the promised Equipment or Licensed Software so long as the substitute is equivalent or superior to the initially promised Equipment or Licensed Software.

3.2.4 Acceptance of a Lifecycle Management transaction occurs when the Equipment (if any) and Licensed Software are delivered, in accordance with the MCA, and the Lifecycle Management services are fully performed.

3.2.5 The Warranty Period for any Equipment or Licensed Software provided under a Lifecycle Management transaction will commence upon shipment and is for a period of ninety (90) days. The ninety (90) day warranty for Lifecycle Management services is set forth in the applicable Proposal.

3.2.6 In addition to the description of the Lifecycle Management services and exclusions provided in the applicable Proposal, the following apply:

- a) Upon reasonable request by Motorola, Customer will provide a complete serial and model number list of the Equipment.
- b) Lifecycle Management services exclude the repair or replacement of Equipment that has become defective or damaged from use in other than the normal, customary, intended, and authorized manner; use not in compliance with applicable industry standards; excessive wear and tear; or accident, liquids, power surges, neglect, acts of God or other force majeure events.

- c) Unless specifically included in this MSLMA or the applicable Proposal, Lifecycle Management services exclude items that are consumed in the normal operation of the Equipment; accessories; and repair or maintenance of any transmission line, antenna, microwave equipment, tower or tower lighting, duplexer, combiner, or multicoupler. Motorola has no obligations for any transmission medium, such as telephone lines, computer networks, the internet, or for Equipment malfunction caused by the transmission medium.
- d) Customer will provide Motorola with designated points of contact (list of names and phone numbers) that will be available during the performance of the Lifecycle Management services.

3.2.7 The Lifecycle Management annualized price is based on the fulfillment of the two year cycle. If Customer terminates this service during a two year cycle, except for Motorola's default, then Customer will be required to pay for the balance of payments owed for the two year cycle if a major system release has been implemented before the point of termination.

3.2.8 If Customer terminates this Maintenance and Support or Lifecycle Management service and contractual commitment before the end of the [] year term, for any reason other than Motorola's default, then the Customer will pay to Motorola a termination fee equal to the discount applied to the last three years of service payments related to the [] year commitment. This provision survives the expiration or termination of the Agreement and applies notwithstanding any contrary provision.

Section 4. Payment

4.1 Unless alternative payment terms are stated in this MSLMA, Motorola will invoice Customer in advance for each payment period. All other charges will be billed monthly and the Customer must pay each invoice in U.S. dollars within thirty (30) days of the invoice date. Customer will reimburse Motorola for all property taxes, sales and use taxes, excise taxes, and other taxes or assessments that are levied as a result of Services rendered under this Agreement (except income, profit, and franchise taxes of Motorola) by any governmental entity.

4.2 INFLATION ADJUSTMENT. For multi-year agreements, at the end of the Agreement's first year and each year thereafter, a CPI percentage change calculation shall be performed using the U.S. Department of Labor, Consumer Price Index, "All Items," Unadjusted Urban Areas (CPI-U). Should the annual inflation rate increase greater than 3% during the previous year, Motorola shall have the right to increase all future maintenance prices by the CPI increase amount exceeding 3%. The adjustment calculation will be based upon the CPI for the most recent twelve (12) month increment beginning from the most current month available posted by the U.S. Department of Labor (<http://www.bls.gov>) immediately preceding the new maintenance year. For purposes of illustration, if in Year 5 the CPI reported an increase of 8%, Motorola may increase the Year 6 price by 5% (8%-3% base).

Section 14

Microwave Networks Preliminary Path Calculations

The MNI Microwave documents are included on the pages that follow.

Motorola Benton County, WA Path Calculations

Path design considerations:

- The paths engineered with Proteus 6 GHz all indoor radios.
- Path as engineered met or exceeded a two-way availability of 99.999% with a fade margin exceeding 30 dB at a Receive Signal Level and Dispersive Fade Margin threshold of 10^{-6} BER.
- Availability calculations utilize the Vigants - Barnett multipath fading and Crane rain fading methods. Rain rates used are per AT&T city rain rate data for the area.
- Terrain roughness is calculated using 10 meter USGS National Elevation Dataset digitized elevation data using the sea level reference method on the section of the path visible to both endpoints.
- The clearance criteria used to determine required antenna centerlines for the transmit antenna is the more stringent of:
 - Main 1
 - $K = 1.0 @ 60\% F1$
 - $FH = 10 \text{ ft}$
 - Diversity
 - $K = 1.33 @ 60\% F1$
 - $FH = 10 \text{ ft}$
- National Land Cover Database 2019 information (30 meter) was used to identify on-path vegetation and man-made obstruction heights.
- Transmission line lengths are assumed to be antenna centerline + 40'.
- The proposed antennas are based on frequency availability search that was completed by our frequency coordinator
- All path engineering is preliminary, pending the results of field path surveys.

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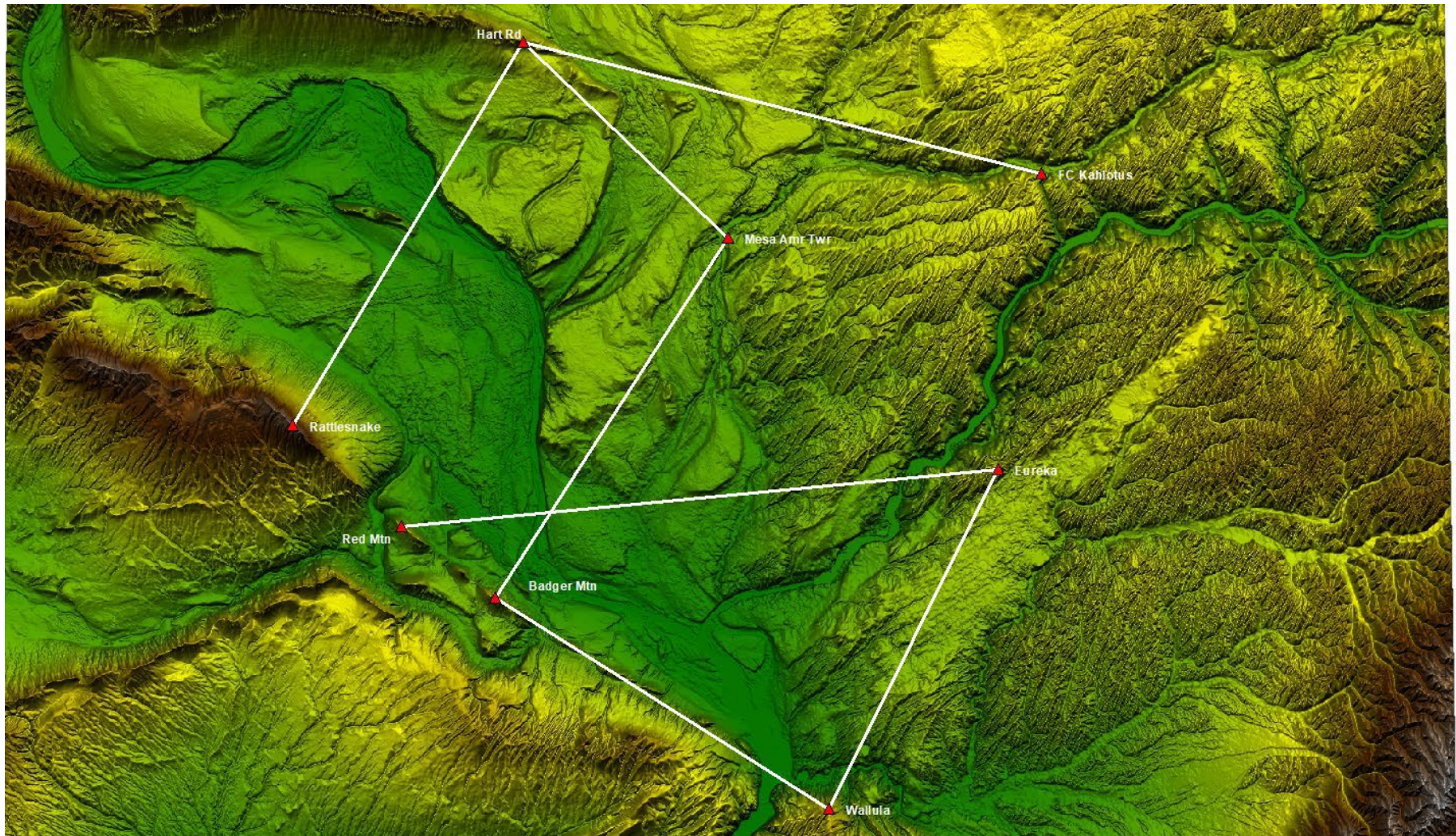
4 – Eureka – Red Mtn15

5 – Eureka – Wallula18

6 – Badger Mtn – Wallula21

7 – Badger Mtn – Wallula24

System Map



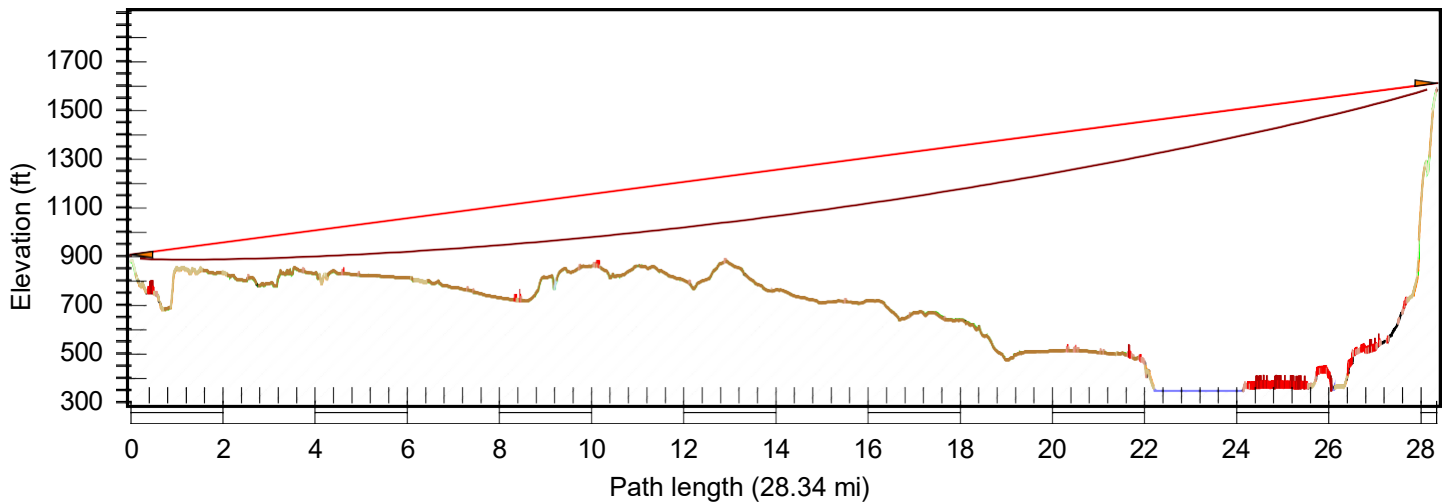


Equipment and Reliability Summary

PATH	SITE NAME	MAIN ANTENNA MODEL	MAIN ANTENNA DIAMETER (ft)	MAIN ANTENNA HEIGHT (ft)	MAIN TX LINE MODEL	MAIN TX LINE LENGTH (ft)	TOWER HEIGHT (ft)	DR ANTENNA MODEL	DR ANTENNA DIAMETER (ft)	DR ANTENNA HEIGHT (ft)	DR TX LINE MODEL	DR TX LINE LENGTH (ft)	FADE MARGIN (dB)	RADIO MODEL	MODULATION / THROUGHPUT	RADIO CONFIGURATION	PATH LENGTH (mi)	ANNUAL TWO WAY AVAILABILITY (%)
1	Mesa Amr Tw	VHLP6-6W	6	35	EU 63	75	150						39.14	MX/I/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	28.34	99.99944
	Badger Mtn			35		75	65											
2	Hart Rd	VHLP6-6W	6	40	EU 63	80	100						42.05	MX/I/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	18.76	99.99999
	Mesa Amr Tw			90		130	150											
3	Hart Rd	VHLP6-6W	6	90	EU 63	130	100	VHLP4-6W	4	60	EU 63	100	32.89	MX/I/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	35.37	99.99949
	FC Kahlotus			295		335	300			265		305						
4	Eureka	VHLP6-6W	6	45	EU 63	85	100	VHLP4-6W	4	15	EU 63	55	35.8	MX/I/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	39.63	99.99979
	Red Mtn			45		85	180			15		55						
5	Eureka	VHLP6-6W	6	20	EU 63	60	100						40.68	MX/I/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	25.06	99.99974
	Wallula			18		58	100											
6	Badger Mtn	VHLP6-6W	6	50	EU 63	90	65	VHLP4-6W	4	25	EU 63	75	39.32	MX/I/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	26.12	99.99999
	Wallula			61		101	100			31		70						
7	Rattlesnake	VHLP6-6W	6	55	EU 63	155	185	VHLP4-6W	4	25	EU 63	125	37.41	MX/I/6G/30M/MH	128 QAM / 155 Mbps	Non Protected	29.51	99.99997
	Hart Rd			55		95	100			31		65						

Path Profiles and Calculations

1 - Mesa Amr Twr - Badger Mtn



Mesa Amr Twr

Latitude 46 34 40.84 N
Longitude 118 59 47.80 W
Azimuth 213.05°
Elevation 873 ft ASL
Antenna CL 35.0 ft AGL

Frequency (MHz) = 6175.0
Main 1 K = 1.000 %F1 = 60.00 FH = 10.00 ft

Badger Mtn

Latitude 46 14 01.21 N
Longitude 119 19 08.42 W
Azimuth 32.81°
Elevation 1578 ft ASL
Antenna CL 35.0 ft AGL

	Mesa Amr Twr	Badger Mtn
Latitude	46 34 40.84 N	46 14 01.21 N
Longitude	118 59 47.80 W	119 19 08.42 W
True azimuth (°)	213.05	32.81
Vertical angle (°)	0.12	-0.42
Elevation (ft)	873.14	1577.91
Tower height (ft)	150.00	65.00
Tower type		self supporting
Antenna model	VHLP6-6W (TR)	VHLP6-6W (TR)
Antenna file name	rpe 7138a	rpe 7138a
Antenna gain (dBi)	39.30	39.30
Antenna height (ft)	35.00	35.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	75.00	75.00
TX line loss (dB)	1.00	1.00
Connector loss (dB)	0.30	0.30
Frequency (MHz)	6175.00	
Polarization	Vertical	
Path length (mi)	28.34	
Free space loss (dB)	141.46	
Atmospheric absorption loss (dB)	0.39	
Net path loss (dB)	65.86	65.86
Configuration	Non Protected	Non Protected
Radio model	MX/I/6G/30M/MH	MX/I/6G/30M/MH
Radio file name	mxi6-30 mh	mxi6-30 mh
Emission designator	30M0D7W	30M0D7W
Climatic factor	1.00	
Terrain roughness (ft)	140.00	
C factor	0.26	
Average annual temperature (°F)	48.95	
Fade occurrence factor (Po)	9.213E-002	

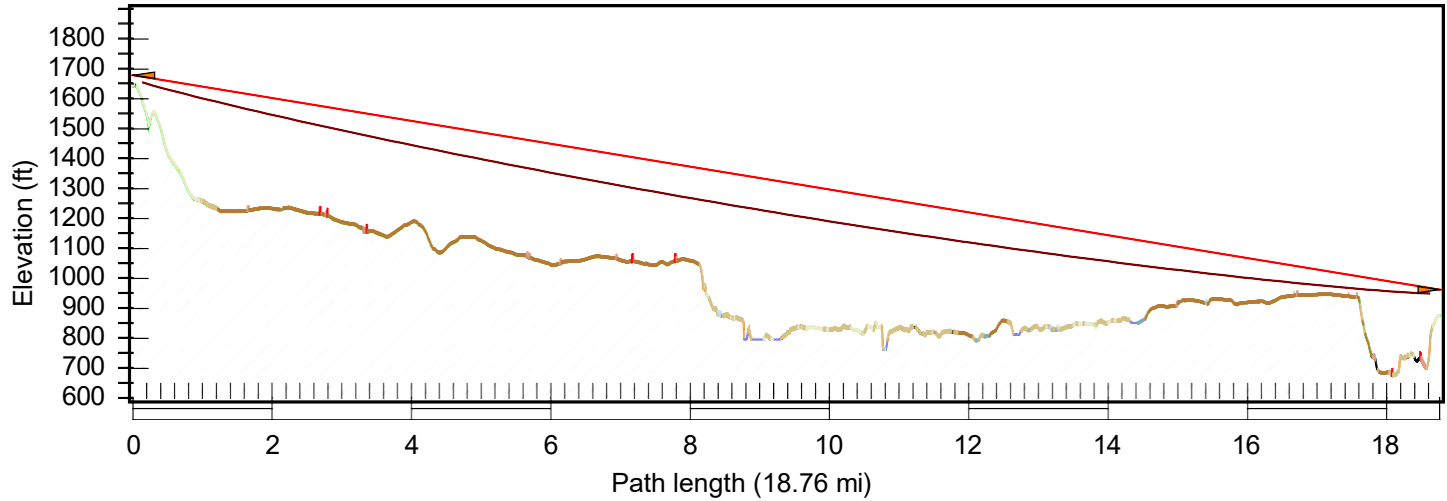
	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
128 QAM 155 Mbps	34.00	34.00	-71.00	-71.00	72.00	72.00	-31.86	-31.86	39.14	39.14	39.14	39.14
64 QAM 134 Mbps	34.00	34.00	-73.50	-73.50	72.00	72.00	-31.86	-31.86	41.64	41.64	41.64	41.64
32 QAM 105 Mbps	34.00	34.00	-76.50	-76.50	72.00	72.00	-31.86	-31.86	44.64	44.64	44.64	44.64
16 QAM 90 Mbps	34.00	34.00	-79.00	-79.00	72.00	72.00	-31.86	-31.86	47.14	47.14	47.14	47.14

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
16 QAM 76 Mbps	34.00	34.00	-80.50	-80.50	72.00	72.00	-31.86	-31.86	48.64	48.64	48.64	48.64
8 QAM 64 Mbps	34.00	34.00	-81.00	-81.00	72.00	72.00	-31.86	-31.86	49.14	49.14	49.14	49.14
QPSK 45 Mbps	35.00	35.00	-86.00	-86.00	73.00	73.00	-30.86	-30.86	55.14	55.14	55.14	55.14

	Worst month multipath		Annual multipath		Annual rain		Total annual (2 way)	Time in mode (2 way)
128 QAM 155 Mbps	99.9989	99.9989	99.9997	99.9997			99.9994	99.9994
64 QAM 134 Mbps	99.9993	99.9993	99.9998	99.9998			99.9997	0.0002
32 QAM 105 Mbps	99.9997	99.9997	99.9999	99.9999			99.9998	0.0002
16 QAM 90 Mbps	99.9998	99.9998	99.9999	99.9999			99.9999	0.0001
16 QAM 76 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
8 QAM 64 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
QPSK 45 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000

Multipath fading method - Vigants - Barnett

2 - Hart Rd - Mesa Amr Twr



Hart Rd

Latitude 46 45 54.91 N
Longitude 119 16 56.40 W
Azimuth 133.49°
Elevation 1639 ft ASL
Antenna CL 40.0 ft AGL

Frequency (MHz) = 6175.0
Main 1 K = 1.000 %F1 = 60.00 FH = 10.00 ft

Mesa Amr Twr

Latitude 46 34 40.84 N
Longitude 118 59 47.80 W
Azimuth 313.70°
Elevation 873 ft ASL
Antenna CL 90.0 ft AGL

	Hart Rd	Mesa Amr Twr
Latitude	46 45 54.91 N	46 34 40.84 N
Longitude	119 16 56.40 W	118 59 47.80 W
True azimuth (°)	133.49	313.70
Vertical angle (°)	-0.52	0.31
Elevation (ft)	1638.82	873.14
Tower height (ft)	100.00	150.00
Antenna model	VHLP6-6W (TR)	VHLP6-6W (TR)
Antenna file name	rpe 7138a	rpe 7138a
Antenna gain (dBi)	39.30	39.30
Antenna height (ft)	40.00	90.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	80.00	130.00
TX line loss (dB)	1.07	1.74
Connector loss (dB)	0.30	0.30
Frequency (MHz)	6175.00	
Polarization	Vertical	
Path length (mi)	18.76	
Free space loss (dB)	137.88	
Atmospheric absorption loss (dB)	0.26	
Net path loss (dB)	62.95	62.95
Configuration	Non Protected	Non Protected
Radio model	MX/I/6G/30M/MH	MX/I/6G/30M/MH
Radio file name	mxi6-30 mh	mxi6-30 mh
Emission designator	30M0D7W	30M0D7W
Climatic factor	1.00	
Terrain roughness (ft)	121.65	
C factor	0.31	
Average annual temperature (°F)	48.71	
Fade occurrence factor (Po)	3.208E-002	

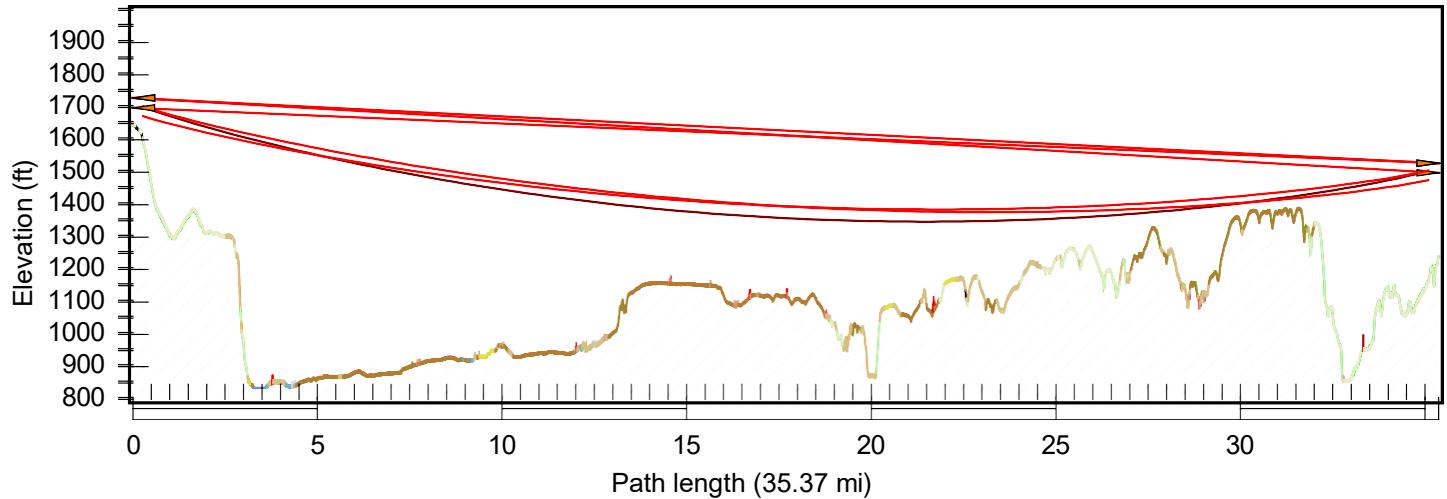
	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
128 QAM 155 Mbps	34.00	34.00	-71.00	-71.00	71.93	71.26	-28.95	-28.95	42.05	42.05	42.05	42.05
64 QAM 134 Mbps	34.00	34.00	-73.50	-73.50	71.93	71.26	-28.95	-28.95	44.55	44.55	44.55	44.55
32 QAM 105 Mbps	34.00	34.00	-76.50	-76.50	71.93	71.26	-28.95	-28.95	47.55	47.55	47.55	47.55
16 QAM 90 Mbps	34.00	34.00	-79.00	-79.00	71.93	71.26	-28.95	-28.95	50.05	50.05	50.05	50.05
16 QAM 76 Mbps	34.00	34.00	-80.50	-80.50	71.93	71.26	-28.95	-28.95	51.55	51.55	51.55	51.55

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
8 QAM 64 Mbps	34.00	34.00	-81.00	-81.00	71.93	71.26	-28.95	-28.95	52.05	52.05	52.05	52.05
QPSK 45 Mbps	35.00	35.00	-86.00	-86.00	72.93	72.26	-27.95	-27.95	58.05	58.05	58.05	58.05

	Worst month multipath		Annual multipath		Annual rain		Total annual (2 way)	Time in mode (2 way)
128 QAM 155 Mbps	99.9998	99.9998	99.9999	99.9999			99.9999	99.9999
64 QAM 134 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
32 QAM 105 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
16 QAM 90 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
16 QAM 76 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
8 QAM 64 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
QPSK 45 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000

Multipath fading method - Vigants - Barnett

3 - Hart Rd - FC Kahlotus



Hart Rd

Latitude 46 45 54.91 N
Longitude 119 16 56.40 W
Azimuth 104.05°
Elevation 1639 ft ASL
Antenna CL 90.0, 60.0 ft AGL

Frequency (MHz) = 6175.0

Main 1 K = 1.000 %F1 = 60.00 FH = 10.00 ft
Divr 1 K = 1.330 %F1 = 60.00 FH = 10.00 ft

FC Kahlotus

Latitude 46 38 19.18 N
Longitude 118 33 40.42 W
Azimuth 284.58°
Elevation 1233 ft ASL
Antenna CL 295.0, 265.0 ft AGL

	Hart Rd	FC Kahlotus
Latitude	46 45 54.91 N	46 38 19.18 N
Longitude	119 16 56.40 W	118 33 40.42 W
True azimuth (°)	104.05	284.58
Vertical angle (°)	-0.25	-0.13
Elevation (ft)	1638.82	1233.25
Tower height (ft)	100.00	300.00
Tower type		self supporting
Antenna model	VHLP6-6W (TR)	VHLP6-6W (TR)
Antenna file name	rpe 7138a	rpe 7138a
Antenna gain (dBi)	39.30	39.30
Antenna height (ft)	90.00	295.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	130.00	335.00
TX line loss (dB)	1.74	4.49
Connector loss (dB)	0.30	0.30
Antenna model	VHLP4-6W (DR)	VHLP4-6W (DR)
Antenna file name	rpe 7136a	rpe 7136a
Antenna gain (dBi)	35.00	35.00
Antenna height (ft)	60.00	265.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	100.00	305.00
TX line loss (dB)	1.34	4.09
Connector loss (dB)	0.30	0.30
Frequency (MHz)	6175.00	
Polarization	Vertical	
Path length (mi)	35.37	
Free space loss (dB)	143.39	
Atmospheric absorption loss (dB)	0.49	
Main net path loss (dB)	72.11	72.11
Diversity net path loss (dB)	76.00	76.00
Configuration	Non Protected	Non Protected
Radio model	MX/I/6G/30M/MH	MX/I/6G/30M/MH
Radio file name	mxi6-30 mh	mxi6-30 mh
Emission designator	30M0D7W	30M0D7W
Climatic factor	1.00	

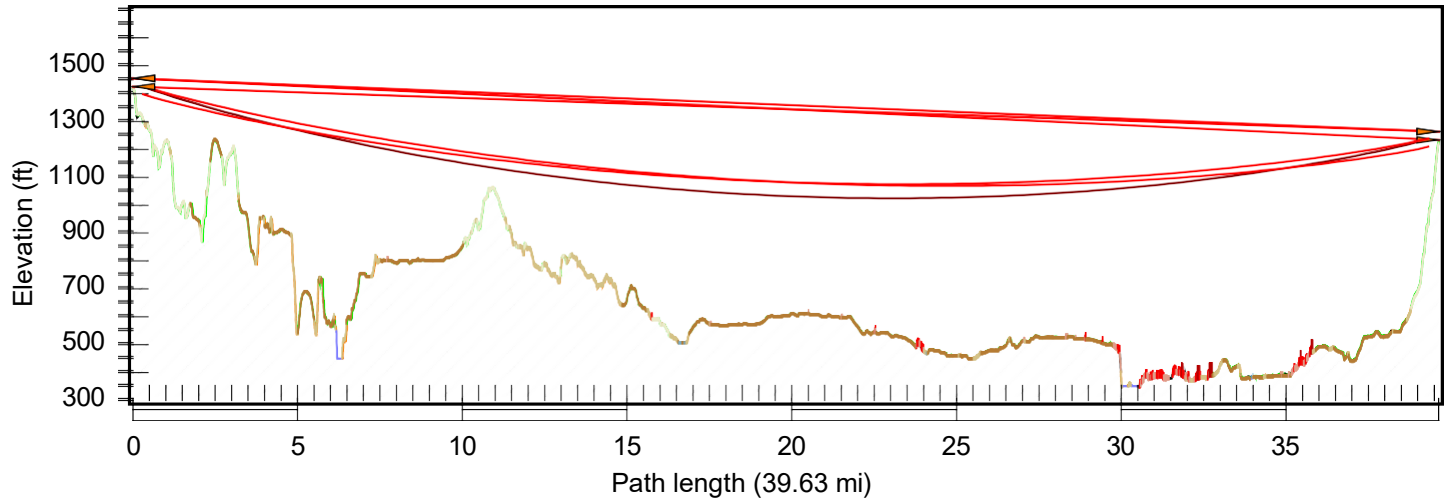
	Hart Rd	FC Kahlotus
Terrain roughness (ft)	140.00	
C factor	0.26	
Average annual temperature (°F)	48.58	
Fade occurrence factor (Po)	1.791E-001	
SD improvement factor	8.77	8.77

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
128 QAM 155 Mbps	34.00	34.00	-71.00	-71.00	71.26	68.51	-38.11	-38.11	32.89	32.89	32.89	32.89
64 QAM 134 Mbps	34.00	34.00	-73.50	-73.50	71.26	68.51	-38.11	-38.11	35.39	35.39	35.39	35.39
32 QAM 105 Mbps	34.00	34.00	-76.50	-76.50	71.26	68.51	-38.11	-38.11	38.39	38.39	38.39	38.39
16 QAM 90 Mbps	34.00	34.00	-79.00	-79.00	71.26	68.51	-38.11	-38.11	40.89	40.89	40.89	40.89
16 QAM 76 Mbps	34.00	34.00	-80.50	-80.50	71.26	68.51	-38.11	-38.11	42.39	42.39	42.39	42.39
8 QAM 64 Mbps	34.00	34.00	-81.00	-81.00	71.26	68.51	-38.11	-38.11	42.89	42.89	42.89	42.89
QPSK 45 Mbps	35.00	35.00	-86.00	-86.00	72.26	69.51	-37.11	-37.11	48.89	48.89	48.89	48.89

	Worst month multipath		Annual multipath		Annual rain		Total annual (2 way)	Time in mode (2 way)
128 QAM 155 Mbps	99.9989	99.9989	99.9997	99.9997			99.9995	99.9995
64 QAM 134 Mbps	99.9997	99.9997	99.9999	99.9999			99.9998	0.0004
32 QAM 105 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0001
16 QAM 90 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
16 QAM 76 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
8 QAM 64 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
QPSK 45 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000

Multipath fading method - Vigants - Barnett

4 - Eureka - Red Mtn



Eureka

Latitude 46 21 21.40 N
Longitude 118 37 25.90 W
Azimuth 264.87°
Elevation 1410 ft ASL
Antenna CL 45.0, 15.0 ft AGL

Frequency (MHz) = 6175.0

Main 1 K = 1.000 %F1 = 60.00 FH = 10.00 ft
Divr 1 K = 1.330 %F1 = 60.00 FH = 10.00 ft

Red Mtn

Latitude 46 18 05.99 N
Longitude 119 26 54.23 W
Azimuth 84.27°
Elevation 1219 ft ASL
Antenna CL 45.0, 15.0 ft AGL

	Eureka	Red Mtn
Latitude	46 21 21.40 N	46 18 05.99 N
Longitude	118 37 25.90 W	119 26 54.23 W
True azimuth (°)	264.87	84.27
Vertical angle (°)	-0.27	-0.16
Elevation (ft)	1410.13	1218.89
Tower height (ft)	100.00	180.00
Tower type		self supporting
Antenna model	VHLP6-6W (TR)	VHLP6-6W (TR)
Antenna file name	rpe 7138a	rpe 7138a
Antenna gain (dBi)	39.30	39.30
Antenna height (ft)	45.00	45.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	85.00	85.00
TX line loss (dB)	1.14	1.14
Connector loss (dB)	0.30	0.30
Antenna model	VHLP4-6W (DR)	VHLP4-6W (DR)
Antenna file name	rpe 7136a	rpe 7136a
Antenna gain (dBi)	35.00	35.00
Antenna height (ft)	15.00	15.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	55.00	55.00
TX line loss (dB)	0.74	0.74
Connector loss (dB)	0.30	0.30
Frequency (MHz)	6175.00	
Polarization	Vertical	
Path length (mi)	39.63	
Free space loss (dB)	144.37	
Atmospheric absorption loss (dB)	0.55	
Main net path loss (dB)	69.20	69.20
Diversity net path loss (dB)	73.10	73.10
Configuration	Non Protected	Non Protected
Radio model	MX/I/6G/30M/MH	MX/I/6G/30M/MH
Radio file name	mxi6-30 mh	mxi6-30 mh
Emission designator	30M0D7W	30M0D7W
Climatic factor	1.00	

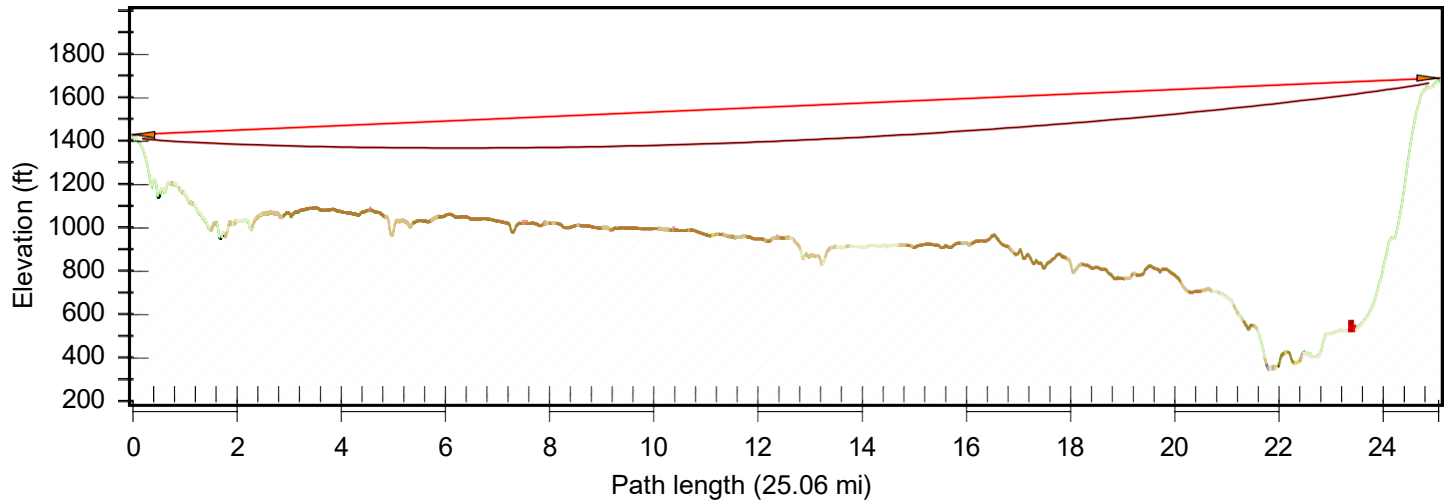
	Eureka	Red Mtn
Terrain roughness (ft)	140.00	
C factor	0.26	
Average annual temperature (°F)	48.39	
Fade occurrence factor (Po)	2.520E-001	
SD improvement factor	15.33	15.33

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
128 QAM 155 Mbps	34.00	34.00	-71.00	-71.00	71.86	71.86	-35.20	-35.20	35.80	35.80	35.80	35.80
64 QAM 134 Mbps	34.00	34.00	-73.50	-73.50	71.86	71.86	-35.20	-35.20	38.30	38.30	38.30	38.30
32 QAM 105 Mbps	34.00	34.00	-76.50	-76.50	71.86	71.86	-35.20	-35.20	41.30	41.30	41.30	41.30
16 QAM 90 Mbps	34.00	34.00	-79.00	-79.00	71.86	71.86	-35.20	-35.20	43.80	43.80	43.80	43.80
16 QAM 76 Mbps	34.00	34.00	-80.50	-80.50	71.86	71.86	-35.20	-35.20	45.30	45.30	45.30	45.30
8 QAM 64 Mbps	34.00	34.00	-81.00	-81.00	71.86	71.86	-35.20	-35.20	45.80	45.80	45.80	45.80
QPSK 45 Mbps	35.00	35.00	-86.00	-86.00	72.86	72.86	-34.20	-34.20	51.80	51.80	51.80	51.80

	Worst month multipath		Annual multipath		Annual rain		Total annual (2 way)	Time in mode (2 way)
128 QAM 155 Mbps	99.9996	99.9996	99.9999	99.9999			99.9998	99.9998
64 QAM 134 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0001
32 QAM 105 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0001
16 QAM 90 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
16 QAM 76 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
8 QAM 64 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
QPSK 45 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000

Multipath fading method - Vigants - Barnett

5 - Eureka - Wallula



Eureka	
Latitude	46 21 21.40 N
Longitude	118 37 25.90 W
Azimuth	206.82°
Elevation	1410 ft ASL
Antenna CL	20.0 ft AGL

Frequency (MHz) = 6175.0
Main 1 K = 1.000 %F1 = 60.00 FH = 10.00 ft

Wallula	
Latitude	46 01 54.83 N
Longitude	118 51 32.12 W
Azimuth	26.65°
Elevation	1673 ft ASL
Antenna CL	18.0 ft AGL

	Eureka	Wallula
Latitude	46 21 21.40 N	46 01 54.83 N
Longitude	118 37 25.90 W	118 51 32.12 W
True azimuth (°)	206.82	26.65
Vertical angle (°)	-0.02	-0.25
Elevation (ft)	1410.13	1672.69
Tower height (ft)	100.00	100.00
Antenna model	VHLP6-6W (TR)	VHLP6-6W (TR)
Antenna file name	rpe 7138a	rpe 7138a
Antenna gain (dBi)	39.30	39.30
Antenna height (ft)	20.00	18.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	60.00	58.00
TX line loss (dB)	0.80	0.78
Connector loss (dB)	0.30	0.30
Frequency (MHz)	6175.00	
Polarization	Vertical	
Path length (mi)	25.06	
Free space loss (dB)	140.39	
Atmospheric absorption loss (dB)	0.35	
Net path loss (dB)	64.32	64.32
Configuration	Non Protected	Non Protected
Radio model	MX/I/6G/30M/MH	MX/I/6G/30M/MH
Radio file name	mxi6-30 mh	mxi6-30 mh
Emission designator	30M0D7W	30M0D7W
Climatic factor	1.00	
Terrain roughness (ft)	140.00	
C factor	0.26	
Average annual temperature (°F)	47.20	
Fade occurrence factor (Po)	6.373E-002	

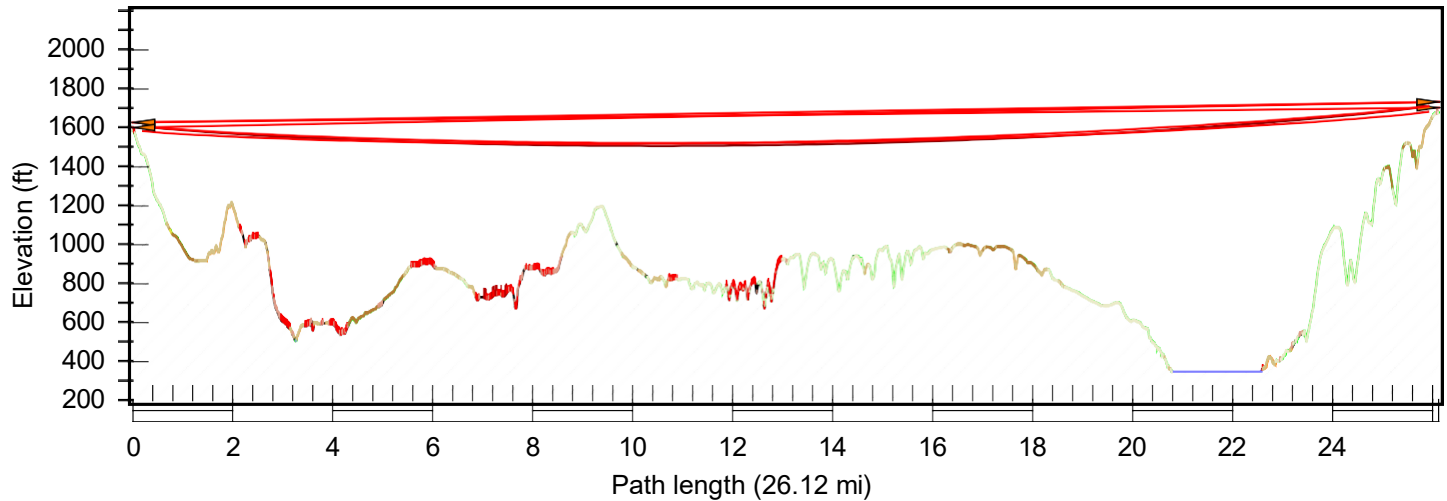
	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
128 QAM 155 Mbps	34.00	34.00	-71.00	-71.00	72.20	72.22	-30.32	-30.32	40.68	40.68	40.68	40.68
64 QAM 134 Mbps	34.00	34.00	-73.50	-73.50	72.20	72.22	-30.32	-30.32	43.18	43.18	43.18	43.18
32 QAM 105 Mbps	34.00	34.00	-76.50	-76.50	72.20	72.22	-30.32	-30.32	46.18	46.18	46.18	46.18
16 QAM 90 Mbps	34.00	34.00	-79.00	-79.00	72.20	72.22	-30.32	-30.32	48.68	48.68	48.68	48.68
16 QAM 76 Mbps	34.00	34.00	-80.50	-80.50	72.20	72.22	-30.32	-30.32	50.18	50.18	50.18	50.18

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
8 QAM 64 Mbps	34.00	34.00	-81.00	-81.00	72.20	72.22	-30.32	-30.32	50.68	50.68	50.68	50.68
QPSK 45 Mbps	35.00	35.00	-86.00	-86.00	73.20	73.22	-29.32	-29.32	56.68	56.68	56.68	56.68

	Worst month multipath		Annual multipath		Annual rain		Total annual (2 way)	Time in mode (2 way)
128 QAM 155 Mbps	99.9994	99.9994	99.9999	99.9999			99.9997	99.9997
64 QAM 134 Mbps	99.9997	99.9997	99.9999	99.9999			99.9998	0.0001
32 QAM 105 Mbps	99.9998	99.9998	99.9999	99.9999			99.9999	0.0001
16 QAM 90 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
16 QAM 76 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
8 QAM 64 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
QPSK 45 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000

Multipath fading method - Vigants - Barnett

6 - Badger Mtn - Wallula



Badger Mtn

Latitude 46 14 01.21 N
Longitude 119 19 08.42 W
Azimuth 122.08°
Elevation 1578 ft ASL
Antenna CL 50.0, 25.0 ft AGL

Frequency (MHz) = 6175.0

Main 1 K = 1.000 %F1 = 60.00 FH = 10.00 ft
Divr 1 K = 1.330 %F1 = 60.00 FH = 10.00 ft

Wallula

Latitude 46 01 54.83 N
Longitude 118 51 32.12 W
Azimuth 302.41°
Elevation 1673 ft ASL
Antenna CL 61.0, 31.0 ft AGL

	Badger Mtn	Wallula
Latitude	46 14 01.21 N	46 01 54.83 N
Longitude	119 19 08.42 W	118 51 32.12 W
True azimuth (°)	122.08	302.41
Vertical angle (°)	-0.10	-0.19
Elevation (ft)	1577.91	1672.69
Tower height (ft)	65.00	100.00
Tower type	self supporting	
Antenna model	VHLP6-6W (TR)	VHLP6-6W (TR)
Antenna file name	rpe 7138a	rpe 7138a
Antenna gain (dBi)	39.30	39.30
Antenna height (ft)	50.00	61.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	90.00	101.00
TX line loss (dB)	1.21	1.35
Connector loss (dB)	0.30	0.30
Antenna model	VHLP4-6W (DR)	VHLP4-6W (DR)
Antenna file name	rpe 7136a	rpe 7136a
Antenna gain (dBi)	35.00	35.00
Antenna height (ft)	25.00	31.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	75.00	70.00
TX line loss (dB)	1.00	0.94
Connector loss (dB)	0.30	0.30
Frequency (MHz)	6175.00	
Polarization	Vertical	
Path length (mi)	26.12	
Free space loss (dB)	140.75	
Atmospheric absorption loss (dB)	0.36	
Main net path loss (dB)	65.68	65.68
Diversity net path loss (dB)	69.77	69.56
Configuration	Non Protected	Non Protected
Radio model	MX/I/6G/30M/MH	MX/I/6G/30M/MH
Radio file name	mxi6-30 mh	mxi6-30 mh
Emission designator	30M0D7W	30M0D7W
Climatic factor	1.00	

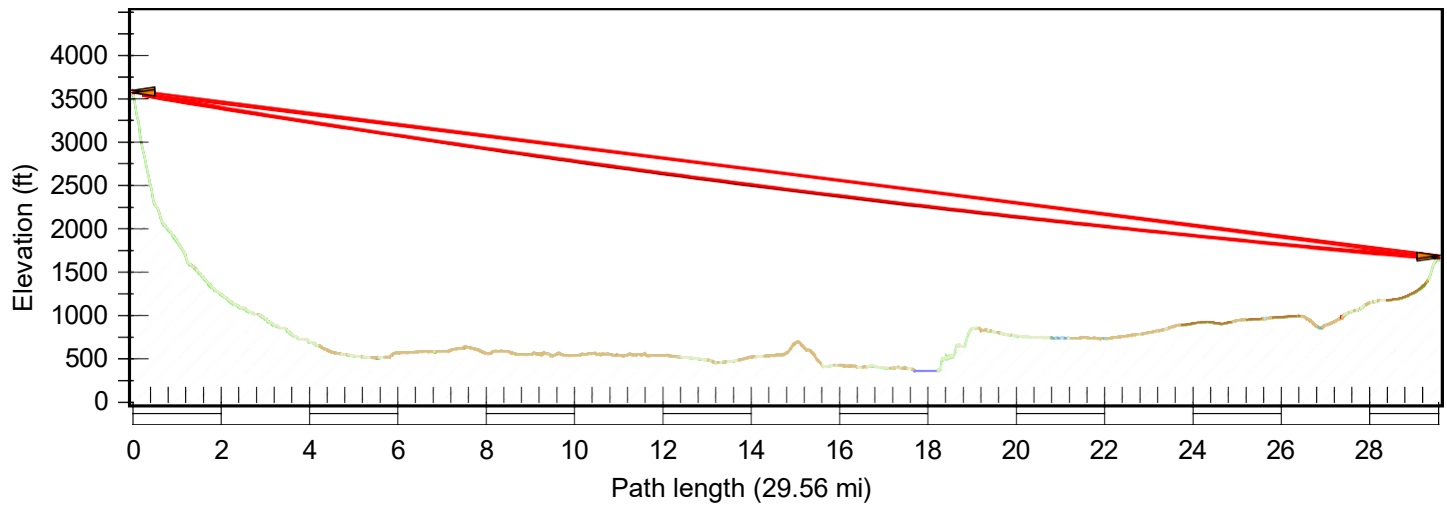
	Badger Mtn	Wallula
Terrain roughness (ft)	140.00	
C factor	0.26	
Average annual temperature (°F)	47.28	
Fade occurrence factor (Po)	7.216E-002	
SD improvement factor	35.06	52.94

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
128 QAM 155 Mbps	34.00	34.00	-71.00	-71.00	71.79	71.65	-31.68	-31.68	39.32	39.32	39.32	39.32
64 QAM 134 Mbps	34.00	34.00	-73.50	-73.50	71.79	71.65	-31.68	-31.68	41.82	41.82	41.82	41.82
32 QAM 105 Mbps	34.00	34.00	-76.50	-76.50	71.79	71.65	-31.68	-31.68	44.82	44.82	44.82	44.82
16 QAM 90 Mbps	34.00	34.00	-79.00	-79.00	71.79	71.65	-31.68	-31.68	47.32	47.32	47.32	47.32
16 QAM 76 Mbps	34.00	34.00	-80.50	-80.50	71.79	71.65	-31.68	-31.68	48.82	48.82	48.82	48.82
8 QAM 64 Mbps	34.00	34.00	-81.00	-81.00	71.79	71.65	-31.68	-31.68	49.32	49.32	49.32	49.32
QPSK 45 Mbps	35.00	35.00	-86.00	-86.00	72.79	72.65	-30.68	-30.68	55.32	55.32	55.32	55.32

	Worst month multipath		Annual multipath		Annual rain		Total annual (2 way)	Time in mode (2 way)
128 QAM 155 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	99.9999
64 QAM 134 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
32 QAM 105 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
16 QAM 90 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
16 QAM 76 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
8 QAM 64 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
QPSK 45 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000

Multipath fading method - Vigants - Barnett

7 - Rattlesnake - Hart Rd



Rattlesnake

Latitude 46 23 50.57 N
Longitude 119 35 58.10 W
Azimuth 30.61°
Elevation 3543 ft ASL
Antenna CL 55.0, 25.0 ft AGL

Frequency (MHz) = 6175.0

Main 1 K = 1.000 %F1 = 60.00 FH = 10.00 ft
Divr 1 K = 1.330 %F1 = 60.00 FH = 10.00 ft

Hart Rd

Latitude 46 45 54.91 N
Longitude 119 16 56.40 W
Azimuth 210.84°
Elevation 1639 ft ASL
Antenna CL 55.0, 25.0 ft AGL

	Rattlesnake	Hart Rd
Latitude	46 23 50.57 N	46 45 54.91 N
Longitude	119 35 58.10 W	119 16 56.40 W
True azimuth (°)	30.61	210.84
Vertical angle (°)	-0.86	0.54
Elevation (ft)	3543.38	1638.82
Tower height (ft)	185.00	100.00
Tower type	self supporting	
Antenna model	VHLP6-6W (TR)	VHLP6-6W (TR)
Antenna file name	rpe 7138a	rpe 7138a
Antenna gain (dBi)	39.30	39.30
Antenna height (ft)	55.00	55.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	155.00	95.00
TX line loss (dB)	2.08	1.27
Connector loss (dB)	0.30	0.30
Antenna model	VHLP4-6W (DR)	VHLP4-6W (DR)
Antenna file name	rpe 7136a	rpe 7136a
Antenna gain (dBi)	35.00	35.00
Antenna height (ft)	25.00	25.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 63	EU 63
TX line unit loss (dB/100 ft)	1.34	1.34
TX line length (ft)	125.00	65.00
TX line loss (dB)	1.67	0.87
Connector loss (dB)	0.25	0.25
Frequency (MHz)	6175.00	
Polarization	Vertical	
Path length (mi)	29.57	
Free space loss (dB)	141.83	
Atmospheric absorption loss (dB)	0.41	
Main net path loss (dB)	67.59	67.59
Diversity net path loss (dB)	71.44	71.44
Configuration	Non Protected	Non Protected
Radio model	MX/I/6G/30M/MH	MX/I/6G/30M/MH
Radio file name	mxi6-30 mh	mxi6-30 mh
Emission designator	30M0D7W	30M0D7W

	Rattlesnake	Hart Rd
Climatic factor	1.00	
Terrain roughness (ft)	140.00	
C factor	0.26	
Average annual temperature (°F)	49.22	
Fade occurrence factor (Po)	1.046E-001	
SD improvement factor	30.24	30.24

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
128 QAM 155 Mbps	34.00	34.00	-71.00	-71.00	70.92	71.73	-33.59	-33.59	37.41	37.41	37.41	37.41
64 QAM 134 Mbps	34.00	34.00	-73.50	-73.50	70.92	71.73	-33.59	-33.59	39.91	39.91	39.91	39.91
32 QAM 105 Mbps	34.00	34.00	-76.50	-76.50	70.92	71.73	-33.59	-33.59	42.91	42.91	42.91	42.91
16 QAM 90 Mbps	34.00	34.00	-79.00	-79.00	70.92	71.73	-33.59	-33.59	45.41	45.41	45.41	45.41
16 QAM 76 Mbps	34.00	34.00	-80.50	-80.50	70.92	71.73	-33.59	-33.59	46.91	46.91	46.91	46.91
8 QAM 64 Mbps	34.00	34.00	-81.00	-81.00	70.92	71.73	-33.59	-33.59	47.41	47.41	47.41	47.41
QPSK 45 Mbps	35.00	35.00	-86.00	-86.00	71.92	72.73	-32.59	-32.59	53.41	53.41	53.41	53.41

	Worst month multipath		Annual multipath		Annual rain		Total annual (2 way)	Time in mode (2 way)
128 QAM 155 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	99.9999
64 QAM 134 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
32 QAM 105 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
16 QAM 90 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
16 QAM 76 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
8 QAM 64 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000
QPSK 45 Mbps	99.9999	99.9999	99.9999	99.9999			99.9999	0.0000

Multipath fading method - Vigants - Barnett

Motorola Benton County, WA (Optional Links) Path Calculations

Path design considerations:

- The paths engineered with Proteus 11 GHz all indoor radios.
- Path as engineered met or exceeded a two-way availability of 99.999% with a fade margin exceeding 30 dB at a Receive Signal Level and Dispersive Fade Margin threshold of 10^{-6} BER.
- Availability calculations utilize the Vigants - Barnett multipath fading and Crane rain fading methods. Rain rates used are per AT&T city rain rate data for the area.
- Terrain roughness is calculated using 10 meter USGS National Elevation Dataset digitized elevation data using the sea level reference method on the section of the path visible to both endpoints.
- The clearance criteria used to determine required antenna centerlines for the transmit antenna is the more stringent of:
 - Main 1
 - $K = 1.0 @ 60\% F1$
 - $FH = 10 \text{ ft}$
- National Land Cover Database 2019 information (30 meter) was used to identify on-path vegetation and man-made obstruction heights.
- Transmission line lengths are assumed to be antenna centerline + 40'.
- The proposed antennas are based on frequency availability search that was completed by our frequency coordinator
- All path engineering is preliminary, pending the results of field path surveys.

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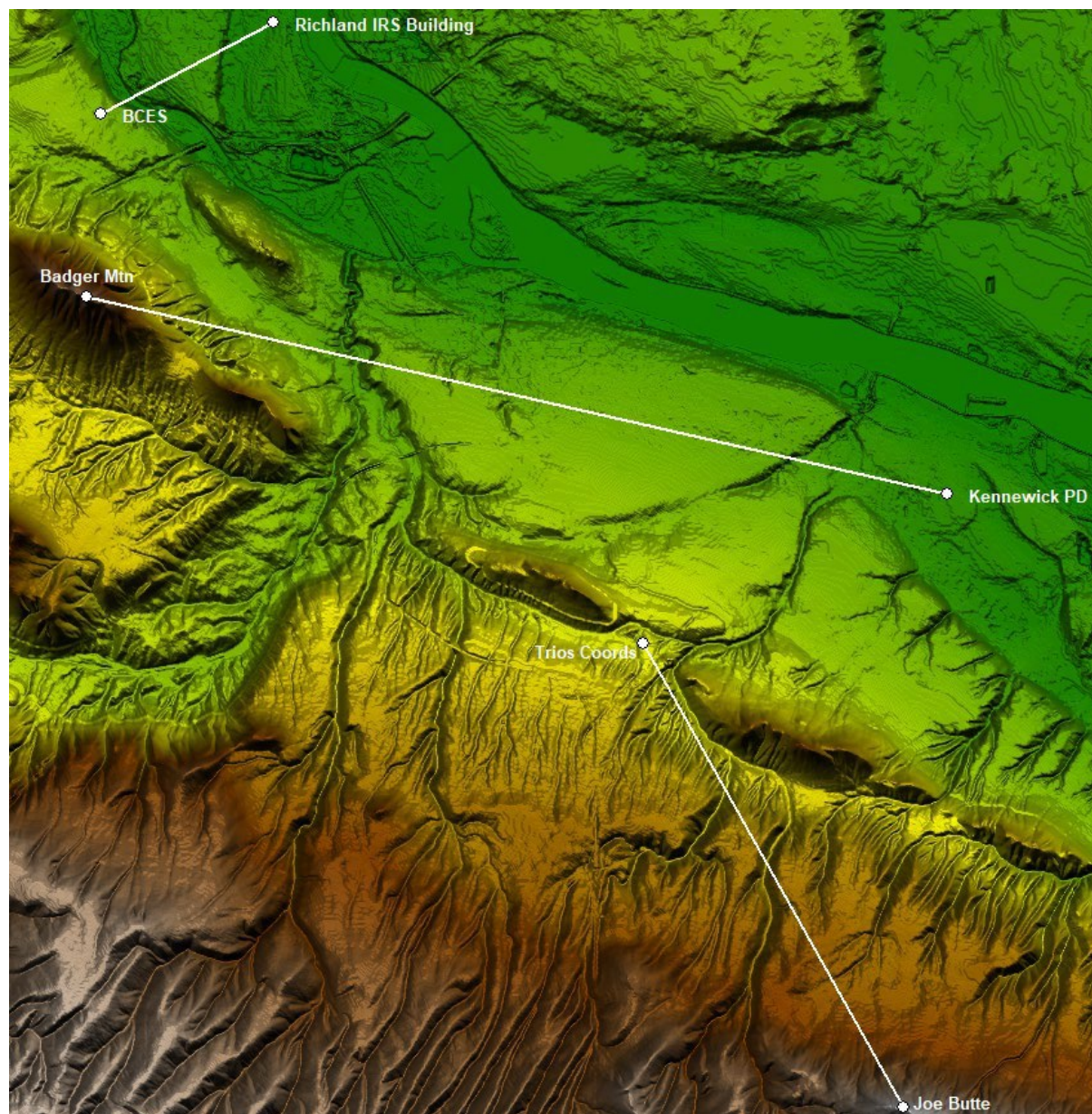
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System Map



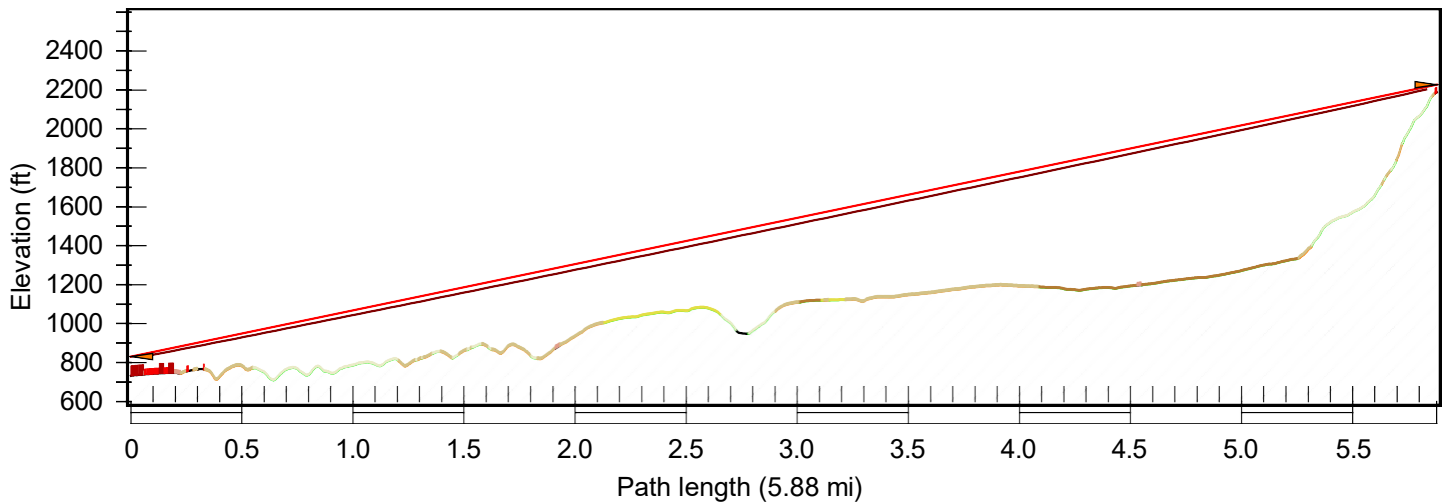


Equipment and Reliability Summary

PATH	SITE NAME	MAIN ANTENNA MODEL	MAIN ANTENNA DIAMETER (ft)	MAIN ANTENNA HEIGHT (ft)	MAIN TX LINE MODEL	MAIN TX LINE LENGTH (ft)	TOWER HEIGHT (ft)	FADE MARGIN (dB)	RADIO MODEL	MODULATION / THROUGHPUT	RADIO CONFIGURATION	PATH LENGTH (mi)	ANNUAL TWO WAY AVAILABILITY (%)
1	Trios Coords	VHLP3-11W	3	100	EU 90	140	100	38.42	MX/I/11G/30M/MH	128 QAM / 155 Mbps	Hot-Standby	5.88	99.99999
	Joe Butte			40		80	100						
2	Badger Mtn	VHLP4-11	3	35	EU 90	75	65	38.32	MX/I/11G/30M/MH MX/S/11G/30M/UHP	128 QAM / 155 Mbps	Hot-Standby	9.75	99.99992
	Kennewick PD	HP4-11		50		90	60						
3	BCES	VHLP3-11W	3	38	EU 90	78	160	47	MX/I/11G/30M/MH	128 QAM / 155 Mbps	Hot-Standby	2.17	100
	Richland IRS Building			109		149	110						

Path Profiles and Calculations

1 - Trios Coords - Joe Butte



Trios Coords

Latitude 46 10 41.72 N
Longitude 119 11 27.38 W
Azimuth 150.64°
Elevation 731 ft ASL
Antenna CL 100.0 ft AGL

Frequency (MHz) = 11200.0
Main 1 K = 1.000 %F1 = 60.00 FH = 10.00 ft

Joe Butte

Latitude 46 06 14.63 N
Longitude 119 07 51.46 W
Azimuth 330.69°
Elevation 2187 ft ASL
Antenna CL 40.0 ft AGL

	Trios Coords	Joe Butte
Latitude	46 10 41.72 N	46 06 14.63 N
Longitude	119 11 27.38 W	119 07 51.46 W
True azimuth (°)	150.64	330.69
Vertical angle (°)	2.54	-2.61
Elevation (ft)	731.48	2187.13
Tower height (ft)	100.00	100.00
Antenna model	VHLP3-11W (TR)	VHLP3-11W (TR)
Antenna file name	rpe 7164a	rpe 7164a
Antenna gain (dBi)	38.50	38.50
Antenna height (ft)	100.00	40.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 90	EU 90
TX line unit loss (dB/100 ft)	2.89	2.89
TX line length (ft)	140.00	80.00
TX line loss (dB)	4.04	2.31
Connector loss (dB)	0.30	0.30
TX switch loss (dB)	1.00	1.00
Frequency (MHz)	11200.00	
Polarization	Vertical	
Path length (mi)	5.88	
Free space loss (dB)	132.98	
Atmospheric absorption loss (dB)	0.15	
Net path loss (dB)	64.08	64.08
Configuration	Hot-Standby	Hot-Standby
Radio model	MX/I/11G/30M/MH	MX/I/11G/30M/MH
Radio file name	mxi11-30 mh	mxi11-30 mh
Emission designator	30MOD7W	30MOD7W
Climatic factor	1.00	
Terrain roughness (ft)	140.00	
C factor	0.26	
Average annual temperature (°F)	47.43	
Fade occurrence factor (Po)	1.496E-003	
Polarization	Vertical	
Rain region	Walla Walla, Washington	

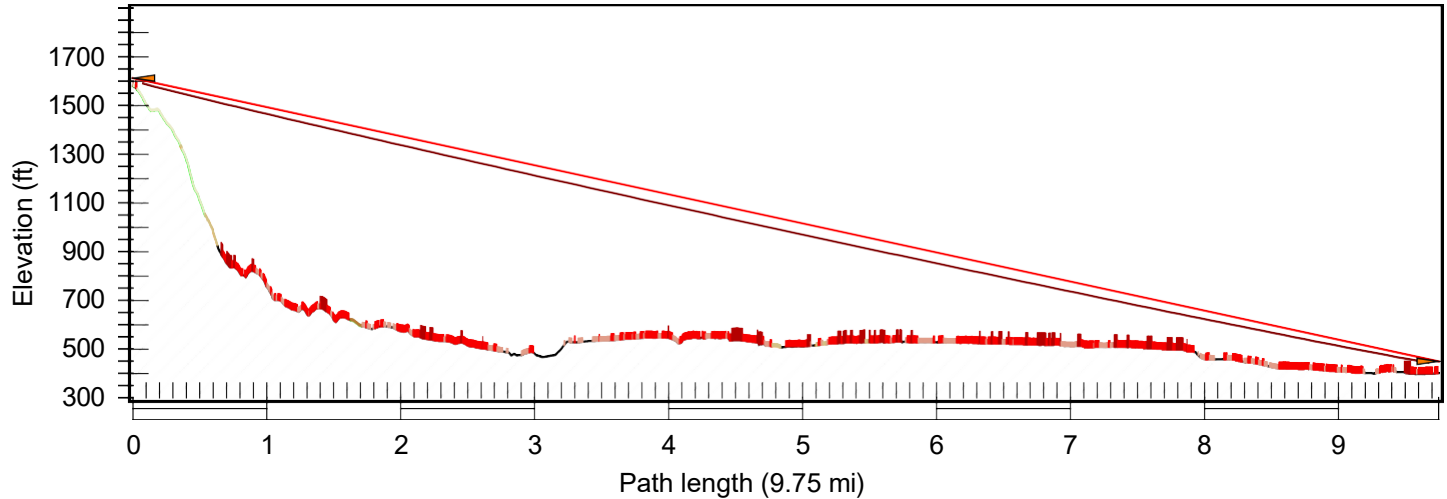
	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
128 QAM 155 Mbps	32.00	32.00	-70.50	-70.50	65.16	66.89	-32.08	-32.08	38.42	38.42	38.42	38.42
64 QAM 134 Mbps	32.00	32.00	-73.00	-73.00	65.16	66.89	-32.08	-32.08	40.92	40.92	40.92	40.92

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
32 QAM 105 Mbps	32.00	32.00	-76.00	-76.00	65.16	66.89	-32.08	-32.08	43.92	43.92	43.92	43.92
16 QAM 90 Mbps	32.00	32.00	-78.50	-78.50	65.16	66.89	-32.08	-32.08	46.42	46.42	46.42	46.42
16 QAM 76 Mbps	32.00	32.00	-80.00	-80.00	65.16	66.89	-32.08	-32.08	47.92	47.92	47.92	47.92
8 QAM 64 Mbps	32.00	32.00	-80.50	-80.50	65.16	66.89	-32.08	-32.08	48.42	48.42	48.42	48.42
QPSK 45 Mbps	33.00	33.00	-85.50	-85.50	66.16	67.89	-31.08	-31.08	54.42	54.42	54.42	54.42

	Worst month multipath		Annual multipath		Annual rain		Total annual (2 way)	Time in mode (2 way)
128 QAM 155 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999
64 QAM 134 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
32 QAM 105 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
16 QAM 90 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
16 QAM 76 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
8 QAM 64 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
QPSK 45 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000

Multipath fading method - Vigants - Barnett
Rain fading method - Crane

2 - Badger Mtn - Kennewick PD



Badger Mtn

Latitude 46 14 01.21 N
Longitude 119 19 08.42 W
Azimuth 102.80°
Elevation 1578 ft ASL
Antenna CL 35.0 ft AGL

Frequency (MHz) = 11200.0
Main 1 K = 1.000 %F1 = 60.00 FH = 10.00 ft

Kennewick PD

Latitude 46 12 08.04 N
Longitude 119 07 14.85 W
Azimuth 282.94°
Elevation 399 ft ASL
Antenna CL 50.0 ft AGL

	Badger Mtn	Kennewick PD
Latitude	46 14 01.21 N	46 12 08.04 N
Longitude	119 19 08.42 W	119 07 14.85 W
True azimuth (°)	102.80	282.94
Vertical angle (°)	-1.35	1.24
Elevation (ft)	1577.92	399.18
Tower height (ft)	65.00	60.00
Antenna model	VHLP4-11W (TR)	HP4-11 (TR)
Antenna file name	rpe 7183a	hp4-11-nsma
Antenna gain (dBi)	40.80	41.00
Antenna height (ft)	35.00	50.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 90	COAX
TX line unit loss (dB/100 ft)	2.89	
TX line length (ft)	75.00	90.00
TX line loss (dB)	2.16	
Connector loss (dB)	0.30	
Circulator branching loss (dB)		1.90
TX switch loss (dB)	1.00	
Frequency (MHz)	11200.00	
Polarization	Vertical	
Path length (mi)	9.75	
Free space loss (dB)	137.37	
Atmospheric absorption loss (dB)	0.25	
Net path loss (dB)	60.18	61.18
Configuration	Hot-Standby	Hot-Standby
Radio model	MX/I/11G/30M/MH	MX/S/11G/30M/UHP
Radio file name	mx11-30 mh	mxs11-30 wlu4 (cat h)
Emission designator	30M0D7W	30M0D7W
Climatic factor	1.00	
Terrain roughness (ft)	75.97	
C factor	0.58	
Average annual temperature (°F)	47.94	
Fade occurrence factor (Po)	1.507E-002	
Polarization	Vertical	
Rain region	Walla Walla, Washington	

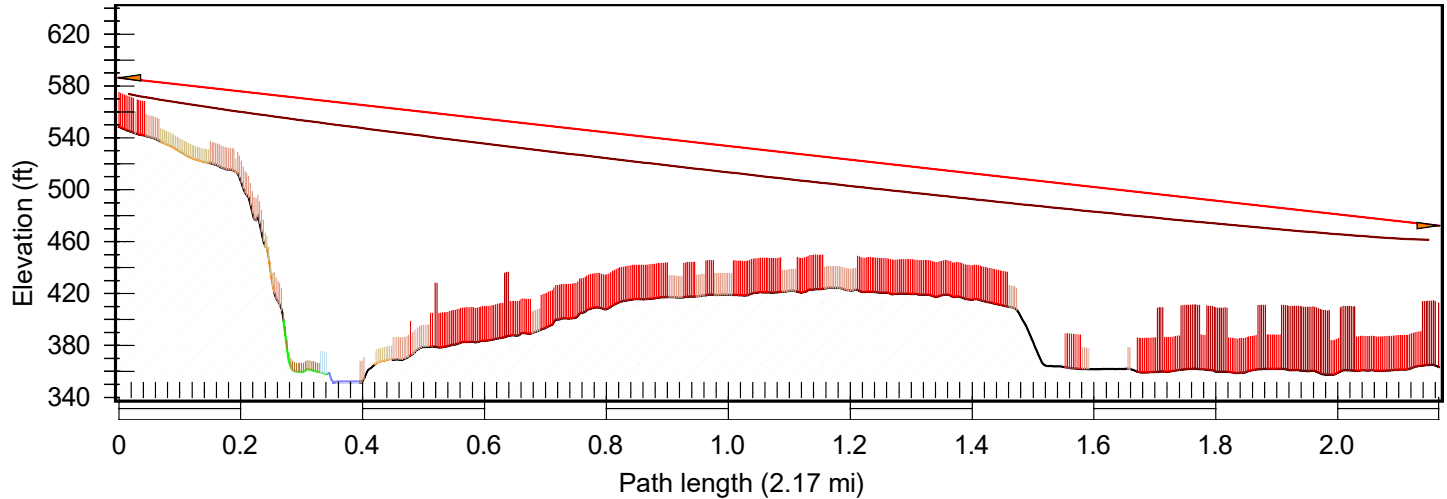
	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
128 QAM 155 Mbps	32.00	28.00	-70.50	-70.50	69.34	67.10	-32.18	-29.18	38.32	41.32	38.32	41.32

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
64 QAM 134 Mbps	32.00	28.00	-73.00	-73.00	69.34	67.10	-32.18	-29.18	40.82	43.82	40.82	43.82
32 QAM 105 Mbps	32.00	29.00	-76.00	-76.00	69.34	68.10	-31.18	-29.18	44.82	46.82	44.82	46.82
16 QAM 90 Mbps	32.00	29.00	-78.50	-78.50	69.34	68.10	-31.18	-29.18	47.32	49.32	47.32	49.32
16 QAM 76 Mbps	32.00	29.00	-80.00	-80.00	69.34	68.10	-31.18	-29.18	48.82	50.82	48.82	50.82
8 QAM 64 Mbps	32.00	29.00	-80.50	-80.50	69.34	68.10	-31.18	-29.18	49.32	51.32	49.32	51.32
QPSK 45 Mbps	33.00	30.00	-85.50	-85.50	70.34	69.10	-30.18	-28.18	55.32	57.32	55.32	57.32

	Worst month multipath		Annual multipath		Annual rain		Total annual (2 way)	Time in mode (2 way)
128 QAM 155 Mbps	99.9998	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999
64 QAM 134 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
32 QAM 105 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
16 QAM 90 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
16 QAM 76 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
8 QAM 64 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
QPSK 45 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000

Multipath fading method - Vigants - Barnett
Rain fading method - Crane

3 - BCES - Richland IRS Building



BCES	
Latitude	46 15 46.32 N
Longitude	119 18 57.00 W
Azimuth	61.98°
Elevation	548 ft ASL
Antenna CL	38.0 ft AGL

Frequency (MHz) = 11200.0
Main 1 K = 1.000 %F1 = 60.00 FH = 10.00 ft

Richland IRS Building	
Latitude	46 16 39.32 N
Longitude	119 16 33.32 W
Azimuth	242.01°
Elevation	363 ft ASL
Antenna CL	109.0 ft AGL

	BCES	Richland IRS Building
Latitude	46 15 46.32 N	46 16 39.32 N
Longitude	119 18 57.00 W	119 16 33.32 W
True azimuth (°)	61.98	242.01
Vertical angle (°)	-0.58	0.56
Elevation (ft)	548.38	363.32
Tower height (ft)	160.00	110.00
Antenna model	VHLP3-11W (TR)	VHLP3-11W (TR)
Antenna file name	rpe 7164a	rpe 7164a
Antenna gain (dBi)	38.50	38.50
Antenna height (ft)	38.00	109.00
Orientation loss (dB)	0.00	0.00
TX line model	EU 90	EU 90
TX line unit loss (dB/100 ft)	2.89	2.89
TX line length (ft)	78.00	149.00
TX line loss (dB)	2.25	4.30
Connector loss (dB)	0.30	0.30
TX switch loss (dB)	1.00	1.00
Frequency (MHz)	11200.00	
Polarization	Vertical	
Path length (mi)	2.17	
Free space loss (dB)	124.30	
Atmospheric absorption loss (dB)	0.05	
Net path loss (dB)	55.50	55.50
Configuration	Hot-Standby	Hot-Standby
Radio model	MX/I/11G/30M/MH	MX/I/11G/30M/MH
Radio file name	mxi11-30 mh	mxi11-30 mh
Emission designator	30MOD7W	30MOD7W
Climatic factor	1.00	
Terrain roughness (ft)	25.10	
C factor	2.45	
Average annual temperature (°F)	48.32	
Fade occurrence factor (Po)	6.964E-004	
Polarization	Vertical	
Rain region	Yakima, Washington	

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
128 QAM 155 Mbps	32.00	32.00	-70.50	-70.50	66.95	64.90	-23.50	-23.50	47.00	47.00	47.00	47.00
64 QAM 134 Mbps	32.00	32.00	-73.00	-73.00	66.95	64.90	-23.50	-23.50	49.50	49.50	49.50	49.50

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
32 QAM 105 Mbps	32.00	32.00	-76.00	-76.00	66.95	64.90	-23.50	-23.50	52.50	52.50	52.50	52.50
16 QAM 90 Mbps	32.00	32.00	-78.50	-78.50	66.95	64.90	-23.50	-23.50	55.00	55.00	55.00	55.00
16 QAM 76 Mbps	32.00	32.00	-80.00	-80.00	66.95	64.90	-23.50	-23.50	56.50	56.50	56.50	56.50
8 QAM 64 Mbps	32.00	32.00	-80.50	-80.50	66.95	64.90	-23.50	-23.50	57.00	57.00	57.00	57.00
QPSK 45 Mbps	33.00	33.00	-85.50	-85.50	67.95	65.90	-22.50	-22.50	63.00	63.00	63.00	63.00

	Worst month multipath		Annual multipath		Annual rain		Total annual (2 way)	Time in mode (2 way)
128 QAM 155 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999
64 QAM 134 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
32 QAM 105 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
16 QAM 90 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
16 QAM 76 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
8 QAM 64 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000
QPSK 45 Mbps	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	99.9999	0.0000

Multipath fading method - Vigants - Barnett
Rain fading method - Crane



December 3, 2024

CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES

Enclosed for your review, please find the **Municipal Lease** documentation in connection with the radio equipment to be lease purchased from Motorola Solutions Inc. The interest rate and payment streams outlined in Equipment Lease Purchase Agreement #25580 are valid for contracts that are executed and returned on or before **December 23, 2024**.

Should the Contract Value either increase or decrease, the Lessor reserves the option to re-quote and re-price the transaction based on current market interest rates.

As a condition precedent to making a formal commitment to finance, Lessor requires a copy of the ratified Interlocal Agreement or Purchase Agreement by December 18, 2024.

Once complete, a set with **ORIGINAL "wet" signatures** should be returned to me at the address below:

Motorola Solutions Credit Company LLC
Attn: Samuel Gainer & Paul Mecaskey / 44th Floor
500 W. Monroe
Chicago, IL 60661

To help expedite the order process, I can work off a scanned copy with the originals to follow. Please scan prior to mailing & keep a copy for your records.

Should you have any questions, please contact me at 201-605-7206

Thank You,

MOTOROLA SOLUTIONS CREDIT COMPANY LLC
Samuel Gainer

LESSEE FACT SHEET

Please help Motorola Solutions Inc. provide excellent billing service by providing the following information:

1. Complete **Billing** Address CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES

Attention: _____
Phone: _____
E-mail: _____
2. Lessee County Location: _____
3. Federal Tax I.D. Number _____
4. Purchase Order Number to be referenced on invoice (if necessary) or other “descriptions” that may assist in determining the applicable cost center or department: _____
5. Equipment description that you would like to appear on your invoicing: _____

Appropriate Contact for Documentation / System Acceptance Follow-up:

6. Appropriate Contact & Mailing Address _____

E-mail: _____
Phone: _____
Fax: _____

7. Payment remit to address: **Motorola Solutions Credit Company LLC**
P.O. Box 71132
Chicago IL 60694-1132

Thank you

EQUIPMENT LEASE-PURCHASE AGREEMENT

Lease Number: 25580

LESSEE:

CITY OF RICHLAND ON BEHALF OF BENTON
COUNTY EMERGENCY SERVICES
625 Swift Boulevard
Richland, WA 99352

LESSOR:

Motorola Solutions, Inc.
500 W. Monroe
Chicago, IL 60661

Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor, the equipment, software, upgrades of same, extended warranties and other support, and other personal property described in Schedule A attached hereto ("Equipment") in accordance with the following terms and conditions of this Equipment Lease-Purchase Agreement ("Lease").

1. TERM. This Lease will become effective upon the execution hereof by Lessor. The Term of this Lease will commence on date specified in Schedule A attached hereto and unless terminated according to terms hereof or the purchase option, provided in Section 18, is exercised this Lease will continue until the Expiration Date set forth in Schedule B attached hereto ("Lease Term").

2. RENT. Lessee agrees to pay to Lessor or its assignee the Lease Payments (herein so called), including the interest portion, in the amounts specified in Schedule B. The Lease Payments will be payable without notice or demand at the office of the Lessor (or such other place as Lessor or its assignee may from time to time designate in writing), and will commence on the first Lease Payment Date as set forth in Schedule B and thereafter on each of the Lease Payment Dates set forth in Schedule B. Any payments received later than ten (10) days from the due date will bear interest at the highest lawful rate from the due date. Except as specifically provided in Section 5 hereof, the Lease Payments will be absolute and unconditional in all events and will not be subject to any set-off, defense, counterclaim, or recoupment for any reason whatsoever. Lessee reasonably believes that funds can be obtained sufficient to make all Lease Payments during the Lease Term and hereby covenants that a request for appropriation for funds from which the Lease Payments may be made will be requested each fiscal period, including making provisions for such payment to the extent necessary in each budget submitted for the purpose of obtaining funding. It is Lessee's intent to make Lease Payment for the full Lease Term if funds are legally available therefor and in that regard Lessee represents that the Equipment will be used for one or more authorized governmental or proprietary functions essential to its proper, efficient and economic operation.

3. DELIVERY AND ACCEPTANCE. Lessor will cause the Equipment to be delivered to Lessee at the location specified in Schedule A ("Equipment Location"). Lessee will accept the Equipment as soon as it has been delivered and is operational. Lessee will evidence its acceptance of the Equipment either (a) by executing and delivering to Lessor a Delivery and Acceptance Certificate in the form provided by Lessor; or (b) by executing and delivering the form of acceptance provided for in the Contract (defined below).

Even if Lessee has not executed and delivered to Lessor a Delivery and Acceptance Certificate or other form of acceptance acceptable to Lessor, if Lessor believes the Equipment has been delivered and is operational, Lessor may require Lessee to notify Lessor in writing (within five (5) days of Lessee's receipt of Lessor's request) whether or not Lessee deems the Equipment (i) to have been delivered and (ii) to be operational, and hence be accepted by Lessee. If Lessee fails to so respond in such five (5) day period, Lessee will be deemed to have accepted the Equipment and be deemed to have acknowledged that the Equipment was delivered and is operational as if Lessee had in fact executed and delivered to Lessor a Delivery and Acceptance Certificate or other form acceptable to Lessor.

4. REPRESENTATIONS AND WARRANTIES. Lessee acknowledges that the Equipment leased hereunder is being manufactured and installed by Motorola Solutions, Inc. (or one of its wholly owned subsidiaries) pursuant to contract (the "Contract") covering the Equipment. Lessee acknowledges that on or prior to the date of acceptance of the Equipment, Lessor intends to sell and assign Lessor's right, title and interest in and to this Agreement and the Equipment to an assignee ("Assignee"). LESSEE FURTHER ACKNOWLEDGES THAT EXCEPT AS EXPRESSLY SET FORTH IN THE CONTRACT, LESSOR MAKES NO EXPRESS OR IMPLIED WARRANTIES OF ANY NATURE OR KIND WHATSOEVER, AND AS BETWEEN LESSEE AND THE ASSIGNEE, THE PROPERTY SHALL BE ACCEPTED BY LESSEE "AS IS" AND "WITH ALL FAULTS". LESSEE AGREES TO SETTLE ALL CLAIMS DIRECTLY WITH LESSOR AND WILL NOT ASSERT OR SEEK TO ENFORCE ANY SUCH CLAIMS AGAINST THE ASSIGNEE. NEITHER LESSOR NOR THE ASSIGNEE SHALL BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY CHARACTER AS A RESULT OF THE LEASE OF THE EQUIPMENT, INCLUDING WITHOUT LIMITATION, LOSS OF PROFITS, PROPERTY DAMAGE OR LOST PRODUCTION WHETHER SUFFERED BY LESSEE OR ANY THIRD PARTY.

Lessor is not responsible for, and shall not be liable to Lessee for damages relating to loss of value of the Equipment for any cause or situation (including, without limitation, governmental actions or regulations or actions of other third parties).

5. NON-APPROPRIATION OF FUNDS. Notwithstanding anything contained in this Lease to the contrary, Lessee has the right to not appropriate funds to make Lease Payments required hereunder in any fiscal period and in the event no funds are appropriated or in the event funds appropriated by Lessee's governing body or otherwise available by any lawful means whatsoever in any fiscal period of Lessee for Lease Payments or other amounts due under this Lease are insufficient therefor, this Lease shall terminate on the last day of the fiscal period for which appropriations were received without penalty or expense to Lessee of any kind whatsoever, except as to the portions of Lease Payments or other amounts herein agreed upon for which funds shall have been appropriated and budgeted or are otherwise available. The Lessee will immediately notify the Lessor or its Assignee of such occurrence. In the event of such termination, Lessee agrees to promptly discontinue use of the Equipment, remove or delete any software which is part of the Equipment from all of Lessee's computers and electronic devices, and peaceably surrender possession of the Equipment to Lessor or its Assignee on the date of such termination, packed for shipment in accordance with manufacturer specifications and freight prepaid and insured to any location in the continental United States designated by Lessor. Lessor will have all legal and equitable rights and remedies to take possession of the Equipment. Non-appropriation of funds shall not constitute a default hereunder for purposes of Section 16.

6. LESSEE CERTIFICATION. Lessee represents, covenants and warrants that: (i) Lessee is a state or a duly constituted political subdivision or agency of the state of the Equipment Location; (ii) the interest portion of the Lease Payments shall be excludable from Lessor's gross income pursuant to Section 103 of the Internal Revenue Code of 1986, as it may be amended from time to time (the "Code"); (iii) the execution, delivery and performance by the Lessee of this Lease have been duly authorized by all necessary action on the part of the Lessee; (iv) this Lease constitutes a legal, valid and binding obligation of the Lessee enforceable in accordance with its terms; (v) Lessee will comply with the information reporting requirements of Section 149(e) of the Internal Revenue Code of 1986 (the "Code"), and such compliance shall include but not be limited to the execution of information statements requested by Lessor; (vi) Lessee will not do or cause to be done any act which will cause, or by omission of any act allow, the Lease to be an arbitrage bond within the meaning of Section 148(a) of the Code; (vii) Lessee will not do or cause to be done any act which will cause, or by omission of any act allow, this Lease to be a private activity bond within the meaning of Section 141(a) of the Code; (viii) Lessee will not do or cause to be done any act which will cause, or by omission of any act allow, the interest portion of the Lease Payment to be or become includible in gross income for Federal income

taxation purposes under the Code; (ix) Lessee will be the only entity to own, use and operate the Equipment during the Lease Term; and (x) Lessee agrees that the Equipment shall be and remain personal property notwithstanding the manner in which the same may be attached or affixed to realty, and Lessee shall do all acts and enter into all agreements necessary to insure that the Equipment remains personal property.

Lessee represents, covenants and warrants that: (i) it will do or cause to be done all things necessary to preserve and keep the Lease in full force and effect, (ii) it has complied with all laws relative to public bidding where necessary, and (iii) it has sufficient appropriations or other funds available to pay all amounts due hereunder for the current fiscal period.

If Lessee breaches the covenant contained in this Section, the interest component of Lease Payments may become includible in gross income of the owner or owners thereof for federal income tax purposes. In such event, notwithstanding anything to the contrary contained in Section 11 of this Agreement, Lessee agrees to pay promptly after any such determination of taxability and on each Lease Payment date thereafter to Lessor an additional amount determined by Lessor to compensate such owner or owners for the loss of such excludibility (including, without limitation, compensation relating to interest expense, penalties or additions to tax), which determination shall be conclusive (absent manifest error). Notwithstanding anything herein to the contrary, any additional amount payable by Lessee pursuant to this Section 6 shall be payable solely from Legally Available Funds.

It is Lessor's and Lessee's intention that this Agreement not constitute a "true" lease for federal income tax purposes and, therefore, it is Lessor's and Lessee's intention that Lessee be considered the owner of the Equipment for federal income tax purposes.

7. TITLE TO EQUIPMENT; SECURITY INTEREST. Upon shipment of the Equipment to Lessee hereunder, title to the Equipment (other than any intellectual property rights in the software comprising part of the Equipment) will vest in Lessee subject to any applicable license; provided, however, that (i) in the event of termination of this Lease by Lessee pursuant to Section 5 hereof; or (ii) upon the occurrence of an Event of Default hereunder, and as long as such Event of Default is continuing, title will immediately vest in Lessor or its Assignee, and Lessee shall immediately discontinue use of the Equipment, remove the Equipment from Lessee's computers and other electronic devices and deliver the Equipment to Lessor or its Assignee. In order to secure all of its obligations hereunder, Lessee hereby (i) grants to Lessor a first and prior security interest in any and all right, title and interest of Lessee in the Equipment and in all additions, attachments, accessions, and substitutions thereto, and on any proceeds therefrom; (ii) agrees that this Lease may be filed as a financing statement evidencing such security interest; and (iii) agrees to execute and deliver all financing statements, certificates of title and other instruments necessary or appropriate to evidence such security interest.

8. USE; REPAIRS. Lessee will use the Equipment in a careful manner for the use contemplated by the manufacturer of the Equipment and shall comply with all laws, ordinances, insurance policies, the Contract, any licensing or other agreement, and regulations relating to, and will pay all costs, claims, damages, fees and charges arising out of the possession, use or maintenance of the Equipment. Lessee, at its expense will keep the Equipment in good repair and furnish and/or install all parts, mechanisms, updates, upgrades and devices required therefor.

9. ALTERATIONS. Lessee will not make any alterations, additions or improvements to the Equipment without Lessor's prior written consent unless such alterations, additions or improvements may be readily removed without damage to the Equipment.

10. LOCATION; INSPECTION. The Equipment will not be removed from, [or if the Equipment consists of rolling stock, its permanent base will not be changed from] the Equipment Location without Lessor's prior written consent which will not be unreasonably withheld. Lessor will be entitled to enter upon the

Equipment Location or elsewhere during reasonable business hours to inspect the Equipment or observe its use and operation.

11. LIENS AND TAXES. Lessee shall keep the Equipment free and clear of all levies, liens and encumbrances except those created under this Lease. Lessee shall pay, when due, all charges and taxes (local, state and federal) which may now or hereafter be imposed upon the ownership, licensing, leasing, rental, sale, purchase, possession or use of the Equipment, excluding however, all taxes on or measured by Lessor's income. If Lessee fails to pay said charges and taxes when due, Lessor shall have the right, but shall not be obligated, to pay said charges and taxes. If Lessor pays any charges or taxes, Lessee shall reimburse Lessor therefor within ten days of written demand.

12. RISK OF LOSS: DAMAGE; DESTRUCTION. Lessee assumes all risk of loss or damage to the Equipment from any cause whatsoever, and no such loss of or damage to the Equipment nor defect therein nor unfitness or obsolescence thereof shall relieve Lessee of the obligation to make Lease Payments or to perform any other obligation under this Lease. In the event of damage to any item of Equipment, Lessee will immediately place the same in good repair with the proceeds of any insurance recovery applied to the cost of such repair. If Lessor determines that any item of Equipment is lost, stolen, destroyed or damaged beyond repair (an "Event of Loss"), Lessee at the option of Lessor will: either (a) replace the same with like equipment in good repair; or (b) on the next Lease Payment date, pay Lessor the sum of : (i) all amounts then owed by Lessee to Lessor under this Lease, including the Lease payment due on such date; and (ii) an amount equal to all remaining Lease Payments to be paid during the Lease Term as set forth in Schedule B.

In the event that Lessee is obligated to make such payment with respect to less than all of the Equipment, Lessor will provide Lessee with the pro rata amount of the Lease Payment and the Balance Payment (as set forth in Schedule B) to be made by Lessee with respect to that part of the Equipment which has suffered the Event of Loss.

13. INSURANCE. Lessee will, at its expense, maintain at all times during the Lease Term, fire and extended coverage, public liability and property damage insurance with respect to the Equipment in such amounts, covering such risks, and with such insurers as shall be satisfactory to Lessor, or, with Lessor's prior written consent, Lessee may self-insure against any or all such risks. All insurance covering loss of or damage to the Equipment shall be carried in an amount no less than the amount of the then applicable Balance Payment with respect to such Equipment. The initial amount of insurance required is set forth in Schedule B. Each insurance policy will name Lessee as an insured and Lessor or its Assigns as an additional insured, and will contain a clause requiring the insurer to give Lessor at least thirty (30) days prior written notice of any alteration in the terms of such policy or the cancellation thereof. The proceeds of any such policies will be payable to Lessee and Lessor or its Assigns as their interests may appear. Upon acceptance of the Equipment and upon each insurance renewal date, Lessee will deliver to Lessor a certificate evidencing such insurance. In the event that Lessee has been permitted to self-insure, Lessee will furnish Lessor with a letter or certificate to such effect. In the event of any loss, damage, injury or accident involving the Equipment, Lessee will promptly provide Lessor with written notice thereof and make available to Lessor all information and documentation relating thereto.

14. INDEMNIFICATION. Lessee shall, to the extent permitted by law, indemnify Lessor against, and hold Lessor harmless from, any and all claims, actions, proceedings, expenses, damages or liabilities, including attorneys' fees and court costs, arising in connection with the Equipment, including, but not limited to, its selection, purchase, delivery, licensing, possession, use, operation, rejection, or return and the recovery of claims under insurance policies thereon.

15. ASSIGNMENT. Without Lessor's prior written consent, Lessee will not either (i) assign, transfer, pledge, hypothecate, grant any security interest in or otherwise dispose of this Lease or the Equipment or any interest in this Lease or the Equipment or; (ii) sublet or lend the Equipment or permit it to be used by anyone other than Lessee or Lessee's employees. Lessor may assign its rights, title and interest in and to this Lease, the Equipment and any documents executed with respect to this Lease and/or grant or assign a security interest in this Lease and the Equipment, in whole or in part. Any such assignees shall have all of the rights of Lessor under this Lease. Subject to the foregoing, this Lease inures to the benefit of and is binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

Lessee covenants and agrees not to assert against the Assignee any claims or defenses by way of abatement, setoff, counterclaim, recoupment or the like which Lessee may have against Lessor. No assignment or reassignment of any Lessor's right, title or interest in this Lease or the Equipment shall be effective unless and until Lessee shall have received a notice of assignment, disclosing the name and address of each such assignee; provided, however, that if such assignment is made to a bank or trust company as paying or escrow agent for holders of certificates of participation in the Lease, it shall thereafter be sufficient that a copy of the agency agreement shall have been deposited with Lessee until Lessee shall have been advised that such agency agreement is no longer in effect. During the Lease Term Lessee shall keep a complete and accurate record of all such assignments in form necessary to comply with Section 149(a) of the Code, and the regulations, proposed or existing, from time to time promulgated thereunder. No further action will be required by Lessor or by Lessee to evidence the assignment, but Lessee will acknowledge such assignments in writing if so requested.

After notice of such assignment, Lessee shall name the Assignee as additional insured and loss payee in any insurance policies obtained or in force. Any Assignee of Lessor may reassign this Lease and its interest in the Equipment and the Lease Payments to any other person who, thereupon, shall be deemed to be Lessor's Assignee hereunder.

16. EVENT OF DEFAULT. The term "Event of Default", as used herein, means the occurrence of any one or more of the following events: (i) Lessee fails to make any Lease Payment (or any other payment) as it becomes due in accordance with the terms of the Lease when funds have been appropriated sufficient for such purpose, and any such failure continues for ten (10) days after the due date thereof; (ii) Lessee fails to perform or observe any other covenant, condition, or agreement to be performed or observed by it hereunder and such failure is not cured within twenty (20) days after written notice thereof by Lessor; (iii) the discovery by Lessor that any statement, representation, or warranty made by Lessee in this Lease or in writing delivered by Lessee pursuant hereto or in connection herewith is false, misleading or erroneous in any material respect; (iv) proceedings under any bankruptcy, insolvency, reorganization or similar legislation shall be instituted against or by Lessee, or a receiver or similar officer shall be appointed for Lessee or any of its property, and such proceedings or appointments shall not be vacated, or fully stayed, within twenty (20) days after the institution or occurrence thereof; or (v) an attachment, levy or execution is threatened or levied upon or against the Equipment.

17. REMEDIES. Upon the occurrence of an Event of Default, and as long as such Event of Default is continuing, Lessor may, at its option, exercise any one or more of the following remedies: (i) by written notice to Lessee, declare all amounts then due under the Lease, and all remaining Lease Payments due during the fiscal period in effect when the default occurs to be immediately due and payable, whereupon the same shall become immediately due and payable; (ii) by written notice to Lessee, request Lessee to (and Lessee agrees that it will), at Lessee's expense, promptly discontinue use of the Equipment, remove the Equipment from all of Lessee's computers and electronic devices, return the Equipment to Lessor in the manner set forth in Section 5 hereof, or Lessor, at its option, may enter upon the premises where the Equipment is located and take immediate possession of and remove the same; (iii) sell or lease the Equipment or sublease it for the account of Lessee, holding Lessee liable for all Lease Payments and other amounts due prior to the effective date of such selling, leasing or subleasing and for the difference between the purchase price, rental and other amounts paid by the purchaser, Lessee or sublessee pursuant to such sale, lease or sublease and the amounts payable by Lessee hereunder; (iv) promptly return the Equipment to Lessor in the manner set forth in Section 5 hereof; and (v)

exercise any other right, remedy or privilege which may be available to it under applicable laws of the state of the Equipment Location or any other applicable law or proceed by appropriate court action to enforce the terms of the Lease or to recover damages for the breach of this Lease or to rescind this Lease as to any or all of the Equipment. In addition, Lessee will remain liable for all covenants and indemnities under this Lease and for all legal fees and other costs and expenses, including court costs, incurred by Lessor with respect to the enforcement of any of the remedies listed above or any other remedy available to Lessor.

18. PURCHASE OPTION. Upon thirty (30) days prior written notice from Lessee to Lessor, and provided that no Event of Default has occurred and is continuing, or no event, which with notice or lapse of time, or both could become an Event of Default, then exists, Lessee will have the right to purchase the Equipment on the Lease Payment dates set forth in Schedule B by paying to Lessor, on such date, the Lease Payment then due together with the Balance Payment amount set forth opposite such date. Upon satisfaction by Lessee of such purchase conditions, Lessor will transfer any and all of its right, title and interest in the Equipment (other than any intellectual property rights in the software comprising part of the Equipment) to Lessee as is, without warranty, express or implied, except that the Equipment is free and clear of any liens created by Lessor.

18.1 PARTIAL PAYMENT/PURCHASE OPTION – GRANT FUNDING. Upon thirty (30) days prior written notice from Lessee to Lessor, and provided no Event of Default has occurred and is continuing, or no event, which with notice or lapse of time, or both could become an Event of Default, then exists, Lessee will have the right to make a partial payment against the Lease one time per calendar year at an amount no less than \$175,000.00 SO LONG AS SUCH PAYMENT IS BEING MADE FROM A FEDERAL GRANT FUNDING AWARD and upon Lessor's request, Lessee will provide Lessor certification of such. Application of said payment shall first be applied to accrued interest with the remainder going against the principal. Should Lessee make such payment, all remaining Lease Payments will be adjusted accordingly over the remainder of the Lease Term and Lessor shall provide to Lessee a revised Schedule B. Any reduction in outstanding principal can be viewed as the Lessee obtaining a greater equity position in the Lease subject to Lessor's rights pursuant to the other terms of this Lease.

19. NOTICES. All notices to be given under this Lease shall be made in writing and mailed by certified mail, return receipt requested or sent electronically via email, to the other party at its address set forth herein or at such address as the party may provide in writing or electronically from time to time. If mailed, any such notice shall be deemed to have been received five days subsequent to such mailing.

20. SECTION HEADINGS. All section headings contained herein are for the convenience of reference only and are not intended to define or limit the scope of any provision of this Lease.

21. GOVERNING LAW. This Lease shall be construed in accordance with, and governed by the laws of, the state of the Equipment Location.

22. DELIVERY OF RELATED DOCUMENTS. Lessee will execute or provide, as requested by Lessor, such other documents and information as are reasonably necessary with respect to the transaction contemplated by this Lease.

23. ENTIRE AGREEMENT; WAIVER. This Lease, together with Schedule A Equipment Lease-Purchase Agreement, Schedule B, Evidence of Insurance, Statement of Essential Use/Source of Funds, Certificate of Incumbency, Certified Lessee Resolution (if any), Information Return for Tax-Exempt Governmental Obligations and the Delivery and Acceptance Certificate and other attachments hereto, and other documents or instruments executed by Lessee and Lessor in connection herewith, constitutes the entire agreement between the parties with respect to the Lease of the Equipment, and this Lease shall not be modified, amended, altered, or changed except with the written consent of Lessee and Lessor. Any provision of the Lease

found to be prohibited by law shall be ineffective to the extent of such prohibition without invalidating the remainder of the Lease.

The waiver by Lessor of any breach by Lessee of any term, covenant or condition hereof shall not operate as a waiver of any subsequent breach thereof.

24. EXECUTION IN COUNTERPARTS. This Lease may be executed in several counterparts, either electronically or manually, all of which shall constitute but one and the same instrument. Lessor reserves the right to request receipt of a manually-executed counterpart from Lessee. Lessor and Lessee agree that the only original counterpart for purposes of perfection by possession shall be the original counterpart manually executed by Lessor and identified as “Original”, regardless of whether Lessee’s execution or delivery of said counterpart is done manually or electronically.

*** SIGNATURE PAGE TO FOLLOW ***

Draft

IN WITNESS WHEREOF, the parties have executed this Agreement as of the 31st day of December, 2024.

LESSEE:

CITY OF RICHLAND ON BEHALF OF BENTON
COUNTY EMERGENCY SERVICES

LESSOR:

MOTOROLA SOLUTIONS, INC.

By: _____

By: _____

Print Name: _____

Print Name: Uygar Gazioglu

Title: _____

Title: Vice President & Treasurer

CERTIFICATE OF INCUMBENCY

I, _____ do hereby certify that I am the duly elected or
(Printed Name of Secretary/Clerk)

appointed and acting Secretary or Clerk of the CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES, an entity duly organized and existing under the laws of the **State of Washington** that I have custody of the records of such entity, and that, as of the date hereof, the individual(s) executing this agreement is/are the duly elected or appointed officer(s) of such entity holding the office(s) below his/her/their respective name(s). I further certify that (i) the signature(s) set forth above his/her/their respective name(s) and title(s) is/are his/her/their true and authentic signature(s) and (ii) such officer(s) have the authority on behalf of such entity to enter into that certain Equipment Lease Purchase Agreement number **25580**, between CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES and Motorola Solutions, Inc. If the initial insurance requirement on Schedule B exceeds \$1,000,000, attached as part of the Equipment Lease Purchase Agreement is a Certified Lessee Resolution adopted by the governing body of the entity.

IN WITNESS WHEREOF, I have executed this certificate and affixed the seal of CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES, hereto this

_____ day of _____, 2024.

By: _____

(Signature of Secretary/Clerk)

SEAL

OPINION OF COUNSEL

With respect to that certain Equipment Lease-Purchase Agreement 25580 by and between Motorola Solutions, Inc. and the Lessee, I am of the opinion that: (i) the Lessee is, within the meaning of Section 103 of the Internal Revenue Code of 1986, a state or a fully constituted political subdivision or agency of the State of the Equipment Location described in Schedule A hereto; (ii) the execution, delivery and performance by the Lessee of the Lease have been duly authorized by all necessary action on the part of the Lessee, (iii) the Lease constitutes a legal, valid and binding obligation of the Lessee enforceable in accordance with its terms; and (iv) Lessee has sufficient monies available to make all payments required to be paid under the Lease during the current fiscal year of the Lease, and such monies have been properly budgeted and appropriated for this purpose in accordance with State law. This opinion may be relied upon by the Lessor and any assignee of the Lessor's rights under the Lease.

Attorney for CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES

**SCHEDULE A
EQUIPMENT LEASE-PURCHASE AGREEMENT**

Schedule A 25580
Lease Number:

This Equipment Schedule is hereby attached to and made a part of that certain Equipment Lease-Purchase Agreement Number **25580** ("Lease"), between MOTOROLA SOLUTIONS INC. ("Lessor") and CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES ("Lessee").

Lessor hereby leases to Lessee under and pursuant to the Lease, and Lessee hereby accepts and leases from Lessor under and pursuant to the Lease, subject to and upon the terms and conditions set forth in the Lease and upon the terms set forth below, the following items of Equipment

QUANTITY	DESCRIPTION (Manufacturer, Model, and Serial Nos.)
	Refer to attached Equipment List.
Equipment Location: WA	

Initial Term: 121 Months Commencement Date: 12/31/2024
First Payment Due Date: 1/1/2026

10 consecutive annual payments as outlined in the attached Schedule B, plus Sales/Use Tax of \$0.00, payable on the Lease Payment Dates set forth in Schedule B.

Lessee: CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES

Schedule B (Lease #25580)

Compound Period: Annual

Nominal Annual Rate: 4.497%

CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1 Loan	12/31/2024	32,609,188.00	1		
2 Payment	1/1/2026	4,121,017.00	10	Annual	1/1/2035

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	12/31/2024				32,609,188.00
1	1/1/2026	4,121,017.00	1,470,690.80	2,650,326.20	29,958,861.80
2	1/1/2027	4,121,017.00	1,347,249.10	2,773,767.90	27,185,093.90
3	1/1/2028	4,121,017.00	1,222,512.84	2,898,504.16	24,286,589.74
4	1/1/2029	4,121,017.00	1,092,167.20	3,028,849.80	21,257,739.94
5	1/1/2030	4,121,017.00	955,959.91	3,165,057.09	18,092,682.85
6	1/1/2031	4,121,017.00	813,627.39	3,307,389.61	14,785,293.24
7	1/1/2032	4,121,017.00	664,894.18	3,456,122.82	11,329,170.42
8	1/1/2033	4,121,017.00	509,472.45	3,611,544.55	7,717,625.87
9	1/1/2034	4,121,017.00	347,061.40	3,773,955.60	3,943,670.27
10	1/1/2035	4,121,017.00	177,346.73	3,943,670.27	0.00
Grand Totals		41,210,170.00	8,600,982.00	32,609,188.00	

INITIAL INSURANCE REQUIREMENT: \$32,609,188.00

Except as specifically provided in Section five of the Lease hereof, Lessee agrees to pay to Lessor or its assignee the Lease Payments, including the interest portion, in the amounts and dates specified in the above payment schedule.

EVIDENCE OF INSURANCE

Fire, extended coverage, public liability and property damage insurance for all of the Equipment listed on Schedule A number **25580** to that Equipment Lease Purchase Agreement number **25580** will be maintained by **CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES** as stated in the Equipment Lease Purchase Agreement.

This insurance is provided by:

Name of insurance provider

Address of insurance provider

City, State and Zip Code

Phone number of local insurance provider

E-mail address

In accordance with the Equipment Lease Purchase Agreement Number **25580**, **CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES**, hereby certifies that following coverage are or will be in full force and effect:

Type	Amount	Effective Date	Expiration Date	Policy Number
Fire and Extended Coverage	_____	_____	_____	_____
Property Damage	_____	_____	_____	_____
Public Liability	_____	_____	_____	_____

Certificate shall include the following:

Description: All Equipment listed on Schedule A number 25580 to that Equipment Lease Purchase Agreement number 25580. Please include equipment cost equal to the Initial Insurance Requirement on Schedule B to Equipment Lease Purchase Agreement number 25580 and list any deductibles.

Certificate Holder:

MOTOROLA SOLUTIONS, INC. and or its assignee as additional insured and loss payee
500 W Monroe
Chicago, IL 60661

If self insured, contact Motorola representative for template of self insurance letter.

STATEMENT OF ESSENTIAL USE/SOURCE OF FUNDS (# 25580)

To further understand the essential governmental use intended for the equipment together with an understanding of the sources from which payments will be made, **please address the following questions** by completing this form or by sending a separate letter:

- 1.** What is the specific use of the equipment?
- 2.** Why is the equipment essential to the operation of **CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES**?

- 3.** Does the equipment replace existing equipment?

If so, why is the replacement being made?

- 4.** Is there a specific cost justification for the new equipment?

If yes, please attach outline of justification.

- 5.** What is the expected source of funds for the payments due under the Lease for the current fiscal year and future fiscal years?

☐ General Fund

- Have dollars already been appropriated for the Lease Payment? Yes -or- No

- If yes, for what fiscal year(s) have appropriations been made? _____

☐ Combination of Federal Grant funding supplemented by General Revenues

- What fiscal year(s) is expected to be funded via federal grants: _____

- What fiscal year(s) is expected to be funded via general revenues: _____

- Have these general revenues already been appropriated for the Lease Payment(s)? Yes -or- No

☐ Other (please describe): _____

CERTIFIED LESSEE RESOLUTION (Lease# 25580)

At a duly called meeting of the Governing Body of the Lessee (as defined in the Lease) ***held on or before the execution date of the Lease***, the following resolution was introduced and adopted.

BE IT RESOLVED by the Governing Board of Lessee as follows:

1. Determination of Need. The Governing Body of Lessee has determined that a true and very real need exists for the acquisition of the Equipment or other personal property described in the Lease between CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES (Lessee) and Motorola Solutions, Inc. (Lessor).
2. Approval and Authorization. The Governing body of Lessee has determined that the Lease, substantially in the form presented to this meeting, is in the best interests of the Lessee for the acquisition of such Equipment or other personal property, and the Governing Board hereby approves the entering into of the Lease by the Lessee and hereby designates and authorizes the following person(s) referenced in the Lease to execute and deliver the Lease on Lessee's behalf with such changes thereto as such person deems appropriate, and any related documents, including any escrow agreement, necessary to the consummation of the transactions contemplated by the Lease.
3. Adoption of Resolution. The signatures in the Lease from the designated individuals for the Governing Body of the Lessee evidence the adoption by the Governing Body of this Resolution.

On the following page(s) is a blank IRS 8038G Disclosure form. We will send the official form for execution separately once it is received back from our tax counsel.

Draft

Form **8038-G**

(Rev. September 2018)

Department of the Treasury
Internal Revenue Service**Information Return for Tax-Exempt Governmental Bonds**

► Under Internal Revenue Code section 149(e)

► See separate instructions.

Caution: If the issue price is under \$100,000, use Form 8038-GC.► Go to www.irs.gov/F8038G for instructions and the latest information.

OMB No. 1545-0720

Part I Reporting Authority		If Amended Return, check here ► ☐	
1 Issuer's name City of Richland on behalf of Benton County Emergency Services		2 Issuer's employer identification number (EIN)	
3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)		3b Telephone number of other person shown on 3a	
4 Number and street (or P.O. box if mail is not delivered to street address) 625 Swift Boulevard	Room/suite	5 Report number (For IRS Use Only) 3	
6 City, town, or post office, state, and ZIP code Richland, WA 99352		7 Date of issue 12/31/2024	
8 Name of issue Equipment Lease Purchase Agreement 25580		9 CUSIP number	
10a Name and title of officer or other employee of the issuer whom the IRS may call for more information (see instructions)		10b Telephone number of officer or other employee shown on 10a	

Part II Type of Issue (enter the issue price). See the instructions and attach schedule.			
11 Education	11		
12 Health and hospital	12		
13 Transportation	13		
14 Public safety	14	XXX	00
15 Environment (including sewage bonds)	15		
16 Housing	16		
17 Utilities	17		
18 Other. Describe ►	18		
19a If bonds are TANs or RANs, check only box 19a. ☐			
b If bonds are BANs, check only box 19b. ☐			
20 If bonds are in the form of a lease or installment sale, check box ☐			

Part III Description of Bonds. Complete for the entire issue for which this form is being filed.					
	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21	XX / XX / XX	\$ 00.00	\$ n/a	10 years	XXX %

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)			
22 Proceeds used for accrued interest	22		
23 Issue price of entire issue (enter amount from line 21, column (b))	23		
24 Proceeds used for bond issuance costs (including underwriters' discount)	24		
25 Proceeds used for credit enhancement	25		
26 Proceeds allocated to reasonably required reserve or replacement fund	26		
27 Proceeds used to refund prior tax-exempt bonds. Complete Part V	27		
28 Proceeds used to refund prior taxable bonds. Complete Part V	28		
29 Total (add lines 24 through 28)	29		
30 Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)	30		

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.	
31 Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded	years
32 Enter the remaining weighted average maturity of the taxable bonds to be refunded	years
33 Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY)	
34 Enter the date(s) the refunded bonds were issued ► (MM/DD/YYYY)	

For Paperwork Reduction Act Notice, see separate instructions.

Cat. No. 63773S

Form **8038-G** (Rev. 9-2018)

Part VI Miscellaneous

- | | | |
|------------|--|--|
| 35 | | |
| 36a | | |
| 37 | | |
- 35** Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)
- 36a** Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions
- b** Enter the final maturity date of the GIC ▶ (MM/DD/YYYY) _____
- c** Enter the name of the GIC provider ▶ _____
- 37** Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units
- 38a** If this issue is a loan made from the proceeds of another tax-exempt issue, check box ▶ ☐ and enter the following information:
- b** Enter the date of the master pool bond ▶ (MM/DD/YYYY) _____
- c** Enter the EIN of the issuer of the master pool bond ▶ _____
- d** Enter the name of the issuer of the master pool bond ▶ _____
- 39** If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box ▶ ☐
- 40** If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box ▶ ☐
- 41a** If the issuer has identified a hedge, check here ▶ ☐ and enter the following information:
- b** Name of hedge provider ▶ _____
- c** Type of hedge ▶ _____
- d** Term of hedge ▶ _____
- 42** If the issuer has superintegrated the hedge, check box ▶ ☐
- 43** If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box ▶ ☐
- 44** If the issuer has established written procedures to monitor the requirements of section 148, check box ▶ ☐
- 45a** If some portion of the proceeds was used to reimburse expenditures, check here ▶ ☐ and enter the amount of reimbursement ▶ _____
- b** Enter the date the official intent was adopted ▶ (MM/DD/YYYY) _____

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

▶ _____ Date _____ ▶ _____
Signature of issuer's authorized representative Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Firm's name ▶	Firm's EIN ▶			
Firm's address ▶	Phone no.			

Form **8038-G** (Rev. 9-2018)

EQUIPMENT LEASE PURCHASE AGREEMENT DELIVERY AND ACCEPTANCE CERTIFICATE

The undersigned Lessee hereby acknowledges receipt of the Equipment described below (“Equipment”) and Lessee hereby accepts the Equipment after full inspection thereof as satisfactory for all purposes of lease Schedule A to the Equipment Lease Purchase Agreement executed by Lessee and Lessor.

Equipment Lease Purchase Agreement No.: 25580

Lease Schedule A No. : 25580

EQUIPMENT INFORMATION

QUANTITY	MODEL NUMBER	EQUIPMENT DESCRIPTION
		Equipment referenced in lease Schedule A# 25580. See Schedule A for a detailed Equipment List.

LESSEE:

CITY OF RICHLAND ON BEHALF OF BENTON COUNTY EMERGENCY SERVICES

By: __to be completed after delivery__

Date: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Strategic Priority 4 - Quality of Life

Subject:

Resolution No. 2024-173, Authorizing a Grant Application to the Washington State Department of Ecology for Aquatic Invasive Plant Funding

Department/Office
Parks & Public Facilities

Ordinance/Resolution Number:
2024-173

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2024-173, authorizing a grant application to the Washington State Department of Ecology for Aquatic Invasive Plant funding.

Summary:

On July 1, 2008, Richland City Council adopted a Columbia River Integrated Aquatic Vegetation Management Plan to serve as the City's Integrated Aquatic Plant Management Plan to guide aquatic maintenance practices in and adjacent to city parks.

Invasive, non-native aquatic plants are a serious threat to the health of lakes, rivers, and streams in Washington. Excessive invasive plant growth impairs fish and wildlife habitat, and restricts recreational activities. The Washington State Department of Ecology administers the Freshwater Aquatic Invasive Plant Funding Grant, which was created to provide financial and technical support to help control aquatic invasive plants statewide. The grant is an opportunity for the City to seek funds to support ongoing management of invasive aquatic plants in the Columbia River adjacent to Richland parks, consistent with the City's adopted Columbia River Integrated Aquatic Vegetation Management Plan.

The funding awards are limited to \$30,000 for planning grants and \$75,000 for other projects. Each public body is limited to \$75,000 per annual grant cycle. The limit for early infestation projects is \$50,000 per project. Ecology no longer requires grant recipients to provide matching funds for these grants.

The City's best interests are served by seeking grant funds from the Washington State Department of Ecology.

Staff recommends adoption of Resolution No. 2024-173.

Fiscal Impact: None.

Attachments:

I. Resolution No. 2024-173

RESOLUTION NO. 2024-173

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A GRANT APPLICATION TO THE WASHINGTON
STATE DEPARTMENT OF ECOLOGY FOR AQUATIC INVASIVE
PLANT FUNDING.**

WHEREAS, the Washington State Department of Ecology administers a grant program to manage aquatic invasive plants in lakes and rivers in the state of Washington; and

WHEREAS, the Aquatic Invasive Plant Funding Grant is an opportunity for the City to seek funds to support ongoing management of invasive aquatic plants in the Columbia River adjacent to Richland park assets; and

WHEREAS, on July 1, 2008, Richland City Council adopted a Columbia River Integrated Aquatic Vegetation Management Plan through resolution to serve as the City's Integrated Aquatic Plant Management Plan (IAPMP) to guide maintenance practices to support effective aquatic resource management; and

WHEREAS, grant funds are a cost effective method to address the City's financial obligations associated with the treatment and management of invasive aquatic plants in the Columbia River.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to prepare and submit a grant application to the Washington State Department of Ecology for grant funding from the Aquatic Invasive Plant Management Grant Fund.

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 17th day of December, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Expenditures - Approval

Strategic Priority 2 - Financial Sustainability

Subject:

Expenditures from November 1, 2024 to November 30, 2024 for \$38,804,505.09 including Travel Checks Nos. 20671-20677, Accounts Payable Check Nos. 328862-329728, Accounts Payable Wire Nos. 10322-10365, Payroll Wires & ACH Nos. 14358-14414, Payroll Direct Deposit & Check Nos. 231258-232417, and Pension Check Nos. 6880-6900

Department/Office
Finance

Ordinance/Resolution Number:

Document Type:
Expenditures

Recommended Motion:

Approve the expenditures from November 1, 2024 to November 30, 2024 in the amount of \$38,804,505.09.

Summary:

Breakdown of Expenditures:

Travel Checks	20671-20677	\$7,410.90
Accounts Payable Checks	328862-329728	\$6,476,320.68
Accounts Payable Wires	10322-10370	\$25,706,361.17
Payroll Wires & ACH	14358-14414	\$3,583,680.69
Payroll Direct Deposit & Checks	231258-232417	\$3,011,350.18
Pension Checks	6880-6900	\$19,381.47
TOTAL		\$38,804,505.09

Fiscal Impact: Total Disbursements: \$38,804,505.09

Attachments:

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

Expenditure Summary - 11/1/2024 - 11/30/2024

AP-EXP-SUMMARY-001

Expenditure Breakdown Summary

	REPORT	START CHECK	END CHECK	CHECK COUNT	CHECK TOTALS	VOID AMT
Travel Checks	(AP-TRVLCHKS-001)	20671	20677	7	\$7,410.90	\$0.00
Accounts Payable Checks	(AP-CHKHIST-DETAIL-001)	328862	329728	867	\$6,476,320.68	\$42.00
Accounts Payable Wires	(AP-WIRENOS-001)	10322	10370	44	\$25,706,361.17	\$0.00
Payroll Wires & ACH	(PR-WIRESACH-001)	14358	14414	57	\$3,583,680.69	\$0.00
Payroll Direct Deposit & Checks	(PR-CHKHIST-DETAIL-001)	231258	232417	1162	\$3,011,350.18	\$164,301.76
Pension Checks	(PR-CHKHIST-DETAIL-002)	6880	6900	21	\$19,381.47	\$0.00

\$38,804,505.09

AP Travel Checks - MUNIS 11/1/2024 - 11/30/2024

Travel Check Summary Information

CHECK DATE	START CHECK	END CHECK	CHECK KNT	CHECK TOTALS	VOID AMT
11/06/2024	20671	20672	2	\$1,419.84	\$0.00
11/13/2024	20673	20675	3	\$3,600.24	\$0.00
11/27/2024	20676	20677	2	\$2,390.82	\$0.00
			7	\$7,410.90	\$0.00

Travel Check Detail Information

CHECK DATE	START CHECK	VOID	PAYEE	CHECK AMT	CHK COMMENT	VOID AMT	VOID COMMENT
11/06/2024	20671		MARK CUELLAR	\$801.61	24-346 IMSA SIGNATL TECH TRAIN	\$0.00	
11/06/2024	20672		SCOTT HANKS	\$618.23	24-377 VIRGINIA TRANSFORMER TE	\$0.00	
11/13/2024	20673		BUNNIE AVERY	\$1035.00	24-227 IA PRO CONFERENCE	\$0.00	
11/13/2024	20674		ERIC J EDWARDS	\$1530.24	24-336 FARO TRAINING	\$0.00	
11/13/2024	20675		CHRISTOPHER MASON	\$1035.00	24-228 IA PRO CONFERENCE	\$0.00	
11/27/2024	20676		MATT NELSON	\$1914.02	24-307 UNDERCOVER CONCEPTS & T	\$0.00	
11/27/2024	20677		UKIAH PETERSEN	\$476.80	24-354 836 END USER TRAINING	\$0.00	
				\$7410.90		\$0.00	

Accounts Payable Checks

11/1/2024 - 11/30/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/01/2024	328862	P	10004	MARSHALL R BAKER	\$174.70	0	110124FP	MEDICARE PREMIUM/BAKER
11/01/2024	328863	P	10005	RON BEARDEMPHL	\$174.70	0	110124FP	MEDICARE PREMIUM/BEARDEMPHL
11/01/2024	328864	P	10014	JOHN S BOARDMAN	\$174.70	0	110124FP	MEDICARE PREMIUM/BOARDMAN
11/01/2024	328865	P	10180	CANFIELD, HARRY R	\$174.70	0	110124FP	MEDICARE PREMIUM/CANFIELD
11/01/2024	328866	P	10040	DANNY DOWNS	\$174.70	0	110124FP	MEDICARE PREMIUM/DOWNS
11/01/2024	328867	P	10085	JAMES P MULROY	\$174.70	0	110124FP	MEDICARE PREMIUM/MULROY
11/01/2024	328868	P	10086	DAVID MURRAY	\$165.70	0	110124FP	MEDICARE PREMIUM/MURRAY
11/01/2024	328869	P	10087	EDWARD A MYERS	\$174.70	0	110124FP	MEDICARE PREMIUM/MYERS
11/01/2024	328870	P	10820	OWEN, MICHAEL	\$168.70	0	110124FP	MEDICARE PREMIUM/OWEN
11/01/2024	328871	P	10533	JAMES POLLARD	\$174.70	0	110124FP	MEDICARE PREMIUM/POLLARD
11/01/2024	328872	P	10109	RODGERS, GARY H	\$164.90	0	110124FP	MEDICARE PREMIUM/RODGERS
11/01/2024	328873	P	10111	LARRY RONEY	\$174.70	0	110124FP	MEDICARE PREMIUM/RONEY
11/01/2024	328874	P	10116	DONALD SIEMENS	\$174.70	0	110124FP	MEDICARE PREMIUM/SIEMENS
11/01/2024	328875	P	12440	MARK STRATTON	\$174.70	0	110124FP	MEDICARE PREMIUM/STRATTON
11/01/2024	328876	P	10673	TERRY THRALL	\$174.70	0	110124FP	MEDICARE PREMIUM/THRALL
11/01/2024	328877	P	10142	ROYAL WEST	\$164.90	0	110124FP	MEDICARE PREMIUM/WEST
11/01/2024	328878	P	10148	CRAIG E WILLIAMSON	\$145.70	0	110124FP	MEDICARE PREMIUM/WILLIAMSON
11/01/2024	328879	P	10103	KERI RANDALL BADGLEY	\$174.70	0	110124PP	MEDICARE PREMIUM/BADGLEY
11/01/2024	328880	P	10160	LAURIE VERN BATES JR	\$174.70	0	110124PP	MEDICARE PREMIUM/BATES
11/01/2024	328881	P	10855	BEDEN, LARRY	\$174.70	0	110124PP	MEDICARE PREMIUM/BEDEN
11/01/2024	328882	P	10169	DALE A BRUNSON	\$174.70	0	110124PP	MEDICARE PREMIUM/BRUNSON
11/01/2024	328883	P	10170	RANDY H CARPER	\$679.70	0	110124PP	MEDICARE PREMIUM/CARPER
11/01/2024	328884	P	10167	MIKE CASE	\$174.70	0	110124PP	MEDICARE PREMIUM/CASE
11/01/2024	328885	P	10029	MICHAEL CLEAVENGER	\$174.70	0	110124PP	MEDICARE PREMIUM/CLEAVENGER
11/01/2024	328886	P	10028	WILL J CLEAVENGER	\$174.70	0	110124PP	MEDICARE PREMIUM/CLEAVENGER
11/01/2024	328887	P	10038	LARRY COUCH	\$174.70	0	110124PP	MEDICARE PREMIUM/COUCH
11/01/2024	328888	P	10166	JAMES J DEMYER	\$174.70	0	110124PP	MEDICARE PREMIUM/DEMYER
11/01/2024	328889	P	10048	DOUGLAS D DRIVER	\$174.70	0	110124PP	MEDICARE PREMIUM/DRIVER
11/01/2024	328890	P	10165	JOHN M GANLEY	\$174.70	0	110124PP	MEDICARE PREMIUM/GANLEY
11/01/2024	328891	P	12445	JAMES GREG GILL	\$174.70	0	110124PP	MEDICARE PREMIUM/GILL
11/01/2024	328892	P	31042	JAMES B GOULD	\$174.70	0	110124PP	MEDICARE PREMIUM/GOULD
11/01/2024	328893	P	10251	HIGGINS, FRED C	\$174.70	0	110124PP	MEDICARE PREMIUM/HIGGINS
11/01/2024	328894	P	10271	SCOTT K LARSON	\$174.70	0	110124PP	MEDICARE PREMIUM/LARSON

Accounts Payable Checks

11/1/2024 - 11/30/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/01/2024	328895	P	10156	DAVID L LEWIS	\$151.70	0	110124PP	MEDICARE PREMIUM/LEWIS
11/01/2024	328896	P	10164	ROBERT MOORE	\$174.70	0	110124PP	MEDICARE PREMIUM/MOORE
11/01/2024	328897	P	31512	JERALD S MORRELL	\$174.70	0	110124PP	MEDICARE PREMIUM/MORRELL
11/01/2024	328898	P	10117	DAVID W SPARKS	\$174.70	0	110124PP	MEDICARE PREMIUM/SPARKS
11/01/2024	328899	P	10119	WILLIAM TANNER	\$174.70	0	110124PP	MEDICARE PREMIUM/TANNER
11/01/2024	328900	P	10332	RANDAL L TAYLOR	\$174.70	0	110124PP	MEDICARE PREMIUM/TAYLOR
11/01/2024	328901	P	10163	GERALD D THOMAS	\$174.70	0	110124PP	MEDICARE PREMIUM/THOMAS
11/01/2024	328902	P	10800	ROY TURNER	\$174.70	0	110124PP	MEDICARE PREMIUM/TURNER
11/01/2024	328903	P	31231	ABM INDUSTRIES INC	\$10,937.10	0	1101241	CITY HALL - WINDOW CLEANING
11/01/2024	328904	P	10838	GRIGG ENTERPRISES INC	\$81.48	0	1101241	Indoor insect killer
11/01/2024	328905	P	32235	ALLMAX SOFTWARE LLC	\$10,290.00	0	1101241	Allmax Software Renewal 11/1/2
11/01/2024	328906	P	10644	ANIXTER INC	\$25,693.37	0	1101241	Devices-UG
11/01/2024	328907	P	10537	APOLLO INC	\$149,229.21	0	1101241	Waste Gas Burner & Boiler Repl
11/01/2024	328908	P	999000	AUREF - Utility Customer Refunds	\$154.25	0	1101241	4553 BARBERA ST
11/01/2024	328909	P	999000	AUREF - Utility Customer Refunds	\$178.91	0	1101241	1216 MONTANA AVE 2
11/01/2024	328910	P	999000	AUREF - Utility Customer Refunds	\$267.98	0	1101241	185 RIVERWOOD ST
11/01/2024	328911	P	999000	AUREF - Utility Customer Refunds	\$130.58	0	1101241	240 BATTELLE BLVD Apt 430
11/01/2024	328912	P	999000	AUREF - Utility Customer Refunds	\$159.31	0	1101241	451 WESTCLIFFE BLVD Apt C319
11/01/2024	328913	P	999000	AUREF - Utility Customer Refunds	\$95.93	0	1101241	1851 JADWIN AVE 413
11/01/2024	328914	P	999000	AUREF - Utility Customer Refunds	\$84.85	0	1101241	1529 COLUMBIA PARK TRL Apt 305
11/01/2024	328915	P	999000	AUREF - Utility Customer Refunds	\$169.00	0	1101241	1460 OXFORD AVE
11/01/2024	328916	P	999000	AUREF - Utility Customer Refunds	\$75.88	0	1101241	1529 COLUMBIA PARK TRL Apt 119
11/01/2024	328917	P	999000	AUREF - Utility Customer Refunds	\$768.70	0	1101241	259 CANYON RIM CT
11/01/2024	328918	P	999000	AUREF - Utility Customer Refunds	\$394.54	0	1101241	1876 FOWLER ST 202
11/01/2024	328919	P	999000	AUREF - Utility Customer Refunds	\$167.10	0	1101241	850 AARON DR 77
11/01/2024	328920	P	999000	AUREF - Utility Customer Refunds	\$15.23	0	1101241	2931 SEDONA CIR
11/01/2024	328921	P	999000	AUREF - Utility Customer Refunds	\$384.20	0	1101241	57 BREMMER ST
11/01/2024	328922	P	999000	AUREF - Utility Customer Refunds	\$30.66	0	1101241	455 HERITAGE HILLS DR
11/01/2024	328923	P	999000	AUREF - Utility Customer Refunds	\$111.36	0	1101241	250 GAGE BLVD 3024
11/01/2024	328924	P	999000	AUREF - Utility Customer Refunds	\$56.47	0	1101241	2550 DUPORTAIL ST P294
11/01/2024	328925	P	999000	AUREF - Utility Customer Refunds	\$24.89	0	1101241	1642 VERONA LN
11/01/2024	328926	P	999000	AUREF - Utility Customer Refunds	\$52.70	0	1101241	1515 PERKINS AVE
11/01/2024	328927	P	999000	AUREF - Utility Customer Refunds	\$1,438.30	0	1101241	332 HYDRANT METER

Accounts Payable Checks

11/1/2024 - 11/30/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/01/2024	328928	P	999000	AUREF - Utility Customer Refunds	\$55.66	0	1101241	1845 LESLIE RD A149
11/01/2024	328929	P	999000	AUREF - Utility Customer Refunds	\$46.75	0	1101241	2000 STEVENS DR 230
11/01/2024	328930	P	999000	AUREF - Utility Customer Refunds	\$420.91	0	1101241	2000 STEVENS DR 235
11/01/2024	328931	P	999000	AUREF - Utility Customer Refunds	\$97.13	0	1101241	2000 STEVENS DR 226
11/01/2024	328932	P	999000	AUREF - Utility Customer Refunds	\$150.08	0	1101241	2513 DUPORTAIL ST Apt 113
11/01/2024	328933	P	999000	AUREF - Utility Customer Refunds	\$116.21	0	1101241	2555 DUPORTAIL ST A304
11/01/2024	328934	P	999000	AUREF - Utility Customer Refunds	\$357.74	0	1101241	303 GAGE BLVD 221
11/01/2024	328935	P	999000	AUREF - Utility Customer Refunds	\$105.55	0	1101241	118 CHAPARRAL ST
11/01/2024	328936	P	999000	AUREF - Utility Customer Refunds	\$257.29	0	1101241	50 JADWIN AVE Apt 115
11/01/2024	328937	P	999000	AUREF - Utility Customer Refunds	\$57.55	0	1101241	1950 BELLERIVE DR 223
11/01/2024	328938	P	999000	AUREF - Utility Customer Refunds	\$5.59	0	1101241	2635 SANDPIPER LOOP
11/01/2024	328939	P	999000	AUREF - Utility Customer Refunds	\$258.48	0	1101241	2665 KINGSGATE WAY Apt B121
11/01/2024	328940	P	999000	AUREF - Utility Customer Refunds	\$427.54	0	1101241	69 JADWIN AVE 17
11/01/2024	328941	P	999000	AUREF - Utility Customer Refunds	\$1,155.25	0	1101241	331 HYDRANT METER
11/01/2024	328942	P	999000	AUREF - Utility Customer Refunds	\$23.65	0	1101241	3003 QUEENSGATE DR Apt 172
11/01/2024	328943	P	999000	AUREF - Utility Customer Refunds	\$110.04	0	1101241	3003 QUEENSGATE DR Apt 169
11/01/2024	328944	P	999000	AUREF - Utility Customer Refunds	\$151.07	0	1101241	650 GEORGE WASHINGTON WAY Apt
11/01/2024	328945	P	999000	AUREF - Utility Customer Refunds	\$9.91	0	1101241	369 EPIC ST
11/01/2024	328946	P	999000	AUREF - Utility Customer Refunds	\$41.12	0	1101241	2901 VISTARA WAY
11/01/2024	328947	P	999000	AUREF - Utility Customer Refunds	\$1,409.40	0	1101241	349 HYDRANT METER
11/01/2024	328948	P	999000	AUREF - Utility Customer Refunds	\$219.10	0	1101241	516 GOETHALS DR
11/01/2024	328949	P	999000	AUREF - Utility Customer Refunds	\$82.09	0	1101241	300 COLUMBIA POINT DR G125
11/01/2024	328950	P	999000	AUREF - Utility Customer Refunds	\$156.57	0	1101241	709 TANGLEWOOD DR
11/01/2024	328951	P	999000	AUREF - Utility Customer Refunds	\$63.89	0	1101241	3003 QUEENSGATE DR Apt 230
11/01/2024	328952	P	999000	AUREF - Utility Customer Refunds	\$113.57	0	1101241	1477 DESERT SPRINGS AVE
11/01/2024	328953	P	999000	AUREF - Utility Customer Refunds	\$369.90	0	1101241	1900 STEVENS DR 313
11/01/2024	328954	P	999000	AUREF - Utility Customer Refunds	\$14.48	0	1101241	227 UNIVERSITY DR Apt 306
11/01/2024	328955	P	999000	AUREF - Utility Customer Refunds	\$579.90	0	1101241	201 UNIVERSITY DR Apt 310
11/01/2024	328956	P	999000	AUREF - Utility Customer Refunds	\$98.73	0	1101241	2513 DUPORTAIL ST Apt 149
11/01/2024	328957	P	30324	BARNABY, THERESA	\$94.00	0	1101241	24-301 BARNABY WDLG STRATEGIC
11/01/2024	328958	P	10281	BENTON COUNTY	\$135,319.70	0	1101241	CUSTODY COSTS SEPTEMBER 2024
11/01/2024	328959	P	10656	CARLSON SALES METERING SOLUTIONS LLC	\$8,687.30	0	1101241	TEST SWITCHES
11/01/2024	328960	P	10261	CITY OF RICHLAND	\$612.46	0	1101241	24-266 MARLOW NAGDA CONFERENCE

Accounts Payable Checks

11/1/2024 - 11/30/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/01/2024	328961	P	10429	CODE PUBLISHING INC	\$102.18	0	1101241	MUNICIPAL CODE-WEB UPDATE
11/01/2024	328962	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$3,142.76	0	1101241	Cleaners, Rope, Tape, Ties, Mi
11/01/2024	328963	P	11115	ELECTRIC POWER SYSTEMS INC	\$20,163.33	0	1101241	Sandhill Crane Substation Exp
11/01/2024	328964	P	31170	HIS DIME, LLC	\$46.76	0	1101241	EV CHARGER SIGN - CITY HALL
11/01/2024	328965	P	32135	BUSINESS INTERIORS OF IDAHO INC	\$3,996.81	0	1101241	HR WAITING AREA FURNITURE
11/01/2024	328966	P	32507	FRONTLINE MEDICAL PLLC	\$2,130.00	0	1101241	DOT/PRE-EMP/BOMB PHYS. & VACCI
11/01/2024	328967	P	32125	HD SUPPLY INC	\$3,414.92	0	1101241	GoJo Gold and Klean Soap
11/01/2024	328968	P	31209	WALTEK II, INCORPORATED	\$1,410.00	0	1101241	Soil Testing Aeration Basin Se
11/01/2024	328969	P	10628	CPM DEVELOPMENT CORPORATION	\$1,235.55	0	1101241	4.22 TON ASPHALT - HMA 100 3/8
11/01/2024	328970	P	32378	KEVIN E HODGES	\$1,537.50	0	1101241	MEDICAL PROGRAM DIRECTOR SVCS.
11/01/2024	328971	P	10197	KDL HARDWARE SUPPLY INC	\$27,556.75	0	1101241	E8-E9 Misc. Padlocks
11/01/2024	328972	P	31660	KELLEY CREATE CO	\$51.96	0	1101241	OCTOBER COPIER CHARGES FOR PUR
11/01/2024	328973	P	12246	MCALLISTER HOLDINGS	\$448.00	0	1101241	RPD VEHICLE WASH 3RD QTR 2024
11/01/2024	328974	P	10262	LIFE ASSIST INC	\$3,085.59	0	1101241	RFD - MEDICAL SUPPLIES
11/01/2024	328975	P	32353	KIM MCGRATH	\$2,168.46	0	1101241	592 Punkie Ln./Rebate/Solar-IC
11/01/2024	328976	P	32596	MIDLAND SCIENTIFIC INC	\$244.22	0	1101241	Thio bags for lab
11/01/2024	328977	P	10358	MOON SECURITY SERVICES INC	\$1,295.21	0	1101241	LIBRARY - FIRE ALARM MONITORIN
11/01/2024	328978	P	32152	JOEL MURILLO	\$325.00	0	1101241	REIMBURSEMENT A&P - MURILLO
11/01/2024	328979	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$107.50	0	1101241	STATION 71 - 10 BAGS OF OIL DR
11/01/2024	328980	P	31428	NATIONAL SAFETY INC	\$350.20	0	1101241	HARNESS AND LANYARD (NOE) POWE
11/01/2024	328981	P	31631	CHRISTOPHER NULPH	\$94.00	0	1101241	24-300 NULPH WDLG STRATEGIC SU
11/01/2024	328982	P	10357	OXARC INC	\$99.96	0	1101241	RFD - MEDICAL OXYGEN
11/01/2024	328983	P	31798	PERFORMANCE SYSTEMS INTEGRATION LLC	\$189.47	0	1101241	STA. 74 - APPARATUS EXT. RECHA
11/01/2024	328984	P	30032	WINCAN LLC	\$1,500.00	0	1101241	SR-2115 WinCan Support & Maint
11/01/2024	328985	P	12238	REXEL USA, INC	\$151.29	0	1101241	CHITO - TRUCK STOCK
11/01/2024	328986	P	32273	PROCARE FOR YOU PLLC	\$220.00	0	1101241	DOT PHYSICAL: MARTIN & BEADLE
11/01/2024	328987	P	31210	LEPS-PSS, PLLC	\$1,050.00	0	1101241	PRE-EMPLOYMENT PSYCH EVALUATIO
11/01/2024	328988	P	10280	SHERWIN WILLIAMS CO	\$29.48	0	1101241	FACILITY CREW ROOM REMODEL - P
11/01/2024	328989	P	10393	STONEWAY ELECTRIC SUPPLY	\$460.85	0	1101241	CHITO - TRUCK TOOL
11/01/2024	328990	P	11725	T-MOBILE USA INC	\$714.00	0	1101241	T-MOBILE HOTSPOTS 09/21/24-10/
11/01/2024	328991	P	10961	TACOMA SCREW PRODUCTS INC	\$393.55	0	1101241	Parts for second clarifier/RAS
11/01/2024	328992	P	31735	MARQUES HARRER	\$10.87	0	1101241	RPD UNIFORM NAMETAPE - HUPF
11/01/2024	328993	P	10027	THE PAPE' GROUP	\$3,250.68	0	1101241	LOADER RENTAL/FREIGHT 10-17-24

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11/01/2024	328994	P	11406	SOLUTIONS INC	\$190.23	0	1101241	RPD RECORDS SEARCH SEPT 2024
11/01/2024	328995	P	11175	TYNDALE ENTERPRISES INC	\$3,974.01	0	1101241	2024 FR CLOTHING PER SEATTLE C
11/01/2024	328996	P	32016	VENMILL INDUSTRIES INC	\$244.00	0	1101241	MENDING SUPPLIES - DVD REPAIR
11/01/2024	328997	P	999003	WASTEWORX REFUND	\$94.52	0	1101241	Refund overpayment WW account
11/06/2024	328998	P	10000	KBL, INC.	\$937.79	0	1106241	Contract Manuals HR Landfill M
11/06/2024	328999	P	10838	GRIGG ENTERPRISES INC	\$207.33	0	1106241	RFD - STATION 74 SUPPLIES
11/06/2024	329000	P	31632	ADCOMM ENGINEERING LLC	\$8,251.40	0	1106241	RED MOUNTAIN SITE ENGINEERING
11/06/2024	329001	P	11492	ALS GROUP USA CORP	\$3,896.00	0	1106241	Lab samples submitted 10/10/24
11/06/2024	329002	P	31678	AT&T CORP	\$68.72	0	1106241	FAX LINES 09/22-10/21/24
11/06/2024	329003	P	30316	AYERS, JACKIE	\$472.74	0	1106241	24-314 IMPA Conf, Lacey WA 10/
11/06/2024	329004	P	10281	BENTON COUNTY	\$14,335.54	0	1106241	2024.09 Benton County Work Cre
11/06/2024	329005	P	10009	COUNTY OF BENTON	\$10.00	0	1106241	BOUNDARY LINE ADJUSTMENT FOR C
11/06/2024	329006	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$3,303.96	0	1106241	KENNEDY BOOSTER STATION
11/06/2024	329007	P	11272	BOYD'S TREE SERVICE LLC	\$7,222.47	0	1106241	Tree Pruning & Vegetation Mana
11/06/2024	329008	P	10025	CASCADE FIRE EQUIPMENT CORP	\$5,039.02	0	1106241	HOUR METER GAUGE VEH#5039 WO#7
11/06/2024	329009	P	10597	CHARTER COMMUNICATIONS	\$148.96	0	1106241	CABLE SERVICES 10/30-11/29/24
11/06/2024	329010	P	30045	CHARTER COMMUNICATIONS HOLDINGS, LLC	\$129.98	0	1106241	AUGUST SPECTRUM - STA 76
11/06/2024	329011	P	10261	CITY OF RICHLAND	\$4,484.34	0	1106241	24-329 TANSY WHIA BASIC HOMICI
11/06/2024	329012	P	11516	COLEMAN OIL COMPANY	\$29,501.08	0	1106241	FLEET GAS RESALE 10/28 - 10/31
11/06/2024	329013	P	11907	SYCURE CORP	\$300.00	0	1106241	100Mbps Backhaul VPN - Novembe
11/06/2024	329014	P	32336	COLUMBIA INDUSTRIES	\$2,347.92	0	1106241	PRIMETIME GRANT DINNER10/10/24
11/06/2024	329015	P	11801	COLUMBIA SAFETY LLC	\$3,571.92	0	1106241	CPR/AED & FIRST AID HEARTSAVER
11/06/2024	329016	P	10470	COMMERCIAL TIRE INC	\$2,271.44	0	1106241	NEW SNOW TIRES VEH#5049 WO#751
11/06/2024	329017	P	12270	COMPUNET, INC	\$239,504.48	0	1106241	RUBRIK BACKUP PROJECT
11/06/2024	329018	P	999014	CONSERVATION REBATES	\$43,405.00	0	1106241	3350 GWW - LED Lighting Incent
11/06/2024	329019	P	999014	CONSERVATION REBATES	\$14,114.63	0	1106241	2013 Saint - SEM Yr 2 Incentiv
11/06/2024	329020	P	999014	CONSERVATION REBATES	\$4,061.78	0	1106241	2800 Polar Way - SEM Yr 3 Ince
11/06/2024	329021	P	999014	CONSERVATION REBATES	\$640.00	0	1106241	227 Symons - Lighting Incentiv
11/06/2024	329022	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$2,568.37	0	1106241	Cable and socket adapter
11/06/2024	329023	P	11526	CORWIN OF PASCO LLC	\$926.71	0	1106241	FLOOR MATS VEH#2562 WO#75043
11/06/2024	329024	P	32592	CROSS REITER INC	\$2,924.00	0	1106241	Col. River Shoreline Stabil. G
11/06/2024	329025	P	32213	ABBY CRUSE	\$2,000.00	0	1106241	TUITION REIMBURSEMENT ABBY CRU
11/06/2024	329026	P	11663	D&D TELECOMMUNICATION PROPERTIES LLC	\$752.24	0	1106241	NOVEMBER 2024 - INSPIRATION PO

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11/06/2024	329027	P	32531	DAUNTLESS DISCOVERY LLC	\$1,777.56	0	1106241	Data mining for Security Event
11/06/2024	329028	P	31562	KATHY DEE	\$309.40	0	1106241	OCTOBER CLASS 10243
11/06/2024	329029	P	10756	DELL MARKETING LP	\$2,033.65	0	1106241	SR-2142 Dell Latitude_ Duncan,
11/06/2024	329030	P	10139	DEPARTMENT OF ECOLOGY	\$200.00	0	1106241	Wastewater Operator Cert Renew
11/06/2024	329031	P	10146	ENERGY NORTHWEST	\$8,500.00	0	1106241	Grant Services ILA Contract 40
11/06/2024	329032	P	10821	ENVIRO-CLEAN EQUIPMENT INC	\$1,161.01	0	1106241	KNIFE VALVE WITH O RINGS VEH#3
11/06/2024	329033	P	999017	EV CHARGING STATION REBATE	\$300.00	0	1106241	711 Clermont - Larkin - EV Cha
11/06/2024	329034	P	32174	FAIRBANK EQUIPMENT INC	\$201.73	0	1106241	FITTINGS VEH#3321 WO#74962
11/06/2024	329035	P	30368	CAMERON FANCHER	\$68.00	0	1106241	24-367 FANCHER SUSPECT INTERVI
11/06/2024	329036	P	31170	HIS DIME, LLC	\$980.45	0	1106241	DECALS VEH#4196 WO#74657
11/06/2024	329037	P	10315	FERGUSON US HOLDINGS INC	\$1,161.87	0	1106241	4-LF 1 FNPT CURB STOP MINN STY
11/06/2024	329038	P	31444	CODY M WAREHAM	\$146.75	0	1106241	TIRE CHANGE VEH#2485 WO#74899
11/06/2024	329039	P	32135	BUSINESS INTERIORS OF IDAHO INC	\$1,560.15	0	1106241	Detective Office Partitions
11/06/2024	329040	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$995.62	0	1106241	LIBRARY TELEPHONE CHARGES 10/1
11/06/2024	329041	P	32125	HD SUPPLY INC	\$286.85	0	1106241	6' Dippers for lab samples
11/06/2024	329042	P	32330	GARY B HEATON	\$1,500.00	0	1106241	RED MTN LEASE 11/01-11/30/24
11/06/2024	329043	P	12200	HUGHES FIRE EQUIPMENT, INC	\$349.76	0	1106241	PTO CARTRIDGE VALVE VEH#5051 W
11/06/2024	329044	P	10628	CPM DEVELOPMENT CORPORATION	\$2,629.62	0	1106241	4.68 TON ASPHALT - HMA 100 1/2
11/06/2024	329045	P	31219	INSIGHT PUBLIC SECTOR INC.	\$5,779.27	0	1106241	SR-2246 Barracuda Renewal 2024
11/06/2024	329046	P	32378	KEVIN E HODGES	\$8,000.00	0	1106241	MEDICAL PROGRAM DIRECTOR SVCS.
11/06/2024	329047	P	10755	MID COLUMBIA CONSTRUCTION INC	\$114.14	0	1106241	SPRINKLER WINTERIZATION
11/06/2024	329048	P	10291	JOB'S NURSERY LLC	\$525.01	0	1106241	Trees for the landfill
11/06/2024	329049	P	31623	KELLER ASSOCIATES INC	\$1,702.50	0	1106241	TAPTEAL BOOSTER PUMP STATION &
11/06/2024	329050	P	31660	KELLEY CREATE CO	\$201.02	0	1106241	Xerox Usage Charges Shops 100
11/06/2024	329051	P	31660	KELLEY CREATE CO	\$1,005.33	0	1106241	Xerox AltaLink C8145 September
11/06/2024	329052	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$227.27	0	1106241	Answering Service Oct 2024
11/06/2024	329053	P	11667	KENWORTH SALES COMPANY	\$1,286.05	0	1106241	FILTERS VEH#3363 WO#75082
11/06/2024	329054	P	31026	KLEIN PRODUCTS, INC.	\$1,998.23	0	1106241	MOTOR ASSY VEH#3353 WO#75072
11/06/2024	329055	P	11199	LIBERTY LAWN & SAW SHOP	\$983.81	0	1106241	WHEEL, TIRE VEH#4000 WO#74144
11/06/2024	329056	P	32092	LOOMIS ARMORED US LLC	\$2,786.82	0	1106241	ARMORED CAR SERVICE SEPTEMBER
11/06/2024	329057	P	30796	JOHN MCCAULEY	\$65.00	0	1106241	24-364 MCCAULEY INFORMANT MANA
11/06/2024	329058	P	11600	MICHAEL D. TERRELL	\$8,024.76	0	1106241	Badger Mountain East Loop Trai
11/06/2024	329059	P	11214	MIDWEST LABORATORIES INC	\$431.00	0	1106241	Compost sampling

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11/06/2024	329060	P	10358	MOON SECURITY SERVICES INC	\$586.98	0	1106241	FS 76 Power AES Installed Outl
11/06/2024	329061	P	32143	TRISHA MORASCH	\$29.99	0	1106241	24-328 MORASCH 2024 NRPA CONFE
11/06/2024	329062	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$1,019.58	0	1106241	BATTERY VEH#6678 WO#75077
11/06/2024	329063	P	30272	CLEAN CONCEPTS GROUP, INC	\$184.85	0	1106241	Nozzles for equipment
11/06/2024	329064	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$1,001.02	0	1106241	SEAT BELT VEH#3383 WO#75065
11/06/2024	329065	P	10357	OXARC INC	\$213.18	0	1106241	FD - MEDICAL OXYGEN
11/06/2024	329066	P	31206	CI - PW LLC	\$29.31	0	1106241	Dispenser Rental Nov 2024 for
11/06/2024	329067	P	10232	PERFECTION GLASS INC	\$282.00	0	1106241	612 Jefferson - Westside - Win
11/06/2024	329068	P	12238	REXEL USA, INC	\$2,135.26	0	1106241	SPEED SYSTEM CPK 4 CABLE KIT
11/06/2024	329069	P	11994	PROFESSIONAL SALES AND SERVICE LC	\$111.83	0	1106241	SHOCK DOOR VEH#5052 WO#74874
11/06/2024	329070	P	10724	PUBLIC SAFETY TESTING INC	\$1,056.00	0	1106241	ENTRY LEVEL POLICE RECRUITS: J
11/06/2024	329071	P	10047	R.D. OFFUTT COMPANY	\$95.91	0	1106241	FILTER VEH#6614 WO#75074
11/06/2024	329072	P	10308	RED DOOR PARTY RENTALS LLC	\$2,993.60	0	1106241	FALL CARNIVAL TENT RENTAL
11/06/2024	329073	P	30485	DUSTIN RICHMAN	\$68.00	0	1106241	24-366 RICHMAN SUSPECT INTERVI
11/06/2024	329074	P	11076	RIO FOLTZ PLLC	\$39,555.00	0	1106241	PROSECUTION SERVICES FOR NOVEM
11/06/2024	329075	P	10239	CLEARWATER TECH LLC	\$1,527.78	0	1106241	2024 City-wide Plumbing Servic
11/06/2024	329076	P	11273	ROUTEWARE INC	\$438.06	0	1106241	CAMERA CONTROLLER VEH#3363 WO#
11/06/2024	329077	P	11098	SCHINDLER ELEVATOR CORPORATION	\$152.59	0	1106241	OCTOBER CHAIR LIFT INSPECTION
11/06/2024	329078	P	10617	SIEMENS INDUSTRY INC	\$2,608.80	0	1106241	24-251 Moore 7/15/24 Siemens H
11/06/2024	329079	P	10440	SOLID WASTE SYSTEMS INC	\$244.48	0	1106241	HOIST RESERVOIR VEH#3383 WO#75
11/06/2024	329080	P	32320	SPOKANE HOUSE OF HOSE INC	\$106.70	0	1106241	3-DIXON DBL LCK CPL MPT 3/4
11/06/2024	329081	P	10894	STRYKER SALES CORPORATION	\$531.45	0	1106241	LUCAS SUCTION CUP DISPOSABLE 1
11/06/2024	329082	P	10961	TACOMA SCREW PRODUCTS INC	\$24.67	0	1106241	WASHERS VEH#3372 WO#74960
11/06/2024	329083	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$3,418.93	0	1106241	NEW STEER TIRES VEH#3383 WO#74
11/06/2024	329084	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$53.74	0	1106241	Battery-Crosswalk Mansfield-Ci
11/06/2024	329085	P	10243	URM STORES INC	\$182.59	0	1106241	PROGRAM/EVENT SUPPLIES RCC
11/06/2024	329086	P	10202	NORTHWEST ONE CALL SUBSURFACE WARNING SYSTEM	\$410.52	0	1106241	Locating Services Oct 2024
11/06/2024	329087	P	32307	CLAIRE VENEMA	\$19.00	0	1106241	24-337 VENEMA LAW AND JUSTICE
11/06/2024	329088	P	10860	VERIZON COMMUNICATIONS INC	\$22,216.30	0	1106241	Verizon Wireless NASPO - Oct 2
11/06/2024	329089	P	10325	WA STATE CRIMINAL JUSTICE TRAINING	\$300.00	0	1106241	REG FIRST LEVEL SUPERVISION -
11/06/2024	329090	P	10645	WASHINGTON ECONOMIC DEVELOPMENT ASSOCIATION (WEDA)	\$650.00	0	1106241	2025 Annual Membership Renewal
11/06/2024	329091	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$371.13	0	1106241	STRAINER VEH#3372 WO#74960

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11/06/2024	329092	P	32358	WESTERN TIRE CHAIN LLC	\$1,509.19	0	1106241	TIRE CHANGES VEH#3396 WO#75021
11/06/2024	329093	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$36.72	0	1106241	MUD FLAPS VEY#3396 WO#74814
11/06/2024	329094	P	10314	WHITNEY EQUIPMENT COMPANY INC	\$158.50	0	1106241	Pump tubing for samplers
11/08/2024	329095	P	10000	KBL, INC.	\$13.04	0	1108241	LARGE FORMAT COPY (1 ITEM)
11/08/2024	329096	P	10838	GRIGG ENTERPRISES INC	\$290.67	0	1108241	SOCKETS/RATCHET/SAWS/GRNDNG PO
11/08/2024	329097	P	32594	AEROQUEST MAPCON LTD	\$14,933.81	0	1108241	SR-272 Orthophoto Program 2024
11/08/2024	329098	P	32513	AIR-TIGHT WINDOWS & REMODELING LLC	\$17,193.87	0	1108241	CDBG OOR REPLACEMENT OF HVAC -
11/08/2024	329099	P	10644	ANIXTER INC	\$7,878.58	0	1108241	Connector Stock
11/08/2024	329100	P	10983	ANOVAWORKS	\$1,974.00	0	1108241	ANNUAL HEARING TESTING - MAKEU
11/08/2024	329101	P	31722	AQUATIC INFORMATICS INC	\$1,080.00	0	1108241	SR-2439 Tokay Support Renewal
11/08/2024	329102	P	10670	ARROW CONSTRUCTION HOLDINGS LLC	\$437.02	0	1108241	19 HIGH VIZ VEST
11/08/2024	329103	P	32262	AUBREY SILVEY ENTERPRISES INC	\$10,888.30	0	1108241	Kuhlman Power Transformer Main
11/08/2024	329104	P	999000	AUREF - Utility Customer Refunds	\$125.33	0	1108241	308 GREENTREE CT 6
11/08/2024	329105	P	999000	AUREF - Utility Customer Refunds	\$9.95	0	1108241	1115 KENSINGTON WAY
11/08/2024	329106	P	999000	AUREF - Utility Customer Refunds	\$262.68	0	1108241	1524 HUNT AVE
11/08/2024	329107	P	999000	AUREF - Utility Customer Refunds	\$166.35	0	1108241	4729 BARBERA ST
11/08/2024	329108	P	999000	AUREF - Utility Customer Refunds	\$37.67	0	1108241	2895 PAULING AVE Apt 314
11/08/2024	329109	P	999000	AUREF - Utility Customer Refunds	\$133.75	0	1108241	2513 DUPORTAIL ST Apt 207
11/08/2024	329110	P	999000	AUREF - Utility Customer Refunds	\$40.93	0	1108241	1103 LONG AVE
11/08/2024	329111	P	999000	AUREF - Utility Customer Refunds	\$27.57	0	1108241	1105 LONG AVE
11/08/2024	329112	P	999000	AUREF - Utility Customer Refunds	\$142.07	0	1108241	2555 DUPORTAIL ST C224
11/08/2024	329113	P	999000	AUREF - Utility Customer Refunds	\$71.84	0	1108241	3003 QUEENSGATE DR Apt 173
11/08/2024	329114	P	999000	AUREF - Utility Customer Refunds	\$231.00	0	1108241	456 CARNER CT W
11/08/2024	329115	P	999000	AUREF - Utility Customer Refunds	\$172.76	0	1108241	3003 QUEENSGATE DR Apt 243
11/08/2024	329116	P	999000	AUREF - Utility Customer Refunds	\$197.46	0	1108241	1917 HOXIE AVE Apt A
11/08/2024	329117	P	999000	AUREF - Utility Customer Refunds	\$57.31	0	1108241	2111 TURNER ST 21
11/08/2024	329118	P	999000	AUREF - Utility Customer Refunds	\$130.57	0	1108241	250 GAGE BLVD 2005
11/08/2024	329119	P	30314	BUNNIE AVERY	\$208.56	0	1108241	24-283 AVERY APC CONF DENVER
11/08/2024	329120	P	10518	BEAVER BARK & ROCK	\$1,215.86	0	1108241	CONCRETE - 5 BAG MIX 1.25YD/AD
11/08/2024	329121	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$1,853.00	0	1108241	Lab Sampling October 2024
11/08/2024	329122	P	10008	BENTON PUD	\$463.17	0	1108241	Badger Sub October 2024
11/08/2024	329123	P	11685	CARDINAL HEALTH 130, LLC	\$777.45	0	1108241	RFD - MEDICAL SUPPLIES
11/08/2024	329124	P	10847	CERIUM NETWORKS INC	\$10,702.19	0	1108241	SR-843 Cerium Cisco 9200 swit

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11/08/2024	329125	P	10261	CITY OF RICHLAND	\$18,853.63	0	1108241	Sludge to Landfill October 202
11/08/2024	329126	P	10261	CITY OF RICHLAND	\$3,847.00	0	1108241	24-294 RICHMAN NW ICAC CONF SE
11/08/2024	329127	P	10470	COMMERCIAL TIRE INC	\$2,379.17	0	1108241	REPAIR TIRE VEH#7144 WO#75140
11/08/2024	329128	P	31360	COMMONSTREET CONSULTING LLC	\$2,904.65	0	1108241	S GWW Intersection Imprv - Tas
11/08/2024	329129	P	999014	CONSERVATION REBATES	\$840.00	0	1108241	1307 N. Jadwin - Lighting Ince
11/08/2024	329130	P	999014	CONSERVATION REBATES	\$7,518.64	0	1108241	2101 Horn Rapids - SEM Yr 2 In
11/08/2024	329131	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$928.73	0	1108241	Cleaners, Rope, Tape, Ties, Mi
11/08/2024	329132	P	11526	CORWIN OF PASCO LLC	\$164.83	0	1108241	RETURN CORE VEH#5046 WO#74926
11/08/2024	329133	P	32530	CROWDER SUPPLY CO LLC	\$923.95	0	1108241	JACK HAMMER VEH#3355 WO#74966
11/08/2024	329134	P	30173	DEANNA DAVIS	\$19.00	0	1108241	24-359 DAVIS HLS COORDINATORS
11/08/2024	329135	P	11445	DAY MANAGEMENT CORPORATION	\$4,469.03	0	1108241	DEPOT REPAIRS - COMM CENTER
11/08/2024	329136	P	10139	DEPARTMENT OF ECOLOGY	\$600.00	0	1108241	Wastewater Operator Cert Renew
11/08/2024	329137	P	32106	H&L AUTO GLASS LLC	\$32.61	0	1108241	CHIP REPAIR VEH#2465 WO#75128
11/08/2024	329138	P	32571	BARBARA HART	\$125.21	0	1108241	24-327 HART WAPRO 2024 FALL CO
11/08/2024	329139	P	32125	HD SUPPLY INC	\$390.11	0	1108241	PROCAL PRIMARY STANDARDS KIT
11/08/2024	329140	P	12200	HUGHES FIRE EQUIPMENT, INC	\$232.91	0	1108241	LADDER BRACKET VEH#5062 WO#751
11/08/2024	329141	P	31660	KELLEY CREATE CO	\$478.04	0	1108241	RFD PRINTING SERVICES - ST 73
11/08/2024	329142	P	31660	KELLEY CREATE CO	\$148.92	0	1108241	OCTOBER COPIER CHARGES - PURCH
11/08/2024	329143	P	11667	KENWORTH SALES COMPANY	\$907.00	0	1108241	DOOR WINDOW VEH#7171 WO#75091
11/08/2024	329144	P	11199	LIBERTY LAWN & SAW SHOP	\$52.14	0	1108241	SWITCH SHAFT, FILTER VEH#0072
11/08/2024	329145	P	10298	LN CURTIS & SONS	\$6,743.45	0	1108241	FD STRUCTURE BOOTS
11/08/2024	329146	P	32536	SHERIDA MADDALENA	\$131.82	0	1108241	24-284 MADDALENA APC CONF DENV
11/08/2024	329147	P	32435	MARLA'S COOKIE CO	\$162.00	0	1108241	THANK YOU COOKIES - SORT EVENT
11/08/2024	329148	P	10083	MONARCH MACHINE & TOOL CO INC	\$472.66	0	1108241	REPAIR HYD TANK VEH#3363 WO#75
11/08/2024	329149	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$2,931.12	0	1108241	WIPER BLADES VEH#3347 WO#75094
11/08/2024	329150	P	10686	NATIONAL ASSOCIATION OF TELECOMMUNICATIONS	\$1,585.00	0	1108241	2025 MEMBERSHIP DUES
11/08/2024	329151	P	32250	ODP BUSINESS SOLUTIONS LLC	\$32.59	0	1108241	BUSINESS CARDS - JOE SCHIESSL
11/08/2024	329152	P	10357	OXARC INC	\$171.49	0	1108241	FLEET SHOP SUPPLIES - WELDING
11/08/2024	329153	P	31206	CI - PW LLC	\$238.89	0	1108241	PURCHASING/WAREHOUSE BOTTLED W
11/08/2024	329154	P	31791	PEAK INDUSTRIAL INC	\$93.39	0	1108241	FILTERS VEH#7174 WO#74909
11/08/2024	329155	P	999002	PERMIT REFUND	\$1,745.79	0	1108241	Refund for Receipt REC-001259-
11/08/2024	329156	P	999002	PERMIT REFUND	\$2,941.48	0	1108241	Partial Refund for Invoice (IN
11/08/2024	329157	P	10047	R.D. OFFUTT COMPANY	\$567.11	0	1108241	REPAIR REGEN VEH#7177 WO#75067

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/08/2024	329158	P	10440	SOLID WASTE SYSTEMS INC	\$1,183.00	0	1108241	HYD TANK, TEMPERATURE GAUFE VE
11/08/2024	329159	P	10205	STAR RENTALS & SALES	\$47.92	0	1108241	CORD, LOCK VEH#7155 WO#75102
11/08/2024	329160	P	10900	SUNBELT RENTALS INC	\$919.80	0	1108241	Chipper rental for storm ponds
11/08/2024	329161	P	10961	TACOMA SCREW PRODUCTS INC	\$9.89	0	1108241	HEAD PLUGS VEH#372 WO#74960
11/08/2024	329162	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$4,409.73	0	1108241	FLAT REPAIR VEH#2434 WO#75027
11/08/2024	329163	P	10027	THE PAPE' GROUP	\$10,934.55	0	1108241	REPAIR LOW POWER VEH#7157 WO#7
11/08/2024	329164	P	10481	WEST PUBLISHING CORPORATION	\$2,570.11	0	1108241	ONLINE/SOFTWARE SUBSCRIPTION C
11/08/2024	329165	P	10128	THE MCCLATCHY COMPANY	\$2,881.64	0	1108241	IPL01963670 PREQUALIFICATION O
11/08/2024	329166	P	10907	TRI CITY REGIONAL CHAMBER OF COMMERCE	\$408.00	0	1108241	STATE OF THE CITIES LUNCHEON (
11/08/2024	329167	P	31958	TRUCKPRO HOLDING CORPORATION	\$794.60	0	1108241	BRAKE ASSY VEH#4112 WO#75112
11/08/2024	329168	P	10106	US LINEN & UNIFORM	\$301.69	0	1108241	FLLET - SHOP APPAREL
11/08/2024	329169	P	10469	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION	\$377.00	0	1108241	Utility Permit/Franchise for S
11/08/2024	329170	P	999003	WASTEWORCS REFUND	\$1,163.76	0	1108241	Refund overpayment WW account
11/08/2024	329171	P	999003	WASTEWORCS REFUND	\$64.09	0	1108241	Refund overpayment WW account
11/08/2024	329172	P	999003	WASTEWORCS REFUND	\$150.00	0	1108241	Refund overpayment WW account
11/08/2024	329173	P	999003	WASTEWORCS REFUND	\$73.22	0	1108241	Refund overpayment WW account
11/08/2024	329174	P	999003	WASTEWORCS REFUND	\$555.49	0	1108241	Refund overpayment WW account
11/08/2024	329175	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	\$642.50	0	1108241	BLADE ASSY VEH#6606 WO#74664
11/08/2024	329176	P	31625	WITMER PUBLIC SAFETY GROUP INC	\$11,250.42	0	1108241	THERMAL CAMERA KITS - RECRUIT
11/08/2024	329177	P	32177	YAKIMA AIR COMPRESSOR & EQUIPMENT INC	\$261.70	0	1108241	REPLACE BELT VEH#0800 WO#75139
11/08/2024	329178	P	12483	ZOLL MEDICAL SUPPLY	\$1,007.74	0	1108241	RFD- MEDICAL SUPPLIES
11/13/2024	329179	P	10838	GRIGG ENTERPRISES INC	\$184.38	0	1113241	mounting tape for storm truck
11/13/2024	329180	P	11492	ALS GROUP USA CORP	\$1,770.00	0	1113241	Lab samples submitted 10/8/24
11/13/2024	329181	P	10644	ANIXTER INC	\$1,926.16	0	1113241	Sleeves
11/13/2024	329182	P	31227	AP TRITON CONSULTING LLC	\$8,028.27	0	1113241	RFD - FY 22/23 GEMT COST RECOV
11/13/2024	329183	P	31205	VESTIS GROUP INC	\$654.76	0	1113241	LINEN CHARGES FOR OCTOBER WAST
11/13/2024	329184	P	11079	AUTOZONE STORES LLC	\$18.20	0	1113241	WASHER FLUID VEH#2455 WO#75187
11/13/2024	329185	P	10367	BANK OF AMERICA	\$1,940.18	0	1113241	BANK ANALYSIS FEES
11/13/2024	329186	P	10482	BENTON COUNTY PROSECUTOR'S OFFICE	\$3,241.97	0	1113241	KIDS HAVEN EXPENSES 3RD QTR 20
11/13/2024	329187	P	10009	COUNTY OF BENTON	\$83,137.23	0	1113241	BENTON COUNTY DISTRICT COURT &
11/13/2024	329188	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$51,874.00	0	1113241	SEPTEMBER 24 HOME TBRA REIMBUR
11/13/2024	329189	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$3,681.00	0	1113241	WATER SAMPLING ANALYSIS

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11/13/2024	329190	P	10008	BENTON PUD	\$4,099.47	0	1113241	BADGER/SILLUSI UTILITIES 09/23
11/13/2024	329191	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$132.19	0	1113241	COLLIND RD TOWER SERVICES 9/25
11/13/2024	329192	P	10546	BOUND TREE MEDICAL LLC	\$414.46	0	1113241	RFD - MEDICAL SUPPLIES
11/13/2024	329193	P	11272	BOYD'S TREE SERVICE LLC	\$9,629.96	0	1113241	Tree Pruning & Vegetation Mana
11/13/2024	329194	P	10467	BRASHEAR ELECTRIC INC	\$628.14	0	1113241	RED MTN POWER OUTLETS/TVSS INS
11/13/2024	329195	P	11172	CABLE HUSTON LLP	\$331.00	0	1113241	LEGAL FEES FOR ASTRO ARGO
11/13/2024	329196	P	10656	CARLSON SALES METERING SOLUTIONS LLC	\$5,706.75	0	1113241	Meter Items & CT
11/13/2024	329197	P	10841	CASELLE INC	\$185.00	0	1113241	Contract Support and Maintenanc
11/13/2024	329198	P	10630	CASTLE HOSPITALITY INC	\$8,958.45	0	1113241	VOLUNTEER RECONGITION EVENT
11/13/2024	329199	P	31177	CENGAGE LEARNING, INC.	\$151.45	0	1113241	LIBRARY MATERIALS - LARGE PRIN
11/13/2024	329200	P	10847	CERIUM NETWORKS INC	\$64,193.46	0	1113241	SERVER REPLACEMENT PROJECT
11/13/2024	329201	P	30116	CHRISTENSEN INC	\$5,026.93	0	1113241	FLEET - DEF, OIL
11/13/2024	329202	P	10135	CI SUPPORT LLC	\$326.95	0	1113241	FINANCE ONSITEWO#0318113-10/23
11/13/2024	329203	P	10055	CITY OF PASCO	\$61.66	0	1113241	HOME ARP QUARTER 3
11/13/2024	329204	P	10261	CITY OF RICHLAND	\$283.43	0	1113241	DROP BOX DELIVERY 402 WINSLOW
11/13/2024	329205	P	10261	CITY OF RICHLAND	\$300.00	0	1113241	MADISYN AND EMILY HILL BASKETB
11/13/2024	329206	P	10261	CITY OF RICHLAND	\$292.95	0	1113241	24-286 HOGUE WAPRO FALL CONFER
11/13/2024	329207	P	11516	COLEMAN OIL COMPANY	\$20,933.88	0	1113241	FLEET GAS RESALE 11/4 - 11/10
11/13/2024	329208	P	11907	SYCURE CORP	\$860.00	0	1113241	1Gbps Fiber Service - November
11/13/2024	329209	P	10223	COLUMBIA RIGGING CORP	\$184.04	0	1113241	Storm pond maintenance equipme
11/13/2024	329210	P	11801	COLUMBIA SAFETY LLC	\$3,081.87	0	1113241	CARDIAC SCIENCE G5 PADS AND AE
11/13/2024	329211	P	10470	COMMERCIAL TIRE INC	\$3,667.17	0	1113241	TIRE CHANGE VEH#7165 WO#75141
11/13/2024	329212	P	31360	COMMONSTREET CONSULTING LLC	\$243.71	0	1113241	Gage-Leslie Intersection - Ta
11/13/2024	329213	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$6,179.54	0	1113241	Replacement panel for RDT in S
11/13/2024	329214	P	11526	CORWIN OF PASCO LLC	\$69.93	0	1113241	MIRROR COVER VEH#1226 WO#75144
11/13/2024	329215	P	11486	COYOTE RIDGE CORRECTIONS CENTER	\$505.55	0	1113241	Landfill Clean Up Crew Oct 202
11/13/2024	329216	P	32344	DONALD WENTWORTH	\$410.95	0	1113241	JUNIOR OFFICER BADGE STICKERS
11/13/2024	329217	P	11445	DAY MANAGEMENT CORPORATION	\$326.10	0	1113241	RADAR CALIBRATIONS ON SITE QTY
11/13/2024	329218	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	\$358.80	0	1113241	Boiler/Pressure Vessel Permit
11/13/2024	329219	P	32491	EMINENT ROOFING INC	\$9,755.17	0	1113241	CDBG OOR ROOF REPLACEMENT - 44
11/13/2024	329220	P	31656	RYANN ENGEL	\$1,000.00	0	1113241	GRAPHIC DESIGN CONTRACT 14-23
11/13/2024	329221	P	11762	ENTERPRISE HOLDINGS INC	\$1,474.28	0	1113241	24-299LETRICK,24-330FOURNIER,
11/13/2024	329222	P	10821	ENVIRO-CLEAN EQUIPMENT INC	\$3,468.11	0	1113241	KNIFE VALVE VEH#3338 WO#75191

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11/13/2024	329223	P	10268	FEDERAL EXPRESS CORP	\$81.07	0	1113241	Mailing samples to labs for te
11/13/2024	329224	P	32264	FEDERICK J FAGAN	\$345.80	0	1113241	OCTOBER CLASSES 10244
11/13/2024	329225	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$3,283.53	0	1113241	TELEPHONE 10/1/2024-10/31/2024
11/13/2024	329226	P	32166	GAMACHE MAINTENANCE LLC	\$750.03	0	1113241	CPMA OCTOBER LAWN MAINTENANCE
11/13/2024	329227	P	10203	W.W. GRAINGER, INC	\$2,835.26	0	1113241	Extension USB Cable, Blk, 18in
11/13/2024	329228	P	32508	HERRERA ENVIRONMENTAL CONSULTANTS INC	\$3,351.61	0	1113241	Solid Waste Organics Processin
11/13/2024	329229	P	32593	I.C. CONSULTING CORPORATION	\$4,462.55	0	1113241	Support Services for Land Exch
11/13/2024	329230	P	30888	IRONESQUE, INC.	\$798.95	0	1113241	GATE REPAIR/TROUBLESHOOTING
11/13/2024	329231	P	32424	JUSTIFACTS CREDENTIAL VERIFICATION INC	\$2,625.26	0	1113241	EMPLOYMENT BACKGROUND VERIFICA
11/13/2024	329232	P	32521	K&L GATES LLP	\$8,000.00	0	1113241	Federal Policy Representation
11/13/2024	329233	P	31660	KELLEY CREATE CO	\$187.94	0	1113241	XEROX/XERC8155/H2 #KC31628 09/
11/13/2024	329234	P	31660	KELLEY CREATE CO	\$53.49	0	1113241	RPD COPIER LEASE ST 76 QTY 1
11/13/2024	329235	P	11667	KENWORTH SALES COMPANY	\$543.85	0	1113241	AUTOSOCK VEH#6000 WO#74979
11/13/2024	329236	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$124.99	0	1113241	ALIGNMENT VEH#2426 WO#75147
11/13/2024	329237	P	11199	LIBERTY LAWN & SAW SHOP	\$39.18	0	1113241	RATCHET STRAP VEH#6672 WO#7507
11/13/2024	329238	P	10262	LIFE ASSIST INC	\$1,823.82	0	1113241	RFD - MEDICAL SUPPLIES
11/13/2024	329239	P	31741	DAWN MACDONALD	\$294.00	0	1113241	OCTOBER CLASSES 9930
11/13/2024	329240	P	32607	MARSHALL ENVIRONMENTAL TRAINING & CONSULTING GROUP	\$700.00	0	1113241	Lab sample micro exam - MLSS F
11/13/2024	329241	P	11473	PATTI L MASON	\$592.20	0	1113241	OCTOBER CLASSES 9940, 9935
11/13/2024	329242	P	10093	MCCURLEY INTEGRITY DEALERSHIPS, LLC	\$4,802.19	0	1113241	HEADLAMP VEH#2342 WO#74403
11/13/2024	329243	P	12475	MEL'S INTER-CITY TOWING	\$326.12	0	1113241	RPD TOW CHARGE CASE # 24-04574
11/13/2024	329244	P	11652	MENKE JACKSON BEYER LLP	\$849.50	0	1113241	ACCT. #046-CODE ENFORCEMENT RE
11/13/2024	329245	P	32596	MIDLAND SCIENTIFIC INC	\$277.17	0	1113241	Lab supplies - rosolic acid pl
11/13/2024	329246	P	10578	MIDWEST TAPE	\$6,522.80	0	1113241	HOOPLA USAGE OCTOBER 2024
11/13/2024	329247	P	11358	JO ANN MILLER	\$555.80	0	1113241	OCTOBER CLASSES 9950, 9955
11/13/2024	329248	P	32538	THE REDTAIL TEAM LLC	\$511.55	0	1113241	SAFEKEEPING INVENTORY 2-PART N
11/13/2024	329249	P	32444	MIRIAM TECHNOLOGIES INC	\$1,190.27	0	1113241	WEBCHECK SERVICE OCTOBER 2024
11/13/2024	329250	P	11040	FRANK MITCHELL	\$65.66	0	1113241	Mileage from Landfill F Mitche
11/13/2024	329251	P	31716	MERCURY ENTERPRISES INC	\$527.10	0	1113241	AIRTRAQ SP SMALL SIZE 2 GREEN
11/13/2024	329252	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$170.78	0	1113241	HEADLAMP VEH#3345 WO#75132
11/13/2024	329253	P	31428	NATIONAL SAFETY INC	\$1,827.47	0	1113241	DSX Icloud Activation Certific
11/13/2024	329254	P	10357	OXARC INC	\$141.26	0	1113241	RFD - MEDICAL OXYGEN

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11/13/2024	329255	P	10971	PARAMOUNT COMMUNICATIONS INC	\$87,048.23	0	1113241	2024 Fiber Repairs, Contract #
11/13/2024	329256	P	10522	PBS ENGINEERING AND ENVIRONMENTAL LLC	\$28,641.41	0	1113241	Richland Safe Routes to School
11/13/2024	329257	P	10232	PERFECTION GLASS INC	\$3,478.40	0	1113241	Library Broken Window Replacem
11/13/2024	329258	P	10047	R.D. OFFUTT COMPANY	\$958.73	0	1113241	GRASS MULCH ATTACHMENT, V BELT
11/13/2024	329259	P	11136	RICHARD SCHURFELD	\$258.00	0	1113241	PORTAL SERVICE LOCATES OCTOBER
11/13/2024	329260	P	10939	RETAIL LOCKBOX INC	\$3,181.19	0	1113241	UB PAYMENT PROCESSING OCTOBER
11/13/2024	329261	P	11012	RH2 ENGINEERING INC	\$17,039.80	0	1113241	N. Richland Slow Sand Facility
11/13/2024	329262	P	11900	RIVERSIDEDAVE LLC	\$3,550.00	0	1113241	A/V FOR 2024 FALL CARNIVAL
11/13/2024	329263	P	10239	CLEARWATER TECH LLC	\$1,368.53	0	1113241	2024 City-wide Plumbing Servic
11/13/2024	329264	P	11005	DANA CAMARENA	\$2,139.20	0	1113241	OCTOBER CLASSES 10248, 10008,
11/13/2024	329265	P	32069	FELICIA SIEFKEN	\$194.40	0	1113241	ANNUAL MASTER CLASS MEMBERSHIP
11/13/2024	329266	P	31817	SPEAKWRITE LLC	\$27.83	0	1113241	RPD TRANSCRIPTION SERVICES OCT
11/13/2024	329267	P	10536	SPRAGUE PEST SOLUTIONS	\$76.57	0	1113241	Pest Control 11/11/24 Solid Wa
11/13/2024	329268	P	30655	HYRUM STOHEL	\$65.00	0	1113241	24-365 STOHEL ICAC GRAND JURY
11/13/2024	329269	P	10530	SUMMIT LAW GROUP PLLC	\$391.32	0	1113241	SUBSCRIPTION: SUMMIT LAW LABOR
11/13/2024	329270	P	10961	TACOMA SCREW PRODUCTS INC	\$800.91	0	1113241	AIR BRAKE FITTINGS VEH#3212 WO
11/13/2024	329271	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$1,924.74	0	1113241	NEW TIRES VEH#3331 WO#75176
11/13/2024	329272	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$202.55	0	1113241	WELDING CABLE VEH#9500 WO#7517
11/13/2024	329273	P	10907	TRI CITY REGIONAL CHAMBER OF COMMERCE	\$136.00	0	1113241	State of the Cities - 4 SEATS
11/13/2024	329274	P	10106	US LINEN & UNIFORM	\$159.49	0	1113241	FLEET - SHOP APPAREL
11/13/2024	329275	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$25.00	0	1113241	2024 ANNUAL MEETING TICKET - S
11/13/2024	329276	P	11374	WASHINGTON ASSOCIATION OF PUBLIC RECORDS OFFICERS	\$75.00	0	1113241	2025 WAPRO MEMBERSHIP-LYNNE FO
11/13/2024	329277	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	\$1,284.93	0	1113241	SUNSHADE, GROMMET, WASHER VEH#
11/13/2024	329278	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$315.81	0	1113241	AIR DRYER CARTRIDGE VEH#3372 W
11/15/2024	329279	P	10439	PYC LLC	\$520.68	0	1115241	RPD UNIFORM LAUNDRY OCT
11/15/2024	329280	P	10247	3M	\$4,960.26	0	1115241	3M™ Premium Protective Overlay
11/15/2024	329281	P	10838	GRIGG ENTERPRISES INC	\$29.06	0	1115241	Spring Snap Link
11/15/2024	329282	P	11490	ARCHITECTS WEST INC	\$21,837.18	0	1115241	MUNICIPAL TRAINING CTR STUDY -
11/15/2024	329283	P	999000	AUREF - Utility Customer Refunds	\$137.48	0	1115241	3583 WATERFORD ST
11/15/2024	329284	P	999000	AUREF - Utility Customer Refunds	\$199.55	0	1115241	532 FULLER ST
11/15/2024	329285	P	999000	AUREF - Utility Customer Refunds	\$771.88	0	1115241	2211 CAMAS AVE
11/15/2024	329286	P	999000	AUREF - Utility Customer Refunds	\$24.74	0	1115241	50 JADWIN AVE Apt 115

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11/15/2024	329287	P	999000	AUREF - Utility Customer Refunds	\$150.34	0	1115241	2455 GEORGE WASHINGTON WAY P28
11/15/2024	329288	P	999000	AUREF - Utility Customer Refunds	\$7.21	0	1115241	1780 PIKE AVE Apt G208
11/15/2024	329289	P	999000	AUREF - Utility Customer Refunds	\$117.80	0	1115241	1900 STEVENS DR 319
11/15/2024	329290	P	999000	AUREF - Utility Customer Refunds	\$23.13	0	1115241	2665 KINGSGATE WAY Apt C124
11/15/2024	329291	P	999000	AUREF - Utility Customer Refunds	\$32.63	0	1115241	2513 DUORTAIL ST Apt 219
11/15/2024	329292	P	999000	AUREF - Utility Customer Refunds	\$175.02	0	1115241	250 GAGE BLVD 2077
11/15/2024	329293	P	999000	AUREF - Utility Customer Refunds	\$152.87	0	1115241	1878 FOWLER ST 41
11/15/2024	329294	P	999000	AUREF - Utility Customer Refunds	\$136.56	0	1115241	575 COLUMBIA POINT DR Apt 327
11/15/2024	329295	P	999000	AUREF - Utility Customer Refunds	\$45.78	0	1115241	1878 FOWLER ST 41
11/15/2024	329296	P	999000	AUREF - Utility Customer Refunds	\$158.67	0	1115241	451 WESTCLIFFE BLVD Apt B113
11/15/2024	329297	P	999000	AUREF - Utility Customer Refunds	\$223.17	0	1115241	2555 DUORTAIL ST E235
11/15/2024	329298	P	999000	AUREF - Utility Customer Refunds	\$167.55	0	1115241	2100 BELLERIVE DR GG90
11/15/2024	329299	P	999000	AUREF - Utility Customer Refunds	\$147.85	0	1115241	2555 BELLA COOLA LN Apt 111
11/15/2024	329300	P	999000	AUREF - Utility Customer Refunds	\$70.79	0	1115241	1215 POTTER AVE
11/15/2024	329301	VOID	10207	BENTON COUNTY AUDITOR	\$0.00	42	1115241	VOID AFTER UPDATE 11/19/2024
11/15/2024	329302	P	10009	COUNTY OF BENTON	\$789.14	0	1115241	CRIME VICTIMS BCDC OCT 24
11/15/2024	329303	P	10008	BENTON PUD	\$3,669.00	0	1115241	RATTLESNAKE LEASE - 3RD QTR
11/15/2024	329304	P	10026	CASCADE NATURAL GAS CORP	\$1,939.55	0	1115241	Sewer Lift Station Gas Modific
11/15/2024	329305	P	10597	CHARTER COMMUNICATIONS	\$314.96	0	1115241	RPD INTERNET ULTRA/STATIC IP T
11/15/2024	329306	P	10135	CI SUPPORT LLC	\$271.22	0	1115241	RPD ONSITE SHRED SERVICE 10/7/
11/15/2024	329307	P	10261	CITY OF RICHLAND	\$3,440.70	0	1115241	UTILITIES 09/11-11/01/24
11/15/2024	329308	P	10261	CITY OF RICHLAND	\$3,444.65	0	1115241	#28 Landfill Fees
11/15/2024	329309	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$260.88	0	1115241	Cleaners, Rope, Tape, Ties, Mi
11/15/2024	329310	P	11444	CORPORATE TRANSLATION SERVICES	\$482.95	0	1115241	TRANSLATION SERVICES 10/01-10/
11/15/2024	329311	P	11526	CORWIN OF PASCO LLC	\$602.55	0	1115241	SPARK PLUG, COIL ASSY, BOLT VE
11/15/2024	329312	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$888.50	0	1115241	DV ADVOCACY SERVICES OCTOBER 2
11/15/2024	329313	P	31324	RYAN DUNCAN	\$2,000.00	0	1115241	TUITION REIMBURSEMENT 2024: RY
11/15/2024	329314	P	32135	BUSINESS INTERIORS OF IDAHO INC	\$806.19	0	1115241	Moving CD'Alessandro's office
11/15/2024	329315	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$76.97	0	1115241	RFD SERVICES 11/01 - 11/30
11/15/2024	329316	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$995.62	0	1115241	LIBRARY TELEPHONE CHARGES 11/1
11/15/2024	329317	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$3,283.53	0	1115241	TELEPHONE 11/1/2024-11/30/2024

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/15/2024	329318	P	11585	GALLS, LLC	\$726.20	0	1115241	SWAT VEST LEMAR
11/15/2024	329319	P	10050	GENERAL PACIFIC INC	\$1,003,052.01	0	1115241	WIRE
11/15/2024	329320	P	10203	W.W. GRAINGER, INC	\$1,309.74	0	1115241	RFD - TEMP LIGHT BATTERY/CORDE
11/15/2024	329321	P	31030	GROENEVELD LUBRICATION SOLUTIONS INC.	\$815.38	0	1115241	PARTS FOR AUTOLUBE VEH#3359 WO
11/15/2024	329322	P	31398	H.W. LOCHNER INC	\$1,585.28	0	1115241	SOUTH GWW INTERSECTION IMPROVE
11/15/2024	329323	P	10294	HORIZON DISTRIBUTION INC	\$3,031.28	0	1115241	Horizon Misc. Supplies
11/15/2024	329324	P	32171	BEATRIZ BAEZ	\$850.00	0	1115241	JANITORIAL SERVICES 10/01-10/3
11/15/2024	329325	P	10168	J & L HYDRAULICS INC	\$108.02	0	1115241	CHANGE PORT ORIENTATION ON 2 P
11/15/2024	329326	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$1,012.23	0	1115241	AFTER HOURS EMERGENCY CALLS
11/15/2024	329327	P	11667	KENWORTH SALES COMPANY	\$2,218.91	0	1115241	FILTERS VEH#3396 WO#75188
11/15/2024	329328	P	11146	4 FETROWS LLC	\$312.51	0	1115241	CHIEF PILCHER HEADSHOTS & IMAG
11/15/2024	329329	P	10432	LANGUAGE LINE SERVICES INC	\$1,547.29	0	1115241	TRANSLATION SERVICES 10/01-10/
11/15/2024	329330	P	10945	TRI CITY UNITED INC	\$155.00	0	1115241	PL STORAGE RENTAL VEH#9500 WO#
11/15/2024	329331	P	32140	MAUL FOSTER & ALONGI INC	\$15,583.75	0	1115241	Columbia Point Tract D Feasibi
11/15/2024	329332	P	11576	MERCER (US) INC	\$3,283.11	0	1115241	2024 Benefits Consulting & Bro
11/15/2024	329333	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$642.64	0	1115241	FILTERS VEH#1228 WO#74505
11/15/2024	329334	P	31505	SPORTSENGINE INC	\$37.00	0	1115241	CUSTOMER SERVICE BUSINESS LICE
11/15/2024	329335	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$1,106.37	0	1115241	FILTERS VEH#3345 WO#75197
11/15/2024	329336	P	10065	JOINT APPRENTICESHIP AND TRAINING COMMITTEE OF THE	\$7,213.51	0	1115241	Lineman Training: Treve Martin
11/15/2024	329337	P	10981	OIL RE-REFINING CO	\$380.00	0	1115241	Recycled Oil Haul 11/12/24
11/15/2024	329338	P	10357	OXARC INC	\$142.33	0	1115241	Rental Gas Cylinders
11/15/2024	329339	P	10862	PARAMETRIX INC	\$6,453.46	0	1115241	2024 Landfill Environmental Mo
11/15/2024	329340	P	10828	PIPE OF WASHINGTON	\$316,510.80	0	1115241	Tapteal 1 BPS Upgrade, Contrac
11/15/2024	329341	P	31221	ALLEY ENTERPRISES INC.	\$42.19	0	1115241	SIGNATURE STAMP - PILCHER
11/15/2024	329342	P	10098	RAY POLAND & SONS INC	\$45,362.52	0	1115241	Crush Concrete Contract No. 28
11/15/2024	329343	P	10311	SEA WESTERN INC	\$15,228.83	0	1115241	FIRE TRAINING PANEL
11/15/2024	329344	P	10744	SENSKE LAWN & TREE CARE INC	\$125.01	0	1115241	WEED CONTROL SERVICES
11/15/2024	329345	P	10536	SPRAGUE PEST SOLUTIONS	\$132.33	0	1115241	PEST CONTROL SVCS - OCTOBER
11/15/2024	329346	P	11271	STRIPE RITE INC	\$6,862.50	0	1115241	381-24 I-82 Wire Crossing TC
11/15/2024	329347	P	12430	SYSTEMS DESIGN WEST LLC	\$8,897.04	0	1115241	131-20 3RD-PARTY AMB BILLING &
11/15/2024	329348	P	31735	MARQUES HARRER	\$104.37	0	1115241	RFD-DEROUSIE PATCH ALTERATIONS
11/15/2024	329349	P	10122	TRAFFIC SAFETY SUPPLY CO INC	\$5,774.65	0	1115241	Signs
11/15/2024	329350	P	12054	TRANSPO GROUP USA, INC	\$8,280.00	0	1115241	Downtown Connectivity Design -

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11/15/2024	329351	P	10642	SIRJMR INC	\$540.61	0	1115241	RPD COFFEE DELIVERY & EQUIP RE
11/15/2024	329352	P	30040	ULINE	\$571.81	0	1115241	Blue Shelf Bins for Doug's Tru
11/15/2024	329353	P	11131	SANDRA R NINEMIRE	\$1,839.42	0	1115241	RFD - DRY CLEANING SERVICES
11/15/2024	329354	P	10512	US BANK N A	\$315.00	0	1115241	OCTOBER 2024 POOLED INVESTMENT
11/15/2024	329355	P	10106	US LINEN & UNIFORM	\$123.64	0	1115241	RPD TOWEL SERVICE 10/15/24
11/15/2024	329356	P	12465	AUBLE, JOLICOEUR & GENTRY, INC	\$5,500.00	0	1115241	INLAND ASPHALT FACILITY APPRA
11/15/2024	329357	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$111,676.12	0	1115241	VISIT TRI-CITIES CONTRACT DUES
11/15/2024	329358	P	10138	WA STATE AUDITOR'S OFFICE	\$19,582.02	0	1115241	AUDIT SERVICES - OCTOBER 2024
11/15/2024	329359	P	10173	WASHINGTON STATE TREASURER	\$61,169.24	0	1115241	10/24 FINES & FORFEITURES BC
11/15/2024	329360	P	10815	WATER SOLUTIONS INC	\$67.39	0	1115241	WATER FILTRATION 11/07-12/06/2
11/20/2024	329361	P	10087	EDWARD A MYERS	\$3,066.79	0	112024FP	NON COVERED MEDICAL
11/20/2024	329362	P	10116	DONALD SIEMENS	\$84.46	0	112024FP	NON COVERED MEDICAL
11/20/2024	329363	P	31283	3AC ENGINEERING, PC	\$5,880.00	0	1120241	Substation Protection Engineer
11/20/2024	329364	P	31231	ABM INDUSTRIES INC	\$41,378.32	0	1120241	MULTIPLE FACILITIES - JANITORI
11/20/2024	329365	P	10838	GRIGG ENTERPRISES INC	\$899.25	0	1120241	PARKING LOT STRIPING
11/20/2024	329366	P	32117	ALASKA RUBBER GROUP INC	\$115.06	0	1120241	Parts for influent air
11/20/2024	329367	P	11492	ALS GROUP USA CORP	\$115.00	0	1120241	Lab samples submitted 11/1/24
11/20/2024	329368	P	999004	AMB REFUND	\$69.93	0	1120241	AMBULANCE REFUND - INSURANCE O
11/20/2024	329369	P	999004	AMB REFUND	\$69.17	0	1120241	AMBULANCE REFUND - INSURANCE O
11/20/2024	329370	P	999004	AMB REFUND	\$67.59	0	1120241	AMBULANCE OVERPAYMENT-MARSHALL
11/20/2024	329371	P	999004	AMB REFUND	\$79.32	0	1120241	AMBULANCE REFUND - INSURANCE O
11/20/2024	329372	P	999004	AMB REFUND	\$80.35	0	1120241	AMBULANCE REFUND - INSURANCE O
11/20/2024	329373	P	999004	AMB REFUND	\$71.98	0	1120241	AMBULANCE REFUND- INSURANCE OV
11/20/2024	329374	P	999004	AMB REFUND	\$84.59	0	1120241	AMBULANCE REFUND - OVERPAYMENT
11/20/2024	329375	P	999004	AMB REFUND	\$1,141.40	0	1120241	AMBULANCE REFUND - INSURANCE O
11/20/2024	329376	P	999004	AMB REFUND	\$1,151.20	0	1120241	AMBULANCE REFUND - INSURANCE O
11/20/2024	329377	P	999004	AMB REFUND	\$1,131.60	0	1120241	AMBULANCE REFUND - INSURANCE O
11/20/2024	329378	P	999004	AMB REFUND	\$91.41	0	1120241	AMBULANCE REFUND - OVERPAYMENT
11/20/2024	329379	P	999004	AMB REFUND	\$950.55	0	1120241	AMBULANCE REFUND - PATIENT OVE
11/20/2024	329380	P	999004	AMB REFUND	\$966.42	0	1120241	AMBULANCE REFUND - PATIENT OVE
11/20/2024	329381	P	999004	AMB REFUND	\$427.50	0	1120241	AMBULANCE REFUND - PATIENT OVE
11/20/2024	329382	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$3,562.38	0	1120241	COL PLAYFIELD - BATTING CAGES
11/20/2024	329383	P	11890	AMERICAN WHEEL SPECIALIST, INC	\$7,826.40	0	1120241	TREE GRATES

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11/20/2024	329384	P	10547	ARBAUGH & ASSOCIATES INC	\$3,652.57	0	1120241	CONTRACT FEES: OCTOBER 2024 &
11/20/2024	329385	P	10518	BEAVER BARK & ROCK	\$679.16	0	1120241	COL PLAYFIELD - BATTING CAGES
11/20/2024	329386	P	31109	BENTON CONSERVATION DISTRICT	\$660.66	0	1120241	2024-2029 Salmon Power Program
11/20/2024	329387	P	10207	BENTON COUNTY AUDITOR	\$42.00	0	1120241	Images 11/13/24
11/20/2024	329388	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$2,102.10	0	1120241	Cyanotoxin Test Aug 2024
11/20/2024	329389	P	32586	JEFFREY COBB	\$496.76	0	1120241	CHALLENGE COINS - PUB ED
11/20/2024	329390	P	11778	DSD CAPITAL LLC	\$140.30	0	1120241	Outhouse for landfill Oct 2024
11/20/2024	329391	P	11272	BOYD'S TREE SERVICE LLC	\$7,871.70	0	1120241	Tree Pruning & Vegetation Mana
11/20/2024	329392	P	30666	KAYLEE BUNCH	\$152.93	0	1120241	24-361 2024 DBIA, reimbursemen
11/20/2024	329393	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$1,600.00	0	1120241	329 Cullum - George - HVAC Reb
11/20/2024	329394	P	31191	CASCADE FIRE EQUIPMENT COMPANY	\$339.14	0	1120241	DOUBLE FEMALE SWIVEL 1"NH X 1"
11/20/2024	329395	P	10026	CASCADE NATURAL GAS CORP	\$16,027.01	0	1120241	STATION 76 - GAS BILL - SEPT 2
11/20/2024	329396	P	10123	CASCADE TITLE COMPANY	\$1,220.98	0	1120241	WARRANTY DEED RECORDING FEE -
11/20/2024	329397	P	32602	ELIZABETH CASTRO	\$1,500.00	0	1120241	TUITION REIMBURSEMENT 2024: EL
11/20/2024	329398	P	10250	CH2O INC	\$73.84	0	1120241	November 2024 Boiler Testing
11/20/2024	329399	P	10597	CHARTER COMMUNICATIONS	\$126.45	0	1120241	RPD BUSINESS INTERNET PLUS NOV
11/20/2024	329400	P	10135	CI SUPPORT LLC	\$49.58	0	1120241	ONSITE SHREDDING WO#0315155 -
11/20/2024	329401	P	10261	CITY OF RICHLAND	\$1,830.48	0	1120241	LANDFILL CHARGES - OCT 2024 -
11/20/2024	329402	P	10261	CITY OF RICHLAND	\$2,207.57	0	1120241	24-361 2024 DBIA, return trave
11/20/2024	329403	P	31990	CLEARWATER CONSTRUCTION & MANAGEMENT LLC	\$345,431.79	0	1120241	WWTP Aeration Basin Retrofit P
11/20/2024	329404	P	11516	COLEMAN OIL COMPANY	\$23,629.53	0	1120241	LANDFILL - DYED AND CLEAR DIES
11/20/2024	329405	P	30729	MID-COLUMBIA BMX	\$40,000.00	0	1120241	LTAC Grant Funding for Track R
11/20/2024	329406	P	10223	COLUMBIA RIGGING CORP	\$281.78	0	1120241	chains, binders
11/20/2024	329407	P	12270	COMPUNET, INC	\$250.00	0	1120241	TROUBLESHOOTING/VPN ASSISTANCE
11/20/2024	329408	P	11205	CONCRETE SPECIAL TIES INC	\$243.47	0	1120241	COL PLAYFIELD - CONCRETE
11/20/2024	329409	P	31848	CONSISTENT CARE SERVICES SPC PS	\$12,224.57	0	1120241	OCTOBER 2024 HOME ARP SUPPORTI
11/20/2024	329410	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$1,249.17	0	1120241	RPD - ELECTRICAL
11/20/2024	329411	P	11445	DAY MANAGEMENT CORPORATION	\$2,445.76	0	1120241	DEPOT REPAIR - COMM CENTER
11/20/2024	329412	P	10453	DELTA HEATING & COOLING INC	\$2,000.00	0	1120241	634 Basswood - Westside - HVAC
11/20/2024	329413	P	10139	DEPARTMENT OF ECOLOGY	\$200.00	0	1120241	WW Operations Permit Renewal -
11/20/2024	329414	P	11169	EFFICIENCY SOLUTIONS LLC	\$7,222.50	0	1120241	C07-21 COMMERCIAL ENERGY EFFIC
11/20/2024	329415	P	11362	ELIJAH FAMILY HOMES	\$4,202.63	0	1120241	OCTOBER 2024 HOME ARP SUPPORTI

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11/20/2024	329416	P	32491	EMINENT ROOFING INC	\$570.68	0	1120241	ROOF REPLACEMENT44 MERCURY DRI
11/20/2024	329417	P	10146	ENERGY NORTHWEST	\$360.00	0	1120241	Environmental Testing - Nitrat
11/20/2024	329418	P	999017	EV CHARGING STATION REBATE	\$300.00	0	1120241	1647 Palermo - Feng - EV Charg
11/20/2024	329419	P	32174	FAIRBANK EQUIPMENT INC	\$160.77	0	1120241	spray gun for mechanic
11/20/2024	329420	P	30874	BRENT THOMAS	\$108.70	0	1120241	2000 SNYDER - HORN SPORTS COMP
11/20/2024	329421	P	31764	FIBER MARKETING INTERNATIONAL INC	\$209.31	0	1120241	SMALL EQUIP MAINT
11/20/2024	329422	P	30909	FREEDOM EQUIPMENT RENTALS	\$2,941.38	0	1120241	EQUIP RENTAL - WWL - MANLIFT 1
11/20/2024	329423	P	10657	FRONTIER TITLE & ESCROW COMPANY	\$2,124.50	0	1120241	Recording Fees - 7 Liens & Rel
11/20/2024	329424	P	32507	FRONTLINE MEDICAL PLLC	\$1,140.00	0	1120241	PRE-EMPLOYMENT PHYSICALS: WARR
11/20/2024	329425	P	31715	GENERAL PACIFIC INC	\$800.00	0	1120241	2149 Davison - Gutierrez - HPW
11/20/2024	329426	P	32488	GREAT WEST ENGINEERING INC	\$25,037.90	0	1120241	Landfill Ph2 Engineering Consu
11/20/2024	329427	P	32125	HD SUPPLY INC	\$181.72	0	1120241	Filter membranes for lab, unus
11/20/2024	329428	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	\$266.47	0	1120241	RPD - DEADLATCH, PUSHBAR
11/20/2024	329429	P	11330	IWORQ SYSTEMS	\$104.17	0	1120241	IWORQ 100GB DATA STG ADD-ON (C
11/20/2024	329430	P	10063	JACOBS & RHODES INC	\$200.00	0	1120241	1126 Bridle - Bass - HVAC Reba
11/20/2024	329431	P	31660	KELLEY CREATE CO	\$959.51	0	1120241	Agreement 112-3056721-000: Xer
11/20/2024	329432	P	31026	KLEIN PRODUCTS, INC.	\$5,622.94	0	1120241	TURRET MONITOR VEH#3353 WO#750
11/20/2024	329433	P	11110	PUD NO. 1 OF KLIKITAT COUNTY	\$388.25	0	1120241	GOLGOTHA UTILITIES 10/03-11/03
11/20/2024	329434	P	10432	LANGUAGE LINE SERVICES INC	\$18.91	0	1120241	RPD TRANSLATION SERVICES THROU
11/20/2024	329435	P	30745	LARKIN, DAVID	\$225.03	0	1120241	24-042 NRU Meeting, reimbursem
11/20/2024	329436	P	32497	MID-COLUMBIA MEDIA INC	\$750.00	0	1120241	HORN RAPIDS QUARTER ADVERTISEM
11/20/2024	329437	P	32596	MIDLAND SCIENTIFIC INC	\$561.64	0	1120241	Syringe filters for lab
11/20/2024	329438	P	10660	MILNE NAIL, POWER TOOL & REPAIR	\$317.90	0	1120241	TOOLS
11/20/2024	329439	P	32538	THE REDTAIL TEAM LLC	\$293.28	0	1120241	2025 COR CALENDARS
11/20/2024	329440	P	10751	CAR WASH PARTNERS INC	\$1,230.95	0	1120241	FLEET - OVERCHARGES ON CITY CA
11/20/2024	329441	P	10371	MOTOROLA SOLUTIONS INC	\$102,779.25	0	1120241	RED MOUNTAIN INSTALLATION
11/20/2024	329442	P	32533	DANIELLE MULLINS	\$17.00	0	1120241	Lunch for Quad City SW Group M
11/20/2024	329443	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$3,311.85	0	1120241	FILTERS VEH#2425 WO#75243
11/20/2024	329444	P	32611	NATIONAL EMERGENCY NUMBER ASSOCIATION	\$595.00	0	1120241	ENP CERTIFICATION TRAINING REG
11/20/2024	329445	P	30088	NCR PAYMENT SOLUTIONS CORPORATION	\$356.58	0	1120241	MERCHANT SERVICE CHARGES OCTOB
11/20/2024	329446	P	31505	SPORTSENGINE INC	\$129.50	0	1120241	BACKGROUND CHECKS - RECREATION
11/20/2024	329447	P	32250	ODP BUSINESS SOLUTIONS LLC	\$62.96	0	1120241	SR-2444 Business Cards for Fox
11/20/2024	329448	P	10357	OXARC INC	\$226.96	0	1120241	CYLINDER RENTAL - OCT 2024

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11/20/2024	329449	P	10540	CONSTRUCTION AHEAD INC	\$10,437.75	0	1120241	2024 City-Wide Traffic Control
11/20/2024	329450	P	10232	PERFECTION GLASS INC	\$1,260.00	0	1120241	2113 Harris - Swisher - Window
11/20/2024	329451	P	31798	PERFORMANCE SYSTEMS INTEGRATION LLC	\$398.94	0	1120241	RCC - KITCHEN - SEMI-ANNUAL SU
11/20/2024	329452	P	999002	PERMIT REFUND	\$24.00	0	1120241	613 Cascade St_Refund duplicat
11/20/2024	329453	P	999002	PERMIT REFUND	\$530.00	0	1120241	1930 Saint St_Refund
11/20/2024	329454	P	32268	PLATINUM INSPECTION SERVICES LLC	\$675.00	0	1120241	INSPECTIONS FOR 2400 DOVER & R
11/20/2024	329455	P	12238	REXEL USA, INC	\$512.21	0	1120241	RCC - LIGHT
11/20/2024	329456	P	32363	PROCOM LLC	\$618.00	0	1120241	DOT/PRE-EMP TESTING - (9)
11/20/2024	329457	P	11994	PROFESSIONAL SALES AND SERVICE LC	\$1,698.21	0	1120241	REPAIR STAINLESS STEEL PARTS V
11/20/2024	329458	P	11012	RH2 ENGINEERING INC	\$6,219.39	0	1120241	Tapteal 2 Truman Ave Pump Stat
11/20/2024	329459	P	10744	SENSKE LAWN & TREE CARE INC	\$214.14	0	1120241	SR-655 Pest and Weed Managemen
11/20/2024	329460	P	999007	SIDEWALK REIMBURSEMENTS	\$811.77	0	1120241	Sidewalk Reimbursement
11/20/2024	329461	P	32069	FELICIA SIEFKEN	\$490.17	0	1120241	10/26/24-04/3/24 MILEAGE REIMB
11/20/2024	329462	P	10617	SIEMENS INDUSTRY INC	\$138.15	0	1120241	WLAN STICK
11/20/2024	329463	P	11563	SMARSH, INC.	\$293.37	0	1120241	SR-205 Smarsh 2024 Annual Rene
11/20/2024	329464	P	31869	KRISTI SMITH	\$1,361.00	0	1120241	NOVEMBER 2024 FIREFIGHTERS SEC
11/20/2024	329465	P	10536	SPRAGUE PEST SOLUTIONS	\$431.77	0	1120241	STATION 74 - PEST CONTROL
11/20/2024	329466	P	30049	T.C. SHERRY & ASSOCIATES, P.S.	\$1,642.08	0	1120241	West Village Park - Landscape
11/20/2024	329467	P	32575	SPOKANE TEACHERS CREDIT UNION	\$352.50	0	1120241	Deed of Trust - 101 GWW - SGWW
11/20/2024	329468	P	10118	STEEBER'S LOCK SERVICE	\$912.95	0	1120241	locks for WWTP
11/20/2024	329469	P	10393	STONEWAY ELECTRIC SUPPLY	\$567.38	0	1120241	CHITO - TRUCK STOCK
11/20/2024	329470	P	10961	TACOMA SCREW PRODUCTS INC	\$15.00	0	1120241	HEAD PLUG VEH#6000 WO#71746
11/20/2024	329471	P	30808	TANKMAX INC.	\$288.16	0	1120241	REPAIR DRIVE LINE VEH#3372 WO#
11/20/2024	329472	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$19,888.48	0	1120241	NEW TIRES VEH#4165 WO#75228
11/20/2024	329473	P	10027	THE PAPE' GROUP	\$450.37	0	1120241	COMPRESSOR VEH#7144 WO#75175
11/20/2024	329474	P	11108	THE PERSONAL TOUCH CLEANING INC	\$32,223.81	0	1120241	SHOPS 100 - JANITORIAL - OCT 2
11/20/2024	329475	P	10187	TRANS UNION LLC	\$70.66	0	1120241	Basic Service and Credit Repor
11/20/2024	329476	P	10907	TRI CITY REGIONAL CHAMBER OF COMMERCE	\$68.00	0	1120241	STATE OF THE CITIES - CV
11/20/2024	329477	P	31958	TRUCKPRO HOLDING CORPORATION	\$20.12	0	1120241	SOCKET, PLUG VEH#2526 WO#75186
11/20/2024	329478	P	30040	ULINE	\$309.70	0	1120241	Plastic drum with lid for main
11/20/2024	329479	P	32603	UNITED CASCADE ENTERPRISES INC	\$978.30	0	1120241	Gazebo Application - Contract
11/20/2024	329480	P	10443	WA STATE DEPARTMENT OF REVENUE	\$14,744.85	0	1120241	294-21 RETAINAGE RELEASE TO WA
11/20/2024	329481	P	10067	WA STATE DEPT OF AGRICULTURE	\$150.00	0	1120241	WSDA LICENSING & TEST FOR BARA

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/20/2024	329482	P	11374	WASHINGTON ASSOCIATION OF PUBLIC RECORDS OFFICERS	\$25.00	0	1120241	2025 WAPRO MEMBERSHIP-TONI FUL
11/20/2024	329483	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$7,631.32	0	1120241	CLIPS VEH#7189 WO#75129
11/20/2024	329484	P	32388	WORKDAY INC	\$6,098.17	0	1120241	SR-579 Workday per Contract #2
11/20/2024	329485	P	31961	ANDERSON & ZENTZ PLLC	\$2,196.00	0	112024PP	NON COVERED DENTAL
11/20/2024	329486	P	10169	DALE A BRUNSON	\$65.00	0	112024PP	NON COVERED MEDICAL
11/20/2024	329487	P	10167	MIKE CASE	\$465.62	0	112024PP	NON COVERED DENTAL
11/20/2024	329488	P	10038	LARRY COUCH	\$5,592.25	0	112024PP	NON COVERED MEDICAL
11/20/2024	329489	P	10048	DOUGLAS D DRIVER	\$37.50	0	112024PP	NON COVERED DENTAL
11/20/2024	329490	P	10165	JOHN M GANLEY	\$43.70	0	112024PP	NON COVERED RX
11/20/2024	329491	P	10271	SCOTT K LARSON	\$52.00	0	112024PP	NON COVERED DENTAL
11/20/2024	329492	P	10164	ROBERT MOORE	\$29.59	0	112024PP	NON COVERED RX
11/20/2024	329493	P	10332	RANDAL L TAYLOR	\$223.73	0	112024PP	NON COVERED DENTAL
11/22/2024	329494	P	10838	GRIGG ENTERPRISES INC	\$750.30	0	1122241	WINTER WONDERLAND - SUPPLIES
11/22/2024	329495	P	11323	BRYAN L CHRISTENSEN	\$17,969.35	0	1122241	408 Delafield - Vermier - Wind
11/22/2024	329496	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$1,077.23	0	1122241	JEFFERSON - FENCE WORK
11/22/2024	329497	P	10157	AMERIGAS	\$281.90	0	1122241	FIRE STATION 71 - PROPANE VEH#
11/22/2024	329498	P	10644	ANIXTER INC	\$978.30	0	1122241	Connectors_E4
11/22/2024	329499	P	10317	APOLLO SHEET METAL INC	\$3,396.88	0	1122241	HVAC MAINTENANCE
11/22/2024	329500	P	32613	KYLE ARSANTO	\$102.00	0	1122241	CDL LICENSE RENEWAL
11/22/2024	329501	P	999000	AUREF - Utility Customer Refunds	\$255.08	0	1122241	900 AARON DR Apt 127
11/22/2024	329502	P	999000	AUREF - Utility Customer Refunds	\$147.21	0	1122241	619 SANFORD AVE
11/22/2024	329503	P	999000	AUREF - Utility Customer Refunds	\$117.88	0	1122241	1606 JUDSON AVE
11/22/2024	329504	P	999000	AUREF - Utility Customer Refunds	\$306.79	0	1122241	279 THYME CIR
11/22/2024	329505	P	999000	AUREF - Utility Customer Refunds	\$214.19	0	1122241	1845 LESLIE RD W9
11/22/2024	329506	P	999000	AUREF - Utility Customer Refunds	\$172.76	0	1122241	2665 KINGSGATE WAY Apt C328
11/22/2024	329507	P	999000	AUREF - Utility Customer Refunds	\$517.52	0	1122241	42 APOLLO BLVD
11/22/2024	329508	P	999000	AUREF - Utility Customer Refunds	\$155.51	0	1122241	2513 DUPORTAIL ST Apt 357
11/22/2024	329509	P	999000	AUREF - Utility Customer Refunds	\$82.59	0	1122241	1126 OAK ST
11/22/2024	329510	P	999000	AUREF - Utility Customer Refunds	\$51.50	0	1122241	2581 TILDEN CT
11/22/2024	329511	P	999000	AUREF - Utility Customer Refunds	\$128.98	0	1122241	2101 STEPTOE ST Apt 223
11/22/2024	329512	P	999000	AUREF - Utility Customer Refunds	\$79.43	0	1122241	1900 STEVENS DR 420
11/22/2024	329513	P	999000	AUREF - Utility Customer Refunds	\$140.72	0	1122241	650 GEORGIE WASHINGTON WAY Apt
11/22/2024	329514	P	999000	AUREF - Utility Customer Refunds	\$4.19	0	1122241	1845 LESLIE RD W14

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/22/2024	329515	P	999000	AUREF - Utility Customer Refunds	\$53.21	0	1122241	1851 JADWIN AVE 309
11/22/2024	329516	P	999000	AUREF - Utility Customer Refunds	\$1,470.00	0	1122241	347 HYDRANT METER
11/22/2024	329517	P	999000	AUREF - Utility Customer Refunds	\$11.28	0	1122241	900 AARON DR Apt 129
11/22/2024	329518	P	999000	AUREF - Utility Customer Refunds	\$50.96	0	1122241	1900 STEVENS DR 223
11/22/2024	329519	P	999000	AUREF - Utility Customer Refunds	\$170.20	0	1122241	1315 SANFORD AVE
11/22/2024	329520	P	999000	AUREF - Utility Customer Refunds	\$157.39	0	1122241	777 MCMURRAY ST 22
11/22/2024	329521	P	999000	AUREF - Utility Customer Refunds	\$152.51	0	1122241	2555 BELLA COOLA LN Apt 150
11/22/2024	329522	P	999000	AUREF - Utility Customer Refunds	\$66.81	0	1122241	1900 STEVENS DR 236
11/22/2024	329523	P	999000	AUREF - Utility Customer Refunds	\$77.47	0	1122241	1900 STEVENS DR 503
11/22/2024	329524	P	999000	AUREF - Utility Customer Refunds	\$295.34	0	1122241	1900 STEVENS DR 804
11/22/2024	329525	P	999000	AUREF - Utility Customer Refunds	\$174.78	0	1122241	2550 DUPORTAIL ST O188
11/22/2024	329526	P	999000	AUREF - Utility Customer Refunds	\$160.89	0	1122241	1020 MCPHERSON AVE
11/22/2024	329527	P	999000	AUREF - Utility Customer Refunds	\$269.86	0	1122241	615 BIG SKY DR
11/22/2024	329528	P	999000	AUREF - Utility Customer Refunds	\$14.37	0	1122241	1221 DEL MAR CT
11/22/2024	329529	P	999000	AUREF - Utility Customer Refunds	\$1,251.30	0	1122241	346 HYDRANT METER
11/22/2024	329530	P	999000	AUREF - Utility Customer Refunds	\$59.79	0	1122241	1839 PEACH TREE LN 1
11/22/2024	329531	P	999000	AUREF - Utility Customer Refunds	\$92.15	0	1122241	1022 RIO SENDA CT
11/22/2024	329532	P	999000	AUREF - Utility Customer Refunds	\$40.39	0	1122241	300 COLUMBIA POINT DR D204
11/22/2024	329533	P	999000	AUREF - Utility Customer Refunds	\$169.52	0	1122241	2665 KINGSGATE WAY Apt F262
11/22/2024	329534	P	999000	AUREF - Utility Customer Refunds	\$259.90	0	1122241	1900 STEVENS DR 114
11/22/2024	329535	P	999000	AUREF - Utility Customer Refunds	\$8.35	0	1122241	43 FERRY RD
11/22/2024	329536	P	999000	AUREF - Utility Customer Refunds	\$19.05	0	1122241	2550 DUPORTAIL ST N182
11/22/2024	329537	P	999000	AUREF - Utility Customer Refunds	\$321.22	0	1122241	3003 QUEENSGATE DR Apt 314
11/22/2024	329538	P	999000	AUREF - Utility Customer Refunds	\$34.29	0	1122241	3016 RIVERBEND DR
11/22/2024	329539	P	999000	AUREF - Utility Customer Refunds	\$64.14	0	1122241	513 GREENBROOK PL
11/22/2024	329540	P	999000	AUREF - Utility Customer Refunds	\$1,155.85	0	1122241	316 HYDRANT METER
11/22/2024	329541	P	999000	AUREF - Utility Customer Refunds	\$159.47	0	1122241	309 GREENTREE CT 4
11/22/2024	329542	P	999000	AUREF - Utility Customer Refunds	\$245.20	0	1122241	348 HYDRANT METER
11/22/2024	329543	P	999000	AUREF - Utility Customer Refunds	\$298.86	0	1122241	2550 DUPORTAIL ST N284
11/22/2024	329544	P	999000	AUREF - Utility Customer Refunds	\$57.38	0	1122241	3662 STARDUST ST
11/22/2024	329545	P	999000	AUREF - Utility Customer Refunds	\$47.43	0	1122241	425 BRADLEY BLVD Apt 330
11/22/2024	329546	P	999000	AUREF - Utility Customer Refunds	\$71.18	0	1122241	650 GEORGE WASHINGTON WAY Apt
11/22/2024	329547	P	999000	AUREF - Utility Customer Refunds	\$105.52	0	1122241	3003 QUEENSGATE DR Apt 340

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11/22/2024	329548	P	999000	AUREF - Utility Customer Refunds	\$52.35	0	1122241	1851 JADWIN AVE 323
11/22/2024	329549	P	999000	AUREF - Utility Customer Refunds	\$218.67	0	1122241	1926 GEORGE WASHINGTON WAY Apt
11/22/2024	329550	P	999000	AUREF - Utility Customer Refunds	\$168.66	0	1122241	409 BENHAM ST F
11/22/2024	329551	P	999000	AUREF - Utility Customer Refunds	\$150.04	0	1122241	2455 GEORGE WASHINGTON WAY E22
11/22/2024	329552	P	999000	AUREF - Utility Customer Refunds	\$152.43	0	1122241	3003 QUEENSGATE DR Apt 204
11/22/2024	329553	P	999000	AUREF - Utility Customer Refunds	\$20.00	0	1122241	3003 QUEENSGATE DR Apt 204
11/22/2024	329554	P	999000	AUREF - Utility Customer Refunds	\$171.85	0	1122241	2101 STEPTOE ST Apt 146
11/22/2024	329555	P	999000	AUREF - Utility Customer Refunds	\$107.03	0	1122241	2550 DUPORTAIL ST N180
11/22/2024	329556	P	999000	AUREF - Utility Customer Refunds	\$84.10	0	1122241	1744 JADWIN AVE D
11/22/2024	329557	P	10518	BEAVER BARK & ROCK	\$108.61	0	1122241	JEFFERSON - SOIL
11/22/2024	329558	P	10008	BENTON PUD	\$1,223.00	0	1122241	FD - 2024 JULY - SEPT RATTLESN
11/22/2024	329559	P	10026	CASCADE NATURAL GAS CORP	\$4,383.46	0	1122241	STATION 75 - GAS BILL - NOV 20
11/22/2024	329560	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$136.19	0	1122241	LONG DISTANCE 11/06-12/05/24
11/22/2024	329561	P	30116	CHRISTENSEN INC	\$4,152.90	0	1122241	FLEET OIL, BULK
11/22/2024	329562	P	10261	CITY OF RICHLAND	\$1,603.15	0	1122241	24-325 PIPER NRPA CONFERENCE
11/22/2024	329563	P	10261	CITY OF RICHLAND	\$1,422.00	0	1122241	408 Delafield - Vermeire - Win
11/22/2024	329564	P	32589	C MANZANO REAL ESTATE LLC	\$56,527.11	0	1122241	HR Landfill Maintenance Facili
11/22/2024	329565	P	10542	FIANDER & ASSOCIATES LLC	\$567.95	0	1122241	STA 71 PM - 2024 EQUIP MAINTEN
11/22/2024	329566	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$2,274.87	0	1122241	Handy Box, Bushing, Misc.
11/22/2024	329567	P	11526	CORWIN OF PASCO LLC	\$467.06	0	1122241	FUSE VEH#2485 WO#75200
11/22/2024	329568	P	11607	CUMMINS, INC	\$25.03	0	1122241	GASKET, ORING VEH#3325 WO#7529
11/22/2024	329569	P	999017	EV CHARGING STATION REBATE	\$300.00	0	1122241	4802 White - Gill - EV Charger
11/22/2024	329570	P	11044	EWING IRRIGATION PRODUCTS INC	\$500.31	0	1122241	SKILLS TESTING - IRR - CMW2
11/22/2024	329571	P	10268	FEDERAL EXPRESS CORP	\$75.75	0	1122241	Lab samples to ALS
11/22/2024	329572	P	11245	FORCE AMERICA DISTRIBUTING LLC	\$45.91	0	1122241	FLEET WARRANTY CREDIT
11/22/2024	329573	P	31564	FNS COLLISION GROUP INC	\$1,953.75	0	1122241	REPAIR BUMPER VEH#2418 WO#7510
11/22/2024	329574	P	12444	FREDDIE'S TRADING POST	\$2,662.06	0	1122241	DECKED CARGO GLIDE VEH#2570 WO
11/22/2024	329575	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$226.06	0	1122241	FAX LINES 11/01-11/30/24
11/22/2024	329576	P	11585	GALLS, LLC	\$1,657.26	0	1122241	RFD EAGLE FIRE SHIELD BADGES
11/22/2024	329577	P	10050	GENERAL PACIFIC INC	\$127,954.03	0	1122241	Connectors_E9
11/22/2024	329578	P	32106	H&L AUTO GLASS LLC	\$233.71	0	1122241	HALF WINDSHIELD REPLACED VEH#3
11/22/2024	329579	P	31793	SCOTT HANKS	\$173.77	0	1122241	24-377 Transformer Testing, re
11/22/2024	329580	P	12200	HUGHES FIRE EQUIPMENT, INC	\$3,059.10	0	1122241	REPAIR VACUUM LEAKS VEH#5055 W

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11/22/2024	329581	P	30058	INFOSEND, INC.	\$25,069.03	0	1122241	2024-InfoSend - Utility Statem
11/22/2024	329582	P	10063	JACOBS & RHODES INC	\$1,200.00	0	1122241	169 Travis - Hart - HVAC Rebat
11/22/2024	329583	P	10290	JIM'S PACIFIC GARAGES INC	\$297.48	0	1122241	PROBE VEH#3306 WO#75227
11/22/2024	329584	P	10291	JOB'S NURSERY LLC	\$1,010.91	0	1122241	CRAIGHILL - TREE PLANTING
11/22/2024	329585	P	31660	KELLEY CREATE CO	\$23.70	0	1122241	RFD - STA 73 SERVICES 10/14 -
11/22/2024	329586	P	11667	KENWORTH SALES COMPANY	\$3,491.34	0	1122241	BLOCK HEATER VEH#3364 WO#75170
11/22/2024	329587	P	10432	LANGUAGE LINE SERVICES INC	\$789.98	0	1122241	TRANSLATION SERVICES 10/01-10/
11/22/2024	329588	P	11199	LIBERTY LAWN & SAW SHOP	\$178.25	0	1122241	Spark Plug & labor for install
11/22/2024	329589	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$2,427.00	0	1122241	HORN RAPIDS - PORT-A-POTTY RE
11/22/2024	329590	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$2,742.17	0	1122241	WIPER BLADES VEH#3349 WO#75268
11/22/2024	329591	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$801.77	0	1122241	FILTERS VEH#3383 WO#75238
11/22/2024	329592	P	11132	WALLA WATER INC	\$190.23	0	1122241	2024 City-Wide Overhead Roll U
11/22/2024	329593	P	31206	CI - PW LLC	\$40.19	0	1122241	WATER FOR LANDFILL 11/19/24
11/22/2024	329594	P	10971	PARAMOUNT COMMUNICATIONS INC	\$3,121.47	0	1122241	2024 Fiber Builds & Estimates,
11/22/2024	329595	P	10232	PERFECTION GLASS INC	\$1,752.00	0	1122241	112 Hillview - Hoyt - Window R
11/22/2024	329596	P	10456	PERMIT SURVEYING INC	\$4,000.00	0	1122241	Barker Ranch Research
11/22/2024	329597	P	11026	POCKETINET COMMUNICATIONS INC	\$1,130.00	0	1122241	INTERNET SERVICES 12/01-12/31/
11/22/2024	329598	P	10102	PASCO RANCH AND HOME INC	\$978.26	0	1122241	RFD - BOOTS MEN'S ACADIA 8" BL
11/22/2024	329599	P	10047	R.D. OFFUTT COMPANY	\$1,127.62	0	1122241	LAMP, WHEEL KIT VEH#6630 WO#75
11/22/2024	329600	P	999001	REC REFUND	\$243.75	0	1122241	damage deposit
11/22/2024	329601	P	999001	REC REFUND	\$237.50	0	1122241	damage deposit
11/22/2024	329602	P	999001	REC REFUND	\$243.75	0	1122241	damage deposit
11/22/2024	329603	P	999001	REC REFUND	\$113.63	0	1122241	rental credit
11/22/2024	329604	P	11012	RH2 ENGINEERING INC	\$4,681.34	0	1122241	WWTP Anaerobic Digester Functi
11/22/2024	329605	P	32449	TOBASKI SNIPES	\$448.42	0	1122241	OCTOBER 2024 HOME ARP SUPPORTI
11/22/2024	329606	P	10440	SOLID WASTE SYSTEMS INC	\$6,123.85	0	1122241	DBL VANE PUMP VEH#3372 WO#7511
11/22/2024	329607	P	32547	SPECIALIZED PAVEMENT MARKING LLC	\$93,231.97	0	1122241	2024 Citywide Striping, CONTRA
11/22/2024	329608	P	10530	SUMMIT LAW GROUP PLLC	\$5,517.00	0	1122241	CITY OF RICHLAND LABOR & EMPLO
11/22/2024	329609	P	32129	SWARCO MCCAIN INC	\$2,152.26	0	1122241	AG0125-3-62-SS-PNC
11/22/2024	329610	P	10961	TACOMA SCREW PRODUCTS INC	\$336.95	0	1122241	FLANGE CAP SCREW VEH#3365 WO#7
11/22/2024	329611	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$110.58	0	1122241	RIGHT STEER TIRE CHANGE VEH#71
11/22/2024	329612	P	10027	THE PAPE' GROUP	\$86,629.00	0	1122241	ONE NEW 2024 TRAIL KING EQUIP
11/22/2024	329613	P	32606	JONATHAN TORIE	\$136.00	0	1122241	TORIE CDL LICENSE RENEWAL

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11/22/2024	329614	P	11175	TYNDALE ENTERPRISES INC	\$924.79	0	1122241	2024 FR CLOTHING PER SEATTLE C
11/22/2024	329615	P	11003	WEST COAST FIRE & RESCUE	\$17,120.25	0	1122241	HOLMATRO RESCUE TOOL E1715
11/22/2024	329616	P	11338	XIOLOGIX LLC	\$861.93	0	1122241	SR-2503 RAM Upgrade for Backup
11/27/2024	329617	P	10838	GRIGG ENTERPRISES INC	\$1,027.83	0	1127241	MW RCP TRCH NIT CRB 9"8T & 9"1
11/27/2024	329618	P	10340	AMERICAN RADIATOR INC	\$285.81	0	1127241	BAKE & CLEAN SCR VEH#3340 WO@7
11/27/2024	329619	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$918.15	0	1127241	61.88 TON ROCK - 5/8 TOP COURS
11/27/2024	329620	P	32608	ANATEK LABS INC	\$900.00	0	1127241	Linko EDD format for Element
11/27/2024	329621	P	31687	ARTHUR J GALLAGHER RISK MANAGEMENT SERVICES INC	\$431.00	0	1127241	RENEWAL 2024-2025: SELF-INSURE
11/27/2024	329622	P	999000	AUREF - Utility Customer Refunds	\$147.18	0	1127241	109 SNYDER ST
11/27/2024	329623	P	999000	AUREF - Utility Customer Refunds	\$182.79	0	1127241	1825 HUNT AVE
11/27/2024	329624	P	999000	AUREF - Utility Customer Refunds	\$274.83	0	1127241	4560 AVA WAY
11/27/2024	329625	P	999000	AUREF - Utility Customer Refunds	\$97.74	0	1127241	1413 PURPLE SAGE ST
11/27/2024	329626	P	999000	AUREF - Utility Customer Refunds	\$131.87	0	1127241	1202 WILLIAMS BLVD
11/27/2024	329627	P	999000	AUREF - Utility Customer Refunds	\$263.56	0	1127241	1900 STEVENS DR 210
11/27/2024	329628	P	999000	AUREF - Utility Customer Refunds	\$717.45	0	1127241	338 HYDRANT METER
11/27/2024	329629	P	999000	AUREF - Utility Customer Refunds	\$13.72	0	1127241	504 WRIGHT AVE
11/27/2024	329630	P	999000	AUREF - Utility Customer Refunds	\$150.34	0	1127241	3003 QUEENSGATE DR Apt 233
11/27/2024	329631	P	999000	AUREF - Utility Customer Refunds	\$103.14	0	1127241	367 DELTA ST
11/27/2024	329632	P	999000	AUREF - Utility Customer Refunds	\$66.86	0	1127241	2919 AVRIO AVE
11/27/2024	329633	P	999000	AUREF - Utility Customer Refunds	\$27.97	0	1127241	240 BATTELLE BLVD Apt 422
11/27/2024	329634	P	999000	AUREF - Utility Customer Refunds	\$203.22	0	1127241	2101 STEPTOE ST Apt 204
11/27/2024	329635	P	999000	AUREF - Utility Customer Refunds	\$25.70	0	1127241	240 BATTELLE BLVD Apt 422
11/27/2024	329636	P	999000	AUREF - Utility Customer Refunds	\$39.12	0	1127241	3003 QUEENSGATE DR Apt 231
11/27/2024	329637	P	999000	AUREF - Utility Customer Refunds	\$129.43	0	1127241	1653 BRANTINGHAM RD
11/27/2024	329638	P	999000	AUREF - Utility Customer Refunds	\$267.45	0	1127241	1586 FOXGLOVE AVE
11/27/2024	329639	P	999000	AUREF - Utility Customer Refunds	\$17.32	0	1127241	1948 CYPRESS PL
11/27/2024	329640	P	999000	AUREF - Utility Customer Refunds	\$37.63	0	1127241	2550 DUPORTAIL ST B111
11/27/2024	329641	P	10518	BEAVER BARK & ROCK	\$2,064.89	0	1127241	CONCRETE - 5 BAG MIX 1.75YD/AD
11/27/2024	329642	P	10281	BENTON COUNTY	\$13,895.04	0	1127241	BC work Crew Contract No. 122-
11/27/2024	329643	P	10009	COUNTY OF BENTON	\$8.72	0	1127241	NOXIOUS WEED ASSESSMENTS 2024
11/27/2024	329644	P	11408	BENTON FRANKLIN LEGAL AID	\$5,629.50	0	1127241	OCTOBER 2024 HOME ARP SUPPORTI
11/27/2024	329645	P	11778	DSD CAPITAL LLC	\$140.30	0	1127241	Pol Serv-1032 University
11/27/2024	329646	P	11272	BOYD'S TREE SERVICE LLC	\$9,629.96	0	1127241	Tree Pruning & Vegetation Mana

Accounts Payable Checks

11/1/2024 - 11/30/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/27/2024	329647	P	10025	CASCADE FIRE EQUIPMENT CORP	\$234.56	0	1127241	GAUGE VEH#5036 WO#75073
11/27/2024	329648	P	31177	CENGAGE LEARNING, INC.	\$687.51	0	1127241	LIBRARY MATERIALS - LARGE PRIN
11/27/2024	329649	P	10135	CI SUPPORT LLC	\$52.67	0	1127241	CI SHRED SERVICE: wo cODE 0317
11/27/2024	329650	P	10072	CITY OF KENNEWICK	\$27,082.09	0	1127241	BPIN COMPUTER SUPPORT-LE 4TH Q
11/27/2024	329651	P	10055	CITY OF PASCO	\$36,029.76	0	1127241	2024 Q3 ANIMAL SHELTER BUILDIN
11/27/2024	329652	P	10261	CITY OF RICHLAND	\$801.61	0	1127241	24-346 IMSA Sig. Tech Lvl1, re
11/27/2024	329653	P	31990	CLEARWATER CONSTRUCTION & MANAGEMENT LLC	\$268,681.76	0	1127241	WWTP Aeration Basin Retrofit P
11/27/2024	329654	P	11516	COLEMAN OIL COMPANY	\$25,479.22	0	1127241	FLEET GAS RESALE 11/11 - 11/17
11/27/2024	329655	P	10223	COLUMBIA RIGGING CORP	\$628.90	0	1127241	BINDER CHAINS VEH#4193 WO#7532
11/27/2024	329656	P	10470	COMMERCIAL TIRE INC	\$10,587.59	0	1127241	NEW TIRES VEH#7165 WO#75141
11/27/2024	329657	P	10470	COMMERCIAL TIRE INC	\$3,368.59	0	1127241	NEW TIRES VEH#5043 WO#75257
11/27/2024	329658	P	11205	CONCRETE SPECIAL TIES INC	\$299.75	0	1127241	5- WIRE MESH 6X6X10X10 7.5'X 2
11/27/2024	329659	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$1,818.10	0	1127241	SHOPS 100 - LED LIGHTING
11/27/2024	329660	P	11526	CORWIN OF PASCO LLC	\$97.83	0	1127241	GRILLE VEH#2499 WO#75272
11/27/2024	329661	P	32583	MARK CUELLAR	\$42.61	0	1127241	24-346 IMSA Sig. Tech Lvl1, re
11/27/2024	329662	P	11607	CUMMINS, INC	\$51.61	0	1127241	GASKET VEH#3340 WO#75254
11/27/2024	329663	P	32463	CYANO HOLDINGS INC	\$175.00	0	1127241	WATER SAMPLING ANALYSIS
11/27/2024	329664	P	11100	D & D TRI RIVERS EXCAVATING INC	\$2,664.50	0	1127241	Uptown Shopping Center Misc Se
11/27/2024	329665	P	10756	DELL MARKETING LP	\$2,331.47	0	1127241	SR-1836 OptiPlex All-in-One 35
11/27/2024	329666	P	32584	WS2 INC	\$6,342.65	0	1127241	SR-2319 Room Scheduling Panels
11/27/2024	329667	P	11226	DGR GRANT CONSTRUCTION INC	\$299,331.29	0	1127241	West Village Park Ph1 Rebid, C
11/27/2024	329668	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$4,635.35	0	1127241	OCTOBER 2024 HOME ARP SUPPORTI
11/27/2024	329669	P	10146	ENERGY NORTHWEST	\$63.00	0	1127241	WATER SAMPLING ANALYSIS
11/27/2024	329670	P	32527	ENERGY WEST LLC	\$3,150.00	0	1127241	New Large Single Loads & Power
11/27/2024	329671	P	11981	ENVIROTECH SERVICES INC	\$18,507.34	0	1127241	DEICER
11/27/2024	329672	P	31527	ESF DEVELOPMENT LLC	\$10,605.78	0	1127241	Sewer Lift Station Site Upgrad
11/27/2024	329673	P	11044	EWING IRRIGATION PRODUCTS INC	\$2,239.55	0	1127241	WINTER WONDERLAND
11/27/2024	329674	P	10268	FEDERAL EXPRESS CORP	\$108.97	0	1127241	Lab samples to ALS Labs
11/27/2024	329675	P	10447	FINAL TOUCH UPHOLSTERY	\$125.00	0	1127241	FLEET - REPAIR OFFICE SEAT
11/27/2024	329676	P	30909	FREEDOM EQUIPMENT RENTALS	\$539.06	0	1127241	EQUIP RENTAL - BYPASS SHELTERB
11/27/2024	329677	P	10220	FRONTIER FENCE INC	\$992.43	0	1127241	Fencing Repair for Tapteal Ove
11/27/2024	329678	P	32420	RICK GLEED	\$195.00	0	1127241	Reimb for fees for PRE License

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/27/2024	329679	P	10203	W.W. GRAINGER, INC	\$3,615.90	0	1127241	Glove Liners
11/27/2024	329680	P	10199	GRAYBAR ELECTRIC CO INC	\$13,675.66	0	1127241	WP & Copper Wire
11/27/2024	329681	P	11813	HERC RENTALS INC	\$489.79	0	1127241	Light Tower rental
11/27/2024	329682	P	10294	HORIZON DISTRIBUTION INC	\$973.42	0	1127241	Horizon Misc. Supplies
11/27/2024	329683	P	31209	WALTEK II, INCORPORATED	\$355.00	0	1127241	SOIL TESTING DALLAS/TROWBRIDGE
11/27/2024	329684	P	10940	INDUSTRIAL HEARING SERVICE INC	\$1,600.00	0	1127241	ANNUAL HEARING TESTING 2024.10
11/27/2024	329685	P	10628	CPM DEVELOPMENT CORPORATION	\$442.63	0	1127241	5.09 TON ASPHALT - HMA 100 1/2
11/27/2024	329686	P	10449	KING COUNTY DIRECTORS ASN PURCHASING DEPT	\$773,529.65	0	1127241	Howard Amon Park Playground Op
11/27/2024	329687	P	31660	KELLEY CREATE CO	\$4,657.23	0	1127241	Nov 2024 AltaLink C8155
11/27/2024	329688	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$334.73	0	1127241	Influent bldg water manifold
11/27/2024	329689	P	11667	KENWORTH SALES COMPANY	\$282.08	0	1127241	FILTERS VEH#3366 WO#75321
11/27/2024	329690	P	10945	TRI CITY UNITED INC	\$90.00	0	1127241	PL STORAGE UNIT/FINAL BILL VEH
11/27/2024	329691	P	12275	LOCUTION SYSTEMS, INC	\$3,762.65	0	1127241	LOCUTION - MAINTENANCE SERVICE
11/27/2024	329692	P	32140	MAUL FOSTER & ALONGI INC	\$32,984.40	0	1127241	Columbia Point Tract D Feasibi
11/27/2024	329693	P	32538	THE REDTAIL TEAM LLC	\$421.76	0	1127241	10-ENBROIDERED SWEATSHIRTS - 2
11/27/2024	329694	P	10358	MOON SECURITY SERVICES INC	\$160.98	0	1127241	12/2024 FIRE MONITORING COMMER
11/27/2024	329695	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$1,391.65	0	1127241	PL UPFIT - SOLENOID, CIR BREAK
11/27/2024	329696	P	10263	NORCO INC	\$1,291.36	0	1127241	Gloves
11/27/2024	329697	P	30272	CLEAN CONCEPTS GROUP, INC	\$72.54	0	1127241	Wash down gun for shop repairs
11/27/2024	329698	P	32250	ODP BUSINESS SOLUTIONS LLC	\$32.59	0	1127241	Business Cards - S Brewer
11/27/2024	329699	P	10357	OXARC INC	\$246.83	0	1127241	RFD - MEDICAL OXYGEN
11/27/2024	329700	P	10828	PIPE OF WASHINGTON	\$49,745.53	0	1127241	Tapteal 1 BPS Upgrade, Contrac
11/27/2024	329701	P	31210	LEPS-PSS, PLLC	\$2,290.00	0	1127241	PRE-EMPLOYMENT PSYCH EVALUATIO
11/27/2024	329702	P	10098	RAY POLAND & SONS INC	\$18,272.33	0	1127241	Art Mob and Installation (4 Pi
11/27/2024	329703	P	10047	R.D. OFFUTT COMPANY	\$1,875.08	0	1127241	John Deere Edger Blades
11/27/2024	329704	P	31422	RHOMAR INDUSTRIES INC.	\$1,123.54	0	1127241	24 GAL-NEUTRO-WASH/FREIGHT DEI
11/27/2024	329705	P	11347	SANDY'S TROPHIES INC	\$19.60	0	1127241	2x10 SLIDER - MARTIN PILCHER
11/27/2024	329706	P	30602	NATHAN SAUNDERS	\$195.00	0	1127241	Reimb for PRE-license fees
11/27/2024	329707	P	32432	BLAYNE SMITH	\$422.00	0	1127241	TUITION REIMBURSEMENT 2024: M.
11/27/2024	329708	P	10440	SOLID WASTE SYSTEMS INC	\$4,077.96	0	1127241	DOOR HINGE VEH#7164 WO#75211
11/27/2024	329709	P	32320	SPOKANE HOUSE OF HOSE INC	\$212.87	0	1127241	GAUGE VEH#3404 WO##75298
11/27/2024	329710	P	10393	STONEWAY ELECTRIC SUPPLY	\$2,550.43	0	1127241	WWL - SPIDER BOXES
11/27/2024	329711	P	10900	SUNBELT RENTALS INC	\$135.88	0	1127241	EQUIP RENTAL - WINTER WONDERLA

Accounts Payable Checks

11/1/2024 - 11/30/2024

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/27/2024	329712	P	10359	US LINEN & UNIFORM	\$2,681.10	0	1127241	WELLNESS TURKEY TROT CHALLENGE
11/27/2024	329713	P	10961	TACOMA SCREW PRODUCTS INC	\$66.30	0	1127241	FLEET - SHOP SUPPLIES ABSORBEN
11/27/2024	329714	P	10027	THE PAPE' GROUP	\$26,054.16	0	1127241	4000 HR PM SERVICE VEH#7144 WO
11/27/2024	329715	P	11771	TOTAL COLLISION AND INJURY CARE LLC	\$150.00	0	1127241	DOT PHYSICAL: B. ROBIE
11/27/2024	329716	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$389.34	0	1127241	WELDING CABLE VEH#3395 WO#7521
11/27/2024	329717	P	10603	TRI CITY LUMBER CO	\$446.99	0	1127241	9- 23/32" 4X8 CDX 5PLY
11/27/2024	329718	P	10335	TRI CITY DEVELOPMENT COUNCIL	\$22,271.28	0	1127241	Q3 HANFORD COMMUNITY REIMBURSE
11/27/2024	329719	P	31958	TRUCKPRO HOLDING CORPORATION	\$377.98	0	1127241	TRAILER JACK VEH#6411 WO#75127
11/27/2024	329720	P	10106	US LINEN & UNIFORM	\$317.98	0	1127241	FLEET - SHOP APPAREL
11/27/2024	329721	P	10469	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION	\$118.58	0	1127241	S GWW PROJECT DESIGN
11/27/2024	329722	P	10469	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION	\$476.08	0	1127241	Steptoe/CPT Stormwater Fac Lan
11/27/2024	329723	P	31462	WELLABLE LLC	\$450.00	0	1127241	WELLNESS CHALLENGES PLATFORM #
11/27/2024	329724	P	11003	WEST COAST FIRE & RESCUE	\$107.02	0	1127241	FD - HYDRAULIC FLUID FOR HOLMA
11/27/2024	329725	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$2,239.37	0	1127241	GASKET, CLAMP VEH#3340 WO#7525
11/27/2024	329726	P	31680	WOLVERINE WEST LLC	\$7,300.00	0	1127241	Winter Wonderland Pyro 454-24
11/27/2024	329727	P	10194	XEROX CORPORATION	\$10.87	0	1127241	7HB-469027 DECEMBER 2024 MONTH
11/27/2024	329728	P	11767	YOURMEMBERSHIP.COM INC	\$399.00	0	1127241	JOB POSTING: UTILITY CRAFTSWOR
					\$6,476,320.68	\$42.00		

Accounts Payable Wires 11/1/2024 - 11/30/2024

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
11/01/2024	10322	5,236,335.63	US BANK ST PAUL	DEBT SERVICE NOVEMBER 2024	W
11/06/2024	10323	196,365.42	CIGNA HEALTH AND LIFE INSURANCE COMPANY	MEDICAL CLAIMS 10/28/24 - 11/0	W
11/06/2024	10324	138,506.98	RXBENEFITS INC	RX CLAIMS 10/16 - 10/31	W
11/04/2024	10325	16,253.44	PAYMENT PROCESSING INC	MUNIS Merchant Services Fees	W
11/04/2024	10326	9,006.10	PAYMENT PROCESSING INC	Landfill Merchant Services Fee	W
11/04/2024	10327	165.08	BANK OF AMERICA	Library Merchant Service Fees	W
11/05/2024	10328	4,200,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/06/2024	10329	15.00	WASHINGTON STATE TREASURER	Employee Driving Extracts	W
11/07/2024	10330	1,400,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/08/2024	10331	1,260.00	WASHINGTON STATE TREASURER	Employee Driving Extracts	W
11/08/2024	10332	700,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/08/2024	10333	153,085.00	RICHLAND GOLF MANAGEMENT CORPORATION	CPGC Operating Reimbursement 1	W
11/12/2024	10334	900,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/15/2024	10335	185,329.66	CIGNA HEALTH AND LIFE INSURANCE COMPANY	MEDICAL CLAIMS 11/04/24 - 11/1	W
11/15/2024	10336	66,393.63	QBE INSURANCE CORPORATION	OCTOBER 2024 STOP LOSS PREMIUM	W
11/13/2024	10337	15.00	WASHINGTON STATE TREASURER	Employee Driving Extracts	W
11/13/2024	10338	2,500,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/19/2024	10339	209,714.84	CIGNA HEALTH AND LIFE INSURANCE COMPANY	MEDICAL CLAIMS 11/11/24 - 11/1	W
11/14/2024	10340	19,177.62	SUN LIFE ASSURANCE COMPANY OF CANADA	OCTOBER 2024 PREMIUM	W
11/19/2024	10341	4,976.88	PRUDENTRX LLC	RX CLAIM 09/01 - 10/31	W
11/19/2024	10342	484.25	UNIFYHR LLC	OCTOBER 2024 ADM FEES	W
11/14/2024	10343	148,277.72	LAW ENFORCEMENT OFFICERS AND FIREFIGHTERS	OCTOBER 2024 PREMIUM	W
11/18/2024	10344	430.50	A.W. REHN & ASSOCIATES INC	OCTOBER 2024 ADM FEES	W
11/18/2024	10345	38,688.00	UNITED EMPLOYEES BENEFIT TRUST	NOVEMBER 2024 PREMIUM	W
11/20/2024	10346	74,218.94	CORVEL CORPORATION	NOVEMBER 2024 CLAIMS	W
11/25/2024	10347	176,344.49	BANK OF AMERICA	OCTOBER 2024 PCARD	W
11/25/2024	10348	232,825.69	WA STATE DEPARTMENT OF REVENUE	COMBINED EXCISE TAX - OCTOBER	W
11/25/2024	10349	6,385.99	UNIFYHR LLC	FSA DEDUCTIONS FOR OCT 2024	W
11/21/2024	10350	479.00	BANK OF AMERICA	DEPOSIT SUPPLIES	W

Accounts Payable Wires 11/1/2024 - 11/30/2024

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
11/22/2024	10351	1,000,000.00	US BANK N A	FHBL #3130B3UG6 -5.15% (11/29)	W
11/25/2024	10352	206,552.37	CIGNA HEALTH AND LIFE INSURANCE COMPANY	MEDICAL CLAIMS 11/18/24 - 11/2	W
11/25/2024	10353	1,269,078.80	VIRGINIA TRANSFORMER CORP	Power Transformers NEW (223-23	W
11/25/2024	10354	39,777.85	PAYMENTUS CORPORATION	MERCHANT SERVICES FEES	W
11/25/2024	10355	25,000.00	THE REACH	TRANSFER TO PFD DEBT SERVICE T	W
11/26/2024	10356	3,355,103.00	BONNEVILLE POWER ADMINISTRATION	OCT24-PAT01-10089	W
11/26/2024	10357	1,000,000.00	US BANK N A	FHLB #3130B3VM2 5.0% MATURITY	W
11/26/2024	10358	1,000,000.00	US BANK N A	FHLB #3130B3UY7 4.70% MATURITY	W
11/27/2024	10359	98.30	PRUDENT RX	RX CLAIMS 11/01 - 11/15	W
11/27/2024	10360	179,906.12	RX BENEFITS	CLAIMS 11/01 - 11/15	W
11/27/2024	10361	3,750.00	4MYBENEFITS	NOVEMBER PREMIUMS	W
11/27/2024	10362	2,484.00	4MYBENEFITS	DECEMBER PREMIUMS	W
11/27/2024	10364	15.00	WASHINGTON STATE TREASURER	EMPLOYEE DRIVING EXTRACTS	W
11/27/2024	10365	1,000,000.00	US BANK N A	FHLB 3130B3UB7-5.125% (11/34)	W
11/30/2024	10370	9,860.87	UNIFYHR	FSA DEDUCTIONS FOR NOV 2024	W
TOTAL WIRE		\$25,706,361.17			

Payroll Wires and ACH 11/1/2024 thru 11/30/2024

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
11/07/2024	14358	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$163.44	
11/07/2024	14359	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$317,684.37	
11/07/2024	14360	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$207,198.53	
11/07/2024	14361	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$22,780.93	
11/07/2024	14362	10573	A.W. REHN & ASSOCIATES INC	\$28,500.00	
11/07/2024	14363	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$9,941.70	
11/07/2024	14364	10696	UNITED STATES TREASURY	\$457,399.24	
11/07/2024	14365	10698	RICHLAND POLICE GUILD	\$8,850.00	
11/07/2024	14366	10699	IUOE LOCAL #280	\$5,944.25	
11/07/2024	14367	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	\$4,848.04	
11/07/2024	14368	10702	DIVISION OF CHILD SUPPORT	\$2,432.97	
11/07/2024	14369	10736	CITY OF RICHLAND	\$7,681.13	
11/07/2024	14370	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$976.63	
11/07/2024	14371	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$509,329.31	
11/07/2024	14372	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,691.87	
11/07/2024	14373	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$89,301.23	
11/07/2024	14374	10786	CITY OF RICHLAND CIGNA DISABILITY	\$3,855.19	
11/07/2024	14375	10787	CITY OF RICHLAND CIGNA LIFE	\$6,574.89	
11/07/2024	14376	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$1,743.76	
11/07/2024	14377	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$1,407.65	
11/07/2024	14378	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$157.60	
11/07/2024	14379	10791	CITY OF RICHLAND ER POST RETIREMENT	\$38,880.00	
11/07/2024	14380	10792	CITY OF RICHLAND ER MEDICAL INS PR	\$15,120.00	
11/07/2024	14381	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$41,445.87	
11/07/2024	14382	53342	PROVIDENT LIFE	\$3,715.60	
11/07/2024	14383	32408	TEAMSTERS UNION DUES	\$2,314.50	
			EFFECTIVE DATE TOTAL	\$1,790,938.70	
11/21/2024	14384	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$135.77	
11/21/2024	14385	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$343,383.29	
11/21/2024	14386	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$242,229.57	
11/21/2024	14387	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$25,034.70	
11/21/2024	14388	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$9,814.22	
11/21/2024	14389	10696	UNITED STATES TREASURY	\$535,401.25	
11/21/2024	14390	10702	DIVISION OF CHILD SUPPORT	\$2,432.97	
11/21/2024	14391	16364	IAFF WSCFF EE MEDICAL TRUST	\$11,625.00	

Payroll Wires and ACH 11/1/2024 thru 11/30/2024

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
11/21/2024	14392	10736	CITY OF RICHLAND	\$7,651.90	
11/21/2024	14393	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$1,393.30	
11/21/2024	14394	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$443,554.45	
11/21/2024	14395	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3,095.16	
11/21/2024	14396	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$96,325.76	
11/21/2024	14397	10786	CITY OF RICHLAND CIGNA DISABILITY	\$3,842.76	
11/21/2024	14398	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$41,117.76	
11/21/2024	14399	51267	HRA VERA	\$3,625.00	
11/21/2024	14400	31408	CONTINENTAL AMERICAN INSURANCE COMPANY	\$5,045.24	
11/21/2024	14401	31409	NATIONWIDE	\$1,282.73	
11/21/2024	14402	31410	ARAG	\$814.72	
11/21/2024	14403	31411	ALLSTATE	\$710.50	
11/21/2024	14404	53342	PROVIDENT LIFE	\$3,715.60	
11/21/2024	14405	53343	SUN LIFE OPTIONAL LIFE INS	\$7,734.15	
			EFFECTIVE DATE TOTAL	\$1,789,965.80	
11/22/2024	14406	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$389.23	
11/22/2024	14407	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$323.18	
11/22/2024	14408	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$20.80	
11/22/2024	14409	10696	UNITED STATES TREASURY	\$78.94	
11/22/2024	14410	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$1,087.49	
11/22/2024	14411	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3.37	
11/22/2024	14412	31408	CONTINENTAL AMERICAN INSURANCE COMPANY	\$46.66	
11/22/2024	14413	53342	PROVIDENT LIFE	\$17.64	
			EFFECTIVE DATE TOTAL	\$1,967.31	
11/27/2024	14414	10696	UNITED STATES TREASURY	\$808.88	
			EFFECTIVE DATE TOTAL	\$808.88	
Total			WIRE TOTAL FOR SELECTED TIME PERIOD	\$3,583,680.69	

Payroll Direct Deposits / Checks 11/1/2024 - 11/30/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-04	11/4/2024	231258		0		\$2130.88	0
PAYROLL - 2024-11-04	TOTALS:					\$2,130.88	0
PAYROLL - 2024-11-07	11/7/2024	231259		0		\$527.81	0
PAYROLL - 2024-11-07	11/7/2024	231259		0		\$2482.24	0
PAYROLL - 2024-11-07	11/7/2024	231260		0		\$374.50	0
PAYROLL - 2024-11-07	11/7/2024	231260		0		\$1803.61	0
PAYROLL - 2024-11-07	11/7/2024	231261		0		\$696.83	0
PAYROLL - 2024-11-07	11/7/2024	231261		0		\$2244.73	0
PAYROLL - 2024-11-07	11/7/2024	231262		0		\$0.01	0
PAYROLL - 2024-11-07	11/7/2024	231262		0		\$8748.37	0
PAYROLL - 2024-11-07	11/7/2024	231263		0		\$1664.39	0
PAYROLL - 2024-11-07	11/7/2024	231264		0		\$2132.22	0
PAYROLL - 2024-11-07	11/7/2024	231265		0		\$1741.27	0
PAYROLL - 2024-11-07	11/7/2024	231266		0		\$2558.11	0
PAYROLL - 2024-11-07	11/7/2024	231267		0		\$2780.32	0
PAYROLL - 2024-11-07	11/7/2024	231268		0		\$5550.37	0
PAYROLL - 2024-11-07	11/7/2024	231269		0		\$7037.09	0
PAYROLL - 2024-11-07	11/7/2024	231270		0		\$5304.62	0
PAYROLL - 2024-11-07	11/7/2024	231271		0		\$1942.89	0
PAYROLL - 2024-11-07	11/7/2024	231272		0		\$1964.10	0
PAYROLL - 2024-11-07	11/7/2024	231273		0		\$1689.07	0
PAYROLL - 2024-11-07	11/7/2024	231274		0		\$1497.33	0
PAYROLL - 2024-11-07	11/7/2024	231275		0		\$1728.31	0
PAYROLL - 2024-11-07	11/7/2024	231276		0		\$1880.22	0
PAYROLL - 2024-11-07	11/7/2024	231277		0		\$1696.83	0
PAYROLL - 2024-11-07	11/7/2024	231278		0		\$2418.06	0
PAYROLL - 2024-11-07	11/7/2024	231279		0		\$1197.58	0
PAYROLL - 2024-11-07	11/7/2024	231280		0		\$2199.23	0
PAYROLL - 2024-11-07	11/7/2024	231281		0		\$1549.25	0

Payroll Direct Deposits / Checks 11/1/2024 - 11/30/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231282		0		\$3210.02	0
PAYROLL - 2024-11-07	11/7/2024	231283		0		\$2396.79	0
PAYROLL - 2024-11-07	11/7/2024	231284		0		\$1272.34	0
PAYROLL - 2024-11-07	11/7/2024	231285		0		\$837.49	0
PAYROLL - 2024-11-07	11/7/2024	231286		0		\$478.25	0
PAYROLL - 2024-11-07	11/7/2024	231287		0		\$1831.10	0
PAYROLL - 2024-11-07	11/7/2024	231288		0		\$2897.02	0
PAYROLL - 2024-11-07	11/7/2024	231289		0		\$1702.68	0
PAYROLL - 2024-11-07	11/7/2024	231290		0		\$1164.86	0
PAYROLL - 2024-11-07	11/7/2024	231291		0		\$1538.55	0
PAYROLL - 2024-11-07	11/7/2024	231292		0		\$164.65	0
PAYROLL - 2024-11-07	11/7/2024	231293		0		\$1272.43	0
PAYROLL - 2024-11-07	11/7/2024	231294		0		\$1909.97	0
PAYROLL - 2024-11-07	11/7/2024	231295		0		\$2059.25	0
PAYROLL - 2024-11-07	11/7/2024	231296		0		\$803.85	0
PAYROLL - 2024-11-07	11/7/2024	231297		0		\$1283.14	0
PAYROLL - 2024-11-07	11/7/2024	231298		0		\$1259.00	0
PAYROLL - 2024-11-07	11/7/2024	231299		0		\$1164.95	0
PAYROLL - 2024-11-07	11/7/2024	231300		0		\$1160.16	0
PAYROLL - 2024-11-07	11/7/2024	231301		0		\$919.94	0
PAYROLL - 2024-11-07	11/7/2024	231302		0		\$1293.50	0
PAYROLL - 2024-11-07	11/7/2024	231303		0		\$2056.33	0
PAYROLL - 2024-11-07	11/7/2024	231304		0		\$2163.91	0
PAYROLL - 2024-11-07	11/7/2024	231305		0		\$1228.25	0
PAYROLL - 2024-11-07	11/7/2024	231306		0		\$1612.20	0
PAYROLL - 2024-11-07	11/7/2024	231307		0		\$1745.18	0
PAYROLL - 2024-11-07	11/7/2024	231308		0		\$1608.98	0
PAYROLL - 2024-11-07	11/7/2024	231309		0		\$837.49	0
PAYROLL - 2024-11-07	11/7/2024	231310		0		\$1141.65	0

Payroll Direct Deposits / Checks 11/1/2024 - 11/30/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231311		0		\$1279.05	0
PAYROLL - 2024-11-07	11/7/2024	231312		0		\$1037.24	0
PAYROLL - 2024-11-07	11/7/2024	231313		0		\$1823.32	0
PAYROLL - 2024-11-07	11/7/2024	231314		0		\$1905.83	0
PAYROLL - 2024-11-07	11/7/2024	231315		0		\$1149.21	0
PAYROLL - 2024-11-07	11/7/2024	231316		0		\$2255.60	0
PAYROLL - 2024-11-07	11/7/2024	231317		0		\$1164.86	0
PAYROLL - 2024-11-07	11/7/2024	231318		0		\$1741.91	0
PAYROLL - 2024-11-07	11/7/2024	231319		0		\$1733.42	0
PAYROLL - 2024-11-07	11/7/2024	231320		0		\$2433.52	0
PAYROLL - 2024-11-07	11/7/2024	231321		0		\$5106.10	0
PAYROLL - 2024-11-07	11/7/2024	231322		0		\$3008.60	0
PAYROLL - 2024-11-07	11/7/2024	231323		0		\$2650.08	0
PAYROLL - 2024-11-07	11/7/2024	231324		0		\$4867.40	0
PAYROLL - 2024-11-07	11/7/2024	231325		0		\$1957.71	0
PAYROLL - 2024-11-07	11/7/2024	231326		0		\$2228.11	0
PAYROLL - 2024-11-07	11/7/2024	231327		0		\$1718.39	0
PAYROLL - 2024-11-07	11/7/2024	231328		0		\$1391.19	0
PAYROLL - 2024-11-07	11/7/2024	231329		0		\$1545.04	0
PAYROLL - 2024-11-07	11/7/2024	231330		0		\$1977.28	0
PAYROLL - 2024-11-07	11/7/2024	231331		0		\$2786.29	0
PAYROLL - 2024-11-07	11/7/2024	231332		0		\$1547.69	0
PAYROLL - 2024-11-07	11/7/2024	231333		0		\$2989.92	0
PAYROLL - 2024-11-07	11/7/2024	231334		0		\$2378.92	0
PAYROLL - 2024-11-07	11/7/2024	231335		0		\$1685.23	0
PAYROLL - 2024-11-07	11/7/2024	231336		0		\$295.57	0
PAYROLL - 2024-11-07	11/7/2024	231337		0		\$1766.88	0
PAYROLL - 2024-11-07	11/7/2024	231338		0		\$1815.38	0
PAYROLL - 2024-11-07	11/7/2024	231339		0		\$2368.82	0

Payroll Direct Deposits / Checks 11/1/2024 - 11/30/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231340		0		\$1934.74	0
PAYROLL - 2024-11-07	11/7/2024	231341		0		\$2383.96	0
PAYROLL - 2024-11-07	11/7/2024	231342		0		\$1870.92	0
PAYROLL - 2024-11-07	11/7/2024	231343		0		\$2949.34	0
PAYROLL - 2024-11-07	11/7/2024	231344		0		\$1832.08	0
PAYROLL - 2024-11-07	11/7/2024	231345		0		\$2119.32	0
PAYROLL - 2024-11-07	11/7/2024	231346		0		\$1541.70	0
PAYROLL - 2024-11-07	11/7/2024	231347		0		\$1611.62	0
PAYROLL - 2024-11-07	11/7/2024	231348		0		\$2517.49	0
PAYROLL - 2024-11-07	11/7/2024	231349		0		\$1812.66	0
PAYROLL - 2024-11-07	11/7/2024	231350		0		\$1947.05	0
PAYROLL - 2024-11-07	11/7/2024	231351		0		\$1989.05	0
PAYROLL - 2024-11-07	11/7/2024	231352		0		\$1922.50	0
PAYROLL - 2024-11-07	11/7/2024	231353		0		\$1617.75	0
PAYROLL - 2024-11-07	11/7/2024	231354		0		\$1856.40	0
PAYROLL - 2024-11-07	11/7/2024	231355		0		\$2250.62	0
PAYROLL - 2024-11-07	11/7/2024	231356		0		\$1680.91	0
PAYROLL - 2024-11-07	11/7/2024	231357		0		\$2424.85	0
PAYROLL - 2024-11-07	11/7/2024	231358		0		\$2607.52	0
PAYROLL - 2024-11-07	11/7/2024	231359		0		\$3725.45	0
PAYROLL - 2024-11-07	11/7/2024	231360		0		\$1750.68	0
PAYROLL - 2024-11-07	11/7/2024	231361		0		\$1985.29	0
PAYROLL - 2024-11-07	11/7/2024	231362		0		\$217.83	0
PAYROLL - 2024-11-07	11/7/2024	231363		0		\$158.75	0
PAYROLL - 2024-11-07	11/7/2024	231364		0		\$228.91	0
PAYROLL - 2024-11-07	11/7/2024	231365		0		\$2029.55	0
PAYROLL - 2024-11-07	11/7/2024	231366		0		\$2086.94	0
PAYROLL - 2024-11-07	11/7/2024	231367		0		\$1639.18	0
PAYROLL - 2024-11-07	11/7/2024	231368		0		\$110.75	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231369		0		\$1950.86	0
PAYROLL - 2024-11-07	11/7/2024	231370		0		\$147.69	0
PAYROLL - 2024-11-07	11/7/2024	231371		0		\$698.57	0
PAYROLL - 2024-11-07	11/7/2024	231372		0		\$84.92	0
PAYROLL - 2024-11-07	11/7/2024	231373		0		\$22.16	0
PAYROLL - 2024-11-07	11/7/2024	231374		0		\$84.92	0
PAYROLL - 2024-11-07	11/7/2024	231375		0		\$2099.81	0
PAYROLL - 2024-11-07	11/7/2024	231376		0		\$2630.92	0
PAYROLL - 2024-11-07	11/7/2024	231377		0		\$784.26	0
PAYROLL - 2024-11-07	11/7/2024	231378		0		\$1966.19	0
PAYROLL - 2024-11-07	11/7/2024	231379		0		\$1776.64	0
PAYROLL - 2024-11-07	11/7/2024	231380		0		\$73.84	0
PAYROLL - 2024-11-07	11/7/2024	231381		0		\$2455.03	0
PAYROLL - 2024-11-07	11/7/2024	231382		0		\$73.84	0
PAYROLL - 2024-11-07	11/7/2024	231383		0		\$1735.71	0
PAYROLL - 2024-11-07	11/7/2024	231384		0		\$870.15	0
PAYROLL - 2024-11-07	11/7/2024	231385		0		\$70.15	0
PAYROLL - 2024-11-07	11/7/2024	231386		0		\$73.84	0
PAYROLL - 2024-11-07	11/7/2024	231387		0		\$969.47	0
PAYROLL - 2024-11-07	11/7/2024	231388		0		\$51.69	0
PAYROLL - 2024-11-07	11/7/2024	231389		0		\$3801.53	0
PAYROLL - 2024-11-07	11/7/2024	231390		0		\$2752.62	0
PAYROLL - 2024-11-07	11/7/2024	231391		0		\$3027.77	0
PAYROLL - 2024-11-07	11/7/2024	231392		0		\$1675.48	0
PAYROLL - 2024-11-07	11/7/2024	231393		0		\$3321.81	0
PAYROLL - 2024-11-07	11/7/2024	231394		0		\$1851.52	0
PAYROLL - 2024-11-07	11/7/2024	231395		0		\$2104.92	0
PAYROLL - 2024-11-07	11/7/2024	231396		0		\$2092.73	0
PAYROLL - 2024-11-07	11/7/2024	231397		0		\$1952.62	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231398		0		\$2124.84	0
PAYROLL - 2024-11-07	11/7/2024	231399		0		\$2225.41	0
PAYROLL - 2024-11-07	11/7/2024	231400		0		\$3302.21	0
PAYROLL - 2024-11-07	11/7/2024	231401		0		\$1742.03	0
PAYROLL - 2024-11-07	11/7/2024	231402		0		\$1675.69	0
PAYROLL - 2024-11-07	11/7/2024	231403		0		\$1764.66	0
PAYROLL - 2024-11-07	11/7/2024	231404		0		\$1858.45	0
PAYROLL - 2024-11-07	11/7/2024	231405		0		\$2203.08	0
PAYROLL - 2024-11-07	11/7/2024	231406	VOID	0		\$973.58	0
PAYROLL - 2024-11-07	11/7/2024	231407		0		\$1464.78	0
PAYROLL - 2024-11-07	11/7/2024	231408		0		\$2179.87	0
PAYROLL - 2024-11-07	11/7/2024	231409		0		\$2493.74	0
PAYROLL - 2024-11-07	11/7/2024	231410		0		\$1809.95	0
PAYROLL - 2024-11-07	11/7/2024	231411		0		\$2093.52	0
PAYROLL - 2024-11-07	11/7/2024	231412		0		\$2410.54	0
PAYROLL - 2024-11-07	11/7/2024	231413		0		\$1775.74	0
PAYROLL - 2024-11-07	11/7/2024	231414		0		\$602.67	0
PAYROLL - 2024-11-07	11/7/2024	231415		0		\$2441.33	0
PAYROLL - 2024-11-07	11/7/2024	231416		0		\$2059.03	0
PAYROLL - 2024-11-07	11/7/2024	231417		0		\$1988.27	0
PAYROLL - 2024-11-07	11/7/2024	231418		0		\$1991.10	0
PAYROLL - 2024-11-07	11/7/2024	231419		0		\$1889.44	0
PAYROLL - 2024-11-07	11/7/2024	231420		0		\$1693.13	0
PAYROLL - 2024-11-07	11/7/2024	231421		0		\$3047.73	0
PAYROLL - 2024-11-07	11/7/2024	231422		0		\$1504.70	0
PAYROLL - 2024-11-07	11/7/2024	231423		0		\$1931.74	0
PAYROLL - 2024-11-07	11/7/2024	231424	VOID	0		\$1803.73	0
PAYROLL - 2024-11-07	11/7/2024	231425		0		\$1739.29	0
PAYROLL - 2024-11-07	11/7/2024	231426		0		\$2246.45	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231427		0		\$1997.41	0
PAYROLL - 2024-11-07	11/7/2024	231428		0		\$924.50	0
PAYROLL - 2024-11-07	11/7/2024	231429		0		\$3585.44	0
PAYROLL - 2024-11-07	11/7/2024	231430		0		\$4512.24	0
PAYROLL - 2024-11-07	11/7/2024	231431		0		\$8530.62	0
PAYROLL - 2024-11-07	11/7/2024	231432		0		\$2594.45	0
PAYROLL - 2024-11-07	11/7/2024	231433		0		\$4375.78	0
PAYROLL - 2024-11-07	11/7/2024	231434		0		\$3642.22	0
PAYROLL - 2024-11-07	11/7/2024	231435		0		\$2061.63	0
PAYROLL - 2024-11-07	11/7/2024	231436		0		\$3988.86	0
PAYROLL - 2024-11-07	11/7/2024	231437		0		\$3909.59	0
PAYROLL - 2024-11-07	11/7/2024	231438		0		\$896.02	0
PAYROLL - 2024-11-07	11/7/2024	231439		0		\$3199.93	0
PAYROLL - 2024-11-07	11/7/2024	231440		0		\$2582.10	0
PAYROLL - 2024-11-07	11/7/2024	231441		0		\$3259.02	0
PAYROLL - 2024-11-07	11/7/2024	231442	VOID	0		\$3384.10	0
PAYROLL - 2024-11-07	11/7/2024	231443		0		\$4753.88	0
PAYROLL - 2024-11-07	11/7/2024	231444		0		\$3044.60	0
PAYROLL - 2024-11-07	11/7/2024	231445		0		\$2930.42	0
PAYROLL - 2024-11-07	11/7/2024	231446		0		\$2709.51	0
PAYROLL - 2024-11-07	11/7/2024	231447		0		\$2787.96	0
PAYROLL - 2024-11-07	11/7/2024	231448		0		\$2657.17	0
PAYROLL - 2024-11-07	11/7/2024	231449		0		\$3270.41	0
PAYROLL - 2024-11-07	11/7/2024	231450		0		\$4240.24	0
PAYROLL - 2024-11-07	11/7/2024	231451		0		\$3403.93	0
PAYROLL - 2024-11-07	11/7/2024	231452		0		\$3990.02	0
PAYROLL - 2024-11-07	11/7/2024	231453		0		\$3269.43	0
PAYROLL - 2024-11-07	11/7/2024	231454		0		\$1269.03	0
PAYROLL - 2024-11-07	11/7/2024	231455		0		\$3182.74	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231456		0		\$2291.10	0
PAYROLL - 2024-11-07	11/7/2024	231457		0		\$3771.15	0
PAYROLL - 2024-11-07	11/7/2024	231458		0		\$2984.44	0
PAYROLL - 2024-11-07	11/7/2024	231459		0		\$4482.12	0
PAYROLL - 2024-11-07	11/7/2024	231460		0		\$3447.90	0
PAYROLL - 2024-11-07	11/7/2024	231461		0		\$4385.71	0
PAYROLL - 2024-11-07	11/7/2024	231462		0		\$3575.01	0
PAYROLL - 2024-11-07	11/7/2024	231463		0		\$4229.74	0
PAYROLL - 2024-11-07	11/7/2024	231464		0		\$2309.55	0
PAYROLL - 2024-11-07	11/7/2024	231465		0		\$3507.47	0
PAYROLL - 2024-11-07	11/7/2024	231466		0		\$4838.56	0
PAYROLL - 2024-11-07	11/7/2024	231467		0		\$4528.18	0
PAYROLL - 2024-11-07	11/7/2024	231468		0		\$2895.27	0
PAYROLL - 2024-11-07	11/7/2024	231469		0		\$2319.66	0
PAYROLL - 2024-11-07	11/7/2024	231470		0		\$1463.29	0
PAYROLL - 2024-11-07	11/7/2024	231471		0		\$1394.76	0
PAYROLL - 2024-11-07	11/7/2024	231472		0		\$4354.73	0
PAYROLL - 2024-11-07	11/7/2024	231473		0		\$3194.54	0
PAYROLL - 2024-11-07	11/7/2024	231474		0		\$2696.10	0
PAYROLL - 2024-11-07	11/7/2024	231475		0		\$3320.21	0
PAYROLL - 2024-11-07	11/7/2024	231476		0		\$3410.98	0
PAYROLL - 2024-11-07	11/7/2024	231477		0		\$3942.51	0
PAYROLL - 2024-11-07	11/7/2024	231478		0		\$2699.97	0
PAYROLL - 2024-11-07	11/7/2024	231479		0		\$4385.75	0
PAYROLL - 2024-11-07	11/7/2024	231480		0		\$3505.21	0
PAYROLL - 2024-11-07	11/7/2024	231481		0		\$3600.85	0
PAYROLL - 2024-11-07	11/7/2024	231482		0		\$3866.47	0
PAYROLL - 2024-11-07	11/7/2024	231483		0		\$1975.37	0
PAYROLL - 2024-11-07	11/7/2024	231484		0		\$2646.46	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231485		0		\$4522.47	0
PAYROLL - 2024-11-07	11/7/2024	231486		0		\$1809.64	0
PAYROLL - 2024-11-07	11/7/2024	231487		0		\$5086.76	0
PAYROLL - 2024-11-07	11/7/2024	231488		0		\$3383.76	0
PAYROLL - 2024-11-07	11/7/2024	231489		0		\$3758.35	0
PAYROLL - 2024-11-07	11/7/2024	231490		0		\$3534.21	0
PAYROLL - 2024-11-07	11/7/2024	231491		0		\$2870.99	0
PAYROLL - 2024-11-07	11/7/2024	231492		0		\$4191.33	0
PAYROLL - 2024-11-07	11/7/2024	231493		0		\$3009.96	0
PAYROLL - 2024-11-07	11/7/2024	231494		0		\$3383.78	0
PAYROLL - 2024-11-07	11/7/2024	231495		0		\$3211.26	0
PAYROLL - 2024-11-07	11/7/2024	231496		0		\$4185.86	0
PAYROLL - 2024-11-07	11/7/2024	231497		0		\$2299.31	0
PAYROLL - 2024-11-07	11/7/2024	231498		0		\$5932.20	0
PAYROLL - 2024-11-07	11/7/2024	231499		0		\$2842.75	0
PAYROLL - 2024-11-07	11/7/2024	231500		0		\$4221.38	0
PAYROLL - 2024-11-07	11/7/2024	231501		0		\$5073.62	0
PAYROLL - 2024-11-07	11/7/2024	231502		0		\$3881.36	0
PAYROLL - 2024-11-07	11/7/2024	231503		0		\$5113.41	0
PAYROLL - 2024-11-07	11/7/2024	231504		0		\$3240.10	0
PAYROLL - 2024-11-07	11/7/2024	231505		0		\$3509.76	0
PAYROLL - 2024-11-07	11/7/2024	231506		0		\$5303.24	0
PAYROLL - 2024-11-07	11/7/2024	231507		0		\$3299.18	0
PAYROLL - 2024-11-07	11/7/2024	231508		0		\$4662.97	0
PAYROLL - 2024-11-07	11/7/2024	231509		0		\$3189.07	0
PAYROLL - 2024-11-07	11/7/2024	231510		0		\$2520.60	0
PAYROLL - 2024-11-07	11/7/2024	231511		0		\$2120.52	0
PAYROLL - 2024-11-07	11/7/2024	231512		0		\$2970.95	0
PAYROLL - 2024-11-07	11/7/2024	231513		0		\$2572.69	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231514		0		\$4806.18	0
PAYROLL - 2024-11-07	11/7/2024	231515		0		\$3457.18	0
PAYROLL - 2024-11-07	11/7/2024	231516		0		\$1677.25	0
PAYROLL - 2024-11-07	11/7/2024	231517		0		\$2524.15	0
PAYROLL - 2024-11-07	11/7/2024	231518		0		\$2651.91	0
PAYROLL - 2024-11-07	11/7/2024	231519		0		\$2100.81	0
PAYROLL - 2024-11-07	11/7/2024	231520		0		\$2746.54	0
PAYROLL - 2024-11-07	11/7/2024	231521		0		\$2097.11	0
PAYROLL - 2024-11-07	11/7/2024	231522		0		\$1318.54	0
PAYROLL - 2024-11-07	11/7/2024	231523		0		\$2513.24	0
PAYROLL - 2024-11-07	11/7/2024	231524		0		\$2620.68	0
PAYROLL - 2024-11-07	11/7/2024	231525		0		\$4956.81	0
PAYROLL - 2024-11-07	11/7/2024	231526		0		\$3203.23	0
PAYROLL - 2024-11-07	11/7/2024	231527		0		\$2699.12	0
PAYROLL - 2024-11-07	11/7/2024	231528		0		\$1982.45	0
PAYROLL - 2024-11-07	11/7/2024	231529		0		\$3672.60	0
PAYROLL - 2024-11-07	11/7/2024	231530		0		\$3831.91	0
PAYROLL - 2024-11-07	11/7/2024	231531		0		\$2624.42	0
PAYROLL - 2024-11-07	11/7/2024	231532	VOID	0		\$3458.45	0
PAYROLL - 2024-11-07	11/7/2024	231533		0		\$4461.08	0
PAYROLL - 2024-11-07	11/7/2024	231534		0		\$896.79	0
PAYROLL - 2024-11-07	11/7/2024	231535		0		\$3741.67	0
PAYROLL - 2024-11-07	11/7/2024	231536		0		\$1736.53	0
PAYROLL - 2024-11-07	11/7/2024	231537		0		\$3094.23	0
PAYROLL - 2024-11-07	11/7/2024	231538		0		\$2546.52	0
PAYROLL - 2024-11-07	11/7/2024	231539		0		\$1750.66	0
PAYROLL - 2024-11-07	11/7/2024	231540		0		\$3377.03	0
PAYROLL - 2024-11-07	11/7/2024	231541		0		\$2113.08	0
PAYROLL - 2024-11-07	11/7/2024	231542		0		\$2704.77	0

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PAYROLL - 2024-11-07	11/7/2024	231543	VOID	0		\$4558.01	0
PAYROLL - 2024-11-07	11/7/2024	231544	VOID	0		\$3061.54	0
PAYROLL - 2024-11-07	11/7/2024	231545	VOID	0		\$4243.08	0
PAYROLL - 2024-11-07	11/7/2024	231546	VOID	0		\$2637.37	0
PAYROLL - 2024-11-07	11/7/2024	231547	VOID	0		\$3888.01	0
PAYROLL - 2024-11-07	11/7/2024	231548	VOID	0		\$2799.84	0
PAYROLL - 2024-11-07	11/7/2024	231549	VOID	0		\$1540.40	0
PAYROLL - 2024-11-07	11/7/2024	231550	VOID	0		\$1759.69	0
PAYROLL - 2024-11-07	11/7/2024	231551	VOID	0		\$3667.86	0
PAYROLL - 2024-11-07	11/7/2024	231552	VOID	0		\$3148.43	0
PAYROLL - 2024-11-07	11/7/2024	231553	VOID	0		\$4362.75	0
PAYROLL - 2024-11-07	11/7/2024	231554	VOID	0		\$3834.35	0
PAYROLL - 2024-11-07	11/7/2024	231555	VOID	0		\$3174.63	0
PAYROLL - 2024-11-07	11/7/2024	231556	VOID	0		\$6346.03	0
PAYROLL - 2024-11-07	11/7/2024	231557	VOID	0		\$1923.44	0
PAYROLL - 2024-11-07	11/7/2024	231558	VOID	0		\$4238.60	0
PAYROLL - 2024-11-07	11/7/2024	231559	VOID	0		\$3022.71	0
PAYROLL - 2024-11-07	11/7/2024	231560	VOID	0		\$3441.64	0
PAYROLL - 2024-11-07	11/7/2024	231561	VOID	0		\$3408.22	0
PAYROLL - 2024-11-07	11/7/2024	231562	VOID	0		\$2529.84	0
PAYROLL - 2024-11-07	11/7/2024	231563	VOID	0		\$2535.32	0
PAYROLL - 2024-11-07	11/7/2024	231564	VOID	0		\$3868.62	0
PAYROLL - 2024-11-07	11/7/2024	231565	VOID	0		\$2608.37	0
PAYROLL - 2024-11-07	11/7/2024	231566	VOID	0		\$2940.74	0
PAYROLL - 2024-11-07	11/7/2024	231567	VOID	0		\$1621.02	0
PAYROLL - 2024-11-07	11/7/2024	231568	VOID	0		\$2457.12	0
PAYROLL - 2024-11-07	11/7/2024	231569	VOID	0		\$3648.21	0
PAYROLL - 2024-11-07	11/7/2024	231570	VOID	0		\$3027.04	0
PAYROLL - 2024-11-07	11/7/2024	231571	VOID	0		\$2829.99	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231572	VOID	0		\$2567.41	0
PAYROLL - 2024-11-07	11/7/2024	231573		0		\$3634.03	0
PAYROLL - 2024-11-07	11/7/2024	231574		0		\$3336.61	0
PAYROLL - 2024-11-07	11/7/2024	231575		0		\$1435.21	0
PAYROLL - 2024-11-07	11/7/2024	231576		0		\$2868.90	0
PAYROLL - 2024-11-07	11/7/2024	231577		0		\$1672.41	0
PAYROLL - 2024-11-07	11/7/2024	231578		0		\$3718.92	0
PAYROLL - 2024-11-07	11/7/2024	231579		0		\$2602.62	0
PAYROLL - 2024-11-07	11/7/2024	231580		0		\$3168.30	0
PAYROLL - 2024-11-07	11/7/2024	231581		0		\$2642.96	0
PAYROLL - 2024-11-07	11/7/2024	231582		0		\$4161.47	0
PAYROLL - 2024-11-07	11/7/2024	231583		0		\$2672.05	0
PAYROLL - 2024-11-07	11/7/2024	231584		0		\$3698.16	0
PAYROLL - 2024-11-07	11/7/2024	231585		0		\$3152.32	0
PAYROLL - 2024-11-07	11/7/2024	231586		0		\$4592.70	0
PAYROLL - 2024-11-07	11/7/2024	231587		0		\$3502.65	0
PAYROLL - 2024-11-07	11/7/2024	231588		0		\$4621.16	0
PAYROLL - 2024-11-07	11/7/2024	231589		0		\$2862.88	0
PAYROLL - 2024-11-07	11/7/2024	231590		0		\$3149.95	0
PAYROLL - 2024-11-07	11/7/2024	231591		0		\$2579.81	0
PAYROLL - 2024-11-07	11/7/2024	231592		0		\$2774.06	0
PAYROLL - 2024-11-07	11/7/2024	231593		0		\$1553.91	0
PAYROLL - 2024-11-07	11/7/2024	231594		0		\$1723.43	0
PAYROLL - 2024-11-07	11/7/2024	231595		0		\$1473.07	0
PAYROLL - 2024-11-07	11/7/2024	231596		0		\$3887.71	0
PAYROLL - 2024-11-07	11/7/2024	231597		0		\$4793.46	0
PAYROLL - 2024-11-07	11/7/2024	231598		0		\$1604.87	0
PAYROLL - 2024-11-07	11/7/2024	231599		0		\$2036.03	0
PAYROLL - 2024-11-07	11/7/2024	231600		0		\$2256.76	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231601		0		\$21847.31	0
PAYROLL - 2024-11-07	11/7/2024	231602		0		\$5370.25	0
PAYROLL - 2024-11-07	11/7/2024	231603		0		\$3723.90	0
PAYROLL - 2024-11-07	11/7/2024	231604		0		\$2130.82	0
PAYROLL - 2024-11-07	11/7/2024	231605		0		\$2003.52	0
PAYROLL - 2024-11-07	11/7/2024	231606		0		\$5191.20	0
PAYROLL - 2024-11-07	11/7/2024	231607		0		\$3482.29	0
PAYROLL - 2024-11-07	11/7/2024	231608		0		\$1231.48	0
PAYROLL - 2024-11-07	11/7/2024	231609		0		\$4241.70	0
PAYROLL - 2024-11-07	11/7/2024	231610		0		\$4727.59	0
PAYROLL - 2024-11-07	11/7/2024	231611		0		\$2677.87	0
PAYROLL - 2024-11-07	11/7/2024	231612		0		\$1556.10	0
PAYROLL - 2024-11-07	11/7/2024	231613		0		\$3079.24	0
PAYROLL - 2024-11-07	11/7/2024	231614		0		\$1978.73	0
PAYROLL - 2024-11-07	11/7/2024	231615		0		\$2497.68	0
PAYROLL - 2024-11-07	11/7/2024	231616		0		\$4576.30	0
PAYROLL - 2024-11-07	11/7/2024	231617		0		\$280.10	0
PAYROLL - 2024-11-07	11/7/2024	231618		0		\$4202.22	0
PAYROLL - 2024-11-07	11/7/2024	231619		0		\$3972.38	0
PAYROLL - 2024-11-07	11/7/2024	231620		0		\$4046.58	0
PAYROLL - 2024-11-07	11/7/2024	231621		0		\$2710.96	0
PAYROLL - 2024-11-07	11/7/2024	231622		0		\$3707.16	0
PAYROLL - 2024-11-07	11/7/2024	231623		0		\$3240.16	0
PAYROLL - 2024-11-07	11/7/2024	231624		0		\$4203.50	0
PAYROLL - 2024-11-07	11/7/2024	231625		0		\$3626.70	0
PAYROLL - 2024-11-07	11/7/2024	231626		0		\$1475.88	0
PAYROLL - 2024-11-07	11/7/2024	231627		0		\$2739.29	0
PAYROLL - 2024-11-07	11/7/2024	231628		0		\$2777.44	0
PAYROLL - 2024-11-07	11/7/2024	231629		0		\$4047.58	0

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PAYROLL - 2024-11-07	11/7/2024	231630		0		\$4271.63	0
PAYROLL - 2024-11-07	11/7/2024	231631		0		\$2733.29	0
PAYROLL - 2024-11-07	11/7/2024	231632		0		\$3646.47	0
PAYROLL - 2024-11-07	11/7/2024	231633		0		\$1646.22	0
PAYROLL - 2024-11-07	11/7/2024	231634		0		\$5796.14	0
PAYROLL - 2024-11-07	11/7/2024	231635		0		\$3362.12	0
PAYROLL - 2024-11-07	11/7/2024	231636		0		\$3303.76	0
PAYROLL - 2024-11-07	11/7/2024	231637		0		\$2496.90	0
PAYROLL - 2024-11-07	11/7/2024	231638		0		\$3187.24	0
PAYROLL - 2024-11-07	11/7/2024	231639		0		\$6229.30	0
PAYROLL - 2024-11-07	11/7/2024	231640		0		\$1836.53	0
PAYROLL - 2024-11-07	11/7/2024	231641		0		\$3488.26	0
PAYROLL - 2024-11-07	11/7/2024	231642		0		\$4459.25	0
PAYROLL - 2024-11-07	11/7/2024	231643		0		\$3854.08	0
PAYROLL - 2024-11-07	11/7/2024	231644		0		\$5644.08	0
PAYROLL - 2024-11-07	11/7/2024	231645		0		\$490.12	0
PAYROLL - 2024-11-07	11/7/2024	231646		0		\$3721.67	0
PAYROLL - 2024-11-07	11/7/2024	231647		0		\$3099.33	0
PAYROLL - 2024-11-07	11/7/2024	231648		0		\$1529.99	0
PAYROLL - 2024-11-07	11/7/2024	231649		0		\$2287.23	0
PAYROLL - 2024-11-07	11/7/2024	231650		0		\$2392.08	0
PAYROLL - 2024-11-07	11/7/2024	231651		0		\$2621.03	0
PAYROLL - 2024-11-07	11/7/2024	231652		0		\$1748.20	0
PAYROLL - 2024-11-07	11/7/2024	231653		0		\$879.08	0
PAYROLL - 2024-11-07	11/7/2024	231654		0		\$2421.52	0
PAYROLL - 2024-11-07	11/7/2024	231655		0		\$2532.47	0
PAYROLL - 2024-11-07	11/7/2024	231656		0		\$2442.03	0
PAYROLL - 2024-11-07	11/7/2024	231657		0		\$1886.15	0
PAYROLL - 2024-11-07	11/7/2024	231658		0		\$2434.98	0

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PAYROLL - 2024-11-07	11/7/2024	231659		0		\$2430.51	0
PAYROLL - 2024-11-07	11/7/2024	231660		0		\$2617.76	0
PAYROLL - 2024-11-07	11/7/2024	231661		0		\$1944.77	0
PAYROLL - 2024-11-07	11/7/2024	231662		0		\$1357.55	0
PAYROLL - 2024-11-07	11/7/2024	231663		0		\$1746.94	0
PAYROLL - 2024-11-07	11/7/2024	231664		0		\$1972.36	0
PAYROLL - 2024-11-07	11/7/2024	231665		0		\$2285.61	0
PAYROLL - 2024-11-07	11/7/2024	231666		0		\$2299.59	0
PAYROLL - 2024-11-07	11/7/2024	231667		0		\$3340.44	0
PAYROLL - 2024-11-07	11/7/2024	231668		0		\$1941.91	0
PAYROLL - 2024-11-07	11/7/2024	231669		0		\$1953.21	0
PAYROLL - 2024-11-07	11/7/2024	231670		0		\$1800.74	0
PAYROLL - 2024-11-07	11/7/2024	231671		0		\$1772.59	0
PAYROLL - 2024-11-07	11/7/2024	231672		0		\$2472.35	0
PAYROLL - 2024-11-07	11/7/2024	231673		0		\$2127.05	0
PAYROLL - 2024-11-07	11/7/2024	231674		0		\$1414.35	0
PAYROLL - 2024-11-07	11/7/2024	231675		0		\$3020.33	0
PAYROLL - 2024-11-07	11/7/2024	231676		0		\$1717.96	0
PAYROLL - 2024-11-07	11/7/2024	231677		0		\$2410.55	0
PAYROLL - 2024-11-07	11/7/2024	231678		0		\$2626.53	0
PAYROLL - 2024-11-07	11/7/2024	231679		0		\$1668.70	0
PAYROLL - 2024-11-07	11/7/2024	231680		0		\$3014.25	0
PAYROLL - 2024-11-07	11/7/2024	231681		0		\$2651.77	0
PAYROLL - 2024-11-07	11/7/2024	231682		0		\$2497.66	0
PAYROLL - 2024-11-07	11/7/2024	231683		0		\$1552.93	0
PAYROLL - 2024-11-07	11/7/2024	231684		0		\$2207.36	0
PAYROLL - 2024-11-07	11/7/2024	231685		0		\$2521.90	0
PAYROLL - 2024-11-07	11/7/2024	231686		0		\$1855.54	0
PAYROLL - 2024-11-07	11/7/2024	231687		0		\$2941.99	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231688		0		\$3335.66	0
PAYROLL - 2024-11-07	11/7/2024	231689		0		\$1992.10	0
PAYROLL - 2024-11-07	11/7/2024	231690		0		\$1816.44	0
PAYROLL - 2024-11-07	11/7/2024	231691		0		\$2011.30	0
PAYROLL - 2024-11-07	11/7/2024	231692		0		\$2158.45	0
PAYROLL - 2024-11-07	11/7/2024	231693		0		\$2189.05	0
PAYROLL - 2024-11-07	11/7/2024	231694		0		\$1684.66	0
PAYROLL - 2024-11-07	11/7/2024	231695		0		\$1660.36	0
PAYROLL - 2024-11-07	11/7/2024	231696	VOID	0		\$1889.07	0
PAYROLL - 2024-11-07	11/7/2024	231697	VOID	0		\$1950.87	0
PAYROLL - 2024-11-07	11/7/2024	231698	VOID	0		\$1957.39	0
PAYROLL - 2024-11-07	11/7/2024	231699	VOID	0		\$2379.73	0
PAYROLL - 2024-11-07	11/7/2024	231700	VOID	0		\$1607.94	0
PAYROLL - 2024-11-07	11/7/2024	231701	VOID	0		\$1802.17	0
PAYROLL - 2024-11-07	11/7/2024	231702	VOID	0		\$1926.30	0
PAYROLL - 2024-11-07	11/7/2024	231703	VOID	0		\$1989.93	0
PAYROLL - 2024-11-07	11/7/2024	231704	VOID	0		\$1988.10	0
PAYROLL - 2024-11-07	11/7/2024	231705		0		\$1816.43	0
PAYROLL - 2024-11-07	11/7/2024	231706		0		\$1866.77	0
PAYROLL - 2024-11-07	11/7/2024	231707		0		\$2493.96	0
PAYROLL - 2024-11-07	11/7/2024	231708		0		\$1714.77	0
PAYROLL - 2024-11-07	11/7/2024	231709		0		\$1321.54	0
PAYROLL - 2024-11-07	11/7/2024	231710		0		\$3616.30	0
PAYROLL - 2024-11-07	11/7/2024	231711		0		\$1383.89	0
PAYROLL - 2024-11-07	11/7/2024	231712		0		\$2326.69	0
PAYROLL - 2024-11-07	11/7/2024	231713		0		\$1836.21	0
PAYROLL - 2024-11-07	11/7/2024	231714		0		\$1765.63	0
PAYROLL - 2024-11-07	11/7/2024	231715		0		\$2160.98	0
PAYROLL - 2024-11-07	11/7/2024	231716		0		\$1354.51	0

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PAYROLL - 2024-11-07	11/7/2024	231717		0		\$2096.08	0
PAYROLL - 2024-11-07	11/7/2024	231718		0		\$1865.93	0
PAYROLL - 2024-11-07	11/7/2024	231719		0		\$3098.30	0
PAYROLL - 2024-11-07	11/7/2024	231720		0		\$183.54	0
PAYROLL - 2024-11-07	11/7/2024	231721		0		\$2114.95	0
PAYROLL - 2024-11-07	11/7/2024	231722		0		\$1223.92	0
PAYROLL - 2024-11-07	11/7/2024	231723		0		\$1912.44	0
PAYROLL - 2024-11-07	11/7/2024	231724		0		\$1696.44	0
PAYROLL - 2024-11-07	11/7/2024	231725		0		\$1821.55	0
PAYROLL - 2024-11-07	11/7/2024	231726		0		\$1962.82	0
PAYROLL - 2024-11-07	11/7/2024	231727		0		\$2119.36	0
PAYROLL - 2024-11-07	11/7/2024	231728		0		\$1892.38	0
PAYROLL - 2024-11-07	11/7/2024	231729		0		\$1909.40	0
PAYROLL - 2024-11-07	11/7/2024	231730		0		\$1614.08	0
PAYROLL - 2024-11-07	11/7/2024	231731		0		\$2508.67	0
PAYROLL - 2024-11-07	11/7/2024	231732		0		\$1838.46	0
PAYROLL - 2024-11-07	11/7/2024	231733		0		\$2171.77	0
PAYROLL - 2024-11-07	11/7/2024	231734		0		\$2132.25	0
PAYROLL - 2024-11-07	11/7/2024	231735		0		\$2441.73	0
PAYROLL - 2024-11-07	11/7/2024	231736		0		\$2285.82	0
PAYROLL - 2024-11-07	11/7/2024	231737		0		\$2250.59	0
PAYROLL - 2024-11-07	11/7/2024	231738		0		\$3044.24	0
PAYROLL - 2024-11-07	11/7/2024	231739		0		\$2465.59	0
PAYROLL - 2024-11-07	11/7/2024	231740		0		\$1314.68	0
PAYROLL - 2024-11-07	11/7/2024	231741		0		\$980.05	0
PAYROLL - 2024-11-07	11/7/2024	231742		0		\$2526.05	0
PAYROLL - 2024-11-07	11/7/2024	231743		0		\$2196.42	0
PAYROLL - 2024-11-07	11/7/2024	231744		0		\$3102.16	0
PAYROLL - 2024-11-07	11/7/2024	231745		0		\$1631.59	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231746		0		\$1570.66	0
PAYROLL - 2024-11-07	11/7/2024	231747		0		\$2077.77	0
PAYROLL - 2024-11-07	11/7/2024	231748		0		\$2507.57	0
PAYROLL - 2024-11-07	11/7/2024	231749		0		\$1265.23	0
PAYROLL - 2024-11-07	11/7/2024	231750		0		\$3636.98	0
PAYROLL - 2024-11-07	11/7/2024	231751		0		\$2501.99	0
PAYROLL - 2024-11-07	11/7/2024	231752		0		\$3044.55	0
PAYROLL - 2024-11-07	11/7/2024	231753		0		\$1962.25	0
PAYROLL - 2024-11-07	11/7/2024	231754		0		\$1660.33	0
PAYROLL - 2024-11-07	11/7/2024	231755		0		\$2267.39	0
PAYROLL - 2024-11-07	11/7/2024	231756		0		\$1645.97	0
PAYROLL - 2024-11-07	11/7/2024	231757		0		\$2000.76	0
PAYROLL - 2024-11-07	11/7/2024	231758		0		\$2165.42	0
PAYROLL - 2024-11-07	11/7/2024	231759		0		\$2213.67	0
PAYROLL - 2024-11-07	11/7/2024	231760		0		\$1746.53	0
PAYROLL - 2024-11-07	11/7/2024	231761		0		\$4546.15	0
PAYROLL - 2024-11-07	11/7/2024	231762		0		\$1674.65	0
PAYROLL - 2024-11-07	11/7/2024	231763		0		\$2533.74	0
PAYROLL - 2024-11-07	11/7/2024	231764		0		\$2136.29	0
PAYROLL - 2024-11-07	11/7/2024	231765		0		\$2770.30	0
PAYROLL - 2024-11-07	11/7/2024	231766		0		\$1586.90	0
PAYROLL - 2024-11-07	11/7/2024	231767		0		\$1238.76	0
PAYROLL - 2024-11-07	11/7/2024	231768		0		\$1658.09	0
PAYROLL - 2024-11-07	11/7/2024	231769		0		\$3963.89	0
PAYROLL - 2024-11-07	11/7/2024	231770		0		\$2424.48	0
PAYROLL - 2024-11-07	11/7/2024	231771		0		\$1732.18	0
PAYROLL - 2024-11-07	11/7/2024	231772		0		\$2538.22	0
PAYROLL - 2024-11-07	11/7/2024	231773		0		\$3098.38	0
PAYROLL - 2024-11-07	11/7/2024	231774		0		\$3895.03	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231775		0		\$2249.53	0
PAYROLL - 2024-11-07	11/7/2024	231776		0		\$2535.95	0
PAYROLL - 2024-11-07	11/7/2024	231777		0		\$1576.37	0
PAYROLL - 2024-11-07	11/7/2024	231778		0		\$16858.88	0
PAYROLL - 2024-11-07	11/7/2024	231779		0		\$1668.66	0
PAYROLL - 2024-11-07	11/7/2024	231780		0		\$4361.75	0
PAYROLL - 2024-11-07	11/7/2024	231781		0		\$2373.92	0
PAYROLL - 2024-11-07	11/7/2024	231782		0		\$2082.91	0
PAYROLL - 2024-11-07	11/7/2024	231783		0		\$4947.22	0
PAYROLL - 2024-11-07	11/7/2024	231784		0		\$4358.12	0
PAYROLL - 2024-11-07	11/7/2024	231785		0		\$1789.68	0
PAYROLL - 2024-11-07	11/7/2024	231786		0		\$3311.23	0
PAYROLL - 2024-11-07	11/7/2024	231787		0		\$3196.67	0
PAYROLL - 2024-11-07	11/7/2024	231788		0		\$2329.63	0
PAYROLL - 2024-11-07	11/7/2024	231789		0		\$2930.59	0
PAYROLL - 2024-11-07	11/7/2024	231790		0		\$1991.61	0
PAYROLL - 2024-11-07	11/7/2024	231791	VOID	0		\$2212.14	0
PAYROLL - 2024-11-07	11/7/2024	231792		0		\$1851.38	0
PAYROLL - 2024-11-07	11/7/2024	231793		0		\$4129.98	0
PAYROLL - 2024-11-07	11/7/2024	231794		0		\$1714.21	0
PAYROLL - 2024-11-07	11/7/2024	231795		0		\$5184.04	0
PAYROLL - 2024-11-07	11/7/2024	231796		0		\$1882.04	0
PAYROLL - 2024-11-07	11/7/2024	231797		0		\$1919.45	0
PAYROLL - 2024-11-07	11/7/2024	231798		0		\$4406.58	0
PAYROLL - 2024-11-07	11/7/2024	231799		0		\$1810.50	0
PAYROLL - 2024-11-07	11/7/2024	231800		0		\$2213.35	0
PAYROLL - 2024-11-07	11/7/2024	231801	VOID	0		\$2861.56	0
PAYROLL - 2024-11-07	11/7/2024	231802		0		\$4522.74	0
PAYROLL - 2024-11-07	11/7/2024	231803		0		\$1395.22	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231804		0		\$2650.11	0
PAYROLL - 2024-11-07	11/7/2024	231805		0		\$2022.24	0
PAYROLL - 2024-11-07	11/7/2024	231806		0		\$1065.74	0
PAYROLL - 2024-11-07	11/7/2024	231807		0		\$3247.10	0
PAYROLL - 2024-11-07	11/7/2024	231808		0		\$1942.42	0
PAYROLL - 2024-11-07	11/7/2024	231809		0		\$1211.34	0
PAYROLL - 2024-11-07	11/7/2024	231810		0		\$2140.01	0
PAYROLL - 2024-11-07	11/7/2024	231811		0		\$2036.62	0
PAYROLL - 2024-11-07	11/7/2024	231812		0		\$308.58	0
PAYROLL - 2024-11-07	11/7/2024	231813		0		\$1255.82	0
PAYROLL - 2024-11-07	11/7/2024	231814		0		\$1760.96	0
PAYROLL - 2024-11-07	11/7/2024	231815		0		\$3.34	0
PAYROLL - 2024-11-07	11/7/2024	231816		0		\$882.72	0
PAYROLL - 2024-11-07	11/7/2024	231817		0		\$2129.89	0
PAYROLL - 2024-11-07	11/7/2024	231818		0		\$1030.66	0
PAYROLL - 2024-11-07	11/7/2024	231819		0		\$1037.72	0
PAYROLL - 2024-11-07	11/7/2024	231820		0		\$1849.60	0
PAYROLL - 2024-11-07	11/7/2024	231821		0		\$222.12	0
PAYROLL - 2024-11-07	11/7/2024	231822		0		\$72.81	0
PAYROLL - 2024-11-07	11/7/2024	231823		0		\$2949.45	0
PAYROLL - 2024-11-07	11/7/2024	231824		0		\$1442.57	0
PAYROLL - 2024-11-07	11/7/2024	231825		0		\$862.52	0
PAYROLL - 2024-11-07	11/7/2024	231826	VOID	0		\$1925.20	0
PAYROLL - 2024-11-07	11/7/2024	231827		0		\$1595.13	0
PAYROLL - 2024-11-07	11/7/2024	231828		0		\$2074.98	0
PAYROLL - 2024-11-07	11/7/2024	231829		0		\$1610.27	0
PAYROLL - 2024-11-07	11/7/2024	231830		0		\$1036.09	0
PAYROLL - 2024-11-07	11/7/2024	231831		0		\$628.90	0
PAYROLL - 2024-11-07	11/7/2024	231832	VOID	0		\$1680.54	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-07	11/7/2024	231833	VOID	0		\$308.58	0
PAYROLL - 2024-11-07	11/7/2024	231834		0		\$1426.48	0
PAYROLL - 2024-11-07	11/7/2024	231835		0		\$1597.48	0
PAYROLL - 2024-11-07	11/7/2024	231836		0		\$671.10	0
PAYROLL - 2024-11-07	11/7/2024	231837		0		\$2013.10	0
PAYROLL - 2024-11-07	11/7/2024	231838		0		\$846.73	0
PAYROLL - 2024-11-07	11/7/2024	231839		0		\$227.76	0
PAYROLL - 2024-11-07	TOTALS:					\$1,466,830.90	0
PAYROLL - 2024-11-21	11/21/2024	231840		0		\$2502.40	0
PAYROLL - 2024-11-21	11/21/2024	231841		0		\$1684.68	0
PAYROLL - 2024-11-21	11/21/2024	231842		0		\$2249.48	0
PAYROLL - 2024-11-21	11/21/2024	231843		0		\$55668.58	0
PAYROLL - 2024-11-21	11/21/2024	231844		0		\$1643.72	0
PAYROLL - 2024-11-21	11/21/2024	231845		0		\$2121.59	0
PAYROLL - 2024-11-21	11/21/2024	231846		0		\$1680.00	0
PAYROLL - 2024-11-21	11/21/2024	231847		0		\$2482.57	0
PAYROLL - 2024-11-21	11/21/2024	231848		0		\$2751.29	0
PAYROLL - 2024-11-21	11/21/2024	231849		0		\$5227.19	0
PAYROLL - 2024-11-21	11/21/2024	231850		0		\$6668.90	0
PAYROLL - 2024-11-21	11/21/2024	231851		0		\$1220.51	0
PAYROLL - 2024-11-21	11/21/2024	231852		0		\$1184.67	0
PAYROLL - 2024-11-21	11/21/2024	231853		0		\$813.65	0
PAYROLL - 2024-11-21	11/21/2024	231854		0		\$1207.34	0
PAYROLL - 2024-11-21	11/21/2024	231855		0		\$1366.43	0
PAYROLL - 2024-11-21	11/21/2024	231856		0		\$4862.04	0
PAYROLL - 2024-11-21	11/21/2024	231857		0		\$1904.45	0
PAYROLL - 2024-11-21	11/21/2024	231858		0		\$927.34	0
PAYROLL - 2024-11-21	11/21/2024	231859		0		\$1223.29	0
PAYROLL - 2024-11-21	11/21/2024	231860		0		\$1993.00	0

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PAYROLL - 2024-11-21	11/21/2024	231861		0		\$1570.17	0
PAYROLL - 2024-11-21	11/21/2024	231862	VOID	0		\$1664.40	0
PAYROLL - 2024-11-21	11/21/2024	231863		0		\$1953.65	0
PAYROLL - 2024-11-21	11/21/2024	231864		0		\$1712.34	0
PAYROLL - 2024-11-21	11/21/2024	231865		0		\$2331.56	0
PAYROLL - 2024-11-21	11/21/2024	231866		0		\$1202.05	0
PAYROLL - 2024-11-21	11/21/2024	231867		0		\$2181.80	0
PAYROLL - 2024-11-21	11/21/2024	231868		0		\$3318.54	0
PAYROLL - 2024-11-21	11/21/2024	231869		0		\$2389.56	0
PAYROLL - 2024-11-21	11/21/2024	231870		0		\$751.75	0
PAYROLL - 2024-11-21	11/21/2024	231871		0		\$1165.72	0
PAYROLL - 2024-11-21	11/21/2024	231872		0		\$623.47	0
PAYROLL - 2024-11-21	11/21/2024	231873		0		\$1897.22	0
PAYROLL - 2024-11-21	11/21/2024	231874		0		\$2896.57	0
PAYROLL - 2024-11-21	11/21/2024	231875	VOID	0		\$1796.83	0
PAYROLL - 2024-11-21	11/21/2024	231876		0		\$1274.40	0
PAYROLL - 2024-11-21	11/21/2024	231877		0		\$1537.86	0
PAYROLL - 2024-11-21	11/21/2024	231878		0		\$520.77	0
PAYROLL - 2024-11-21	11/21/2024	231879		0		\$1107.99	0
PAYROLL - 2024-11-21	11/21/2024	231880		0		\$1979.00	0
PAYROLL - 2024-11-21	11/21/2024	231881		0		\$2066.83	0
PAYROLL - 2024-11-21	11/21/2024	231882		0		\$1231.55	0
PAYROLL - 2024-11-21	11/21/2024	231883		0		\$1339.94	0
PAYROLL - 2024-11-21	11/21/2024	231884		0		\$1196.69	0
PAYROLL - 2024-11-21	11/21/2024	231885		0		\$1274.40	0
PAYROLL - 2024-11-21	11/21/2024	231886		0		\$1274.40	0
PAYROLL - 2024-11-21	11/21/2024	231887		0		\$1412.29	0
PAYROLL - 2024-11-21	11/21/2024	231888		0		\$2305.79	0
PAYROLL - 2024-11-21	11/21/2024	231889		0		\$1113.93	0

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PAYROLL - 2024-11-21	11/21/2024	231890		0		\$1621.79	0
PAYROLL - 2024-11-21	11/21/2024	231891		0		\$1739.78	0
PAYROLL - 2024-11-21	11/21/2024	231892		0		\$1516.81	0
PAYROLL - 2024-11-21	11/21/2024	231893		0		\$1165.55	0
PAYROLL - 2024-11-21	11/21/2024	231894		0		\$1131.03	0
PAYROLL - 2024-11-21	11/21/2024	231895		0		\$1838.56	0
PAYROLL - 2024-11-21	11/21/2024	231896		0		\$2016.90	0
PAYROLL - 2024-11-21	11/21/2024	231897		0		\$1318.90	0
PAYROLL - 2024-11-21	11/21/2024	231898		0		\$2183.11	0
PAYROLL - 2024-11-21	11/21/2024	231899		0		\$1275.30	0
PAYROLL - 2024-11-21	11/21/2024	231900		0		\$1656.95	0
PAYROLL - 2024-11-21	11/21/2024	231901		0		\$1755.80	0
PAYROLL - 2024-11-21	11/21/2024	231902		0		\$2429.32	0
PAYROLL - 2024-11-21	11/21/2024	231903		0		\$4707.33	0
PAYROLL - 2024-11-21	11/21/2024	231904		0		\$2923.82	0
PAYROLL - 2024-11-21	11/21/2024	231905		0		\$2639.17	0
PAYROLL - 2024-11-21	11/21/2024	231906		0		\$4548.03	0
PAYROLL - 2024-11-21	11/21/2024	231907		0		\$1960.56	0
PAYROLL - 2024-11-21	11/21/2024	231908		0		\$2136.78	0
PAYROLL - 2024-11-21	11/21/2024	231909		0		\$1720.46	0
PAYROLL - 2024-11-21	11/21/2024	231910		0		\$1392.84	0
PAYROLL - 2024-11-21	11/21/2024	231911		0		\$1565.40	0
PAYROLL - 2024-11-21	11/21/2024	231912		0		\$1682.50	0
PAYROLL - 2024-11-21	11/21/2024	231913		0		\$2791.98	0
PAYROLL - 2024-11-21	11/21/2024	231914		0		\$1481.42	0
PAYROLL - 2024-11-21	11/21/2024	231915		0		\$1550.19	0
PAYROLL - 2024-11-21	11/21/2024	231916		0		\$2962.29	0
PAYROLL - 2024-11-21	11/21/2024	231917		0		\$2358.42	0
PAYROLL - 2024-11-21	11/21/2024	231918		0		\$1735.90	0

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PAYROLL - 2024-11-21	11/21/2024	231919		0		\$352.44	0
PAYROLL - 2024-11-21	11/21/2024	231920		0		\$1594.77	0
PAYROLL - 2024-11-21	11/21/2024	231921		0		\$2007.05	0
PAYROLL - 2024-11-21	11/21/2024	231922		0		\$2372.05	0
PAYROLL - 2024-11-21	11/21/2024	231923		0		\$1907.90	0
PAYROLL - 2024-11-21	11/21/2024	231924		0		\$2373.91	0
PAYROLL - 2024-11-21	11/21/2024	231925		0		\$1655.75	0
PAYROLL - 2024-11-21	11/21/2024	231926		0		\$2875.21	0
PAYROLL - 2024-11-21	11/21/2024	231927		0		\$1835.58	0
PAYROLL - 2024-11-21	11/21/2024	231928		0		\$2062.88	0
PAYROLL - 2024-11-21	11/21/2024	231929		0		\$1543.65	0
PAYROLL - 2024-11-21	11/21/2024	231930		0		\$1494.14	0
PAYROLL - 2024-11-21	11/21/2024	231931		0		\$2536.68	0
PAYROLL - 2024-11-21	11/21/2024	231932		0		\$1803.00	0
PAYROLL - 2024-11-21	11/21/2024	231933		0		\$3789.45	0
PAYROLL - 2024-11-21	11/21/2024	231934		0		\$1938.15	0
PAYROLL - 2024-11-21	11/21/2024	231935		0		\$1927.08	0
PAYROLL - 2024-11-21	11/21/2024	231936		0		\$1621.00	0
PAYROLL - 2024-11-21	11/21/2024	231937	VOID	0		\$1907.12	0
PAYROLL - 2024-11-21	11/21/2024	231938		0		\$2239.76	0
PAYROLL - 2024-11-21	11/21/2024	231939		0		\$1711.17	0
PAYROLL - 2024-11-21	11/21/2024	231940		0		\$2405.19	0
PAYROLL - 2024-11-21	11/21/2024	231941		0		\$2581.97	0
PAYROLL - 2024-11-21	11/21/2024	231942		0		\$3407.09	0
PAYROLL - 2024-11-21	11/21/2024	231943		0		\$1725.20	0
PAYROLL - 2024-11-21	11/21/2024	231944		0		\$2021.27	0
PAYROLL - 2024-11-21	11/21/2024	231945		0		\$51.69	0
PAYROLL - 2024-11-21	11/21/2024	231946		0		\$1974.81	0
PAYROLL - 2024-11-21	11/21/2024	231947		0		\$984.20	0

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PAYROLL - 2024-11-21	11/21/2024	231948		0		\$1639.71	0
PAYROLL - 2024-11-21	11/21/2024	231949		0		\$1951.02	0
PAYROLL - 2024-11-21	11/21/2024	231950		0		\$824.81	0
PAYROLL - 2024-11-21	11/21/2024	231951		0		\$33.24	0
PAYROLL - 2024-11-21	11/21/2024	231952		0		\$33.24	0
PAYROLL - 2024-11-21	11/21/2024	231953		0		\$2103.08	0
PAYROLL - 2024-11-21	11/21/2024	231954		0		\$2608.57	0
PAYROLL - 2024-11-21	11/21/2024	231955		0		\$815.80	0
PAYROLL - 2024-11-21	11/21/2024	231956		0		\$1954.16	0
PAYROLL - 2024-11-21	11/21/2024	231957		0		\$1772.56	0
PAYROLL - 2024-11-21	11/21/2024	231958		0		\$2405.85	0
PAYROLL - 2024-11-21	11/21/2024	231959		0		\$1700.56	0
PAYROLL - 2024-11-21	11/21/2024	231960		0		\$962.74	0
PAYROLL - 2024-11-21	11/21/2024	231961		0		\$960.95	0
PAYROLL - 2024-11-21	11/21/2024	231962		0		\$3453.56	0
PAYROLL - 2024-11-21	11/21/2024	231963		0		\$2713.78	0
PAYROLL - 2024-11-21	11/21/2024	231964		0		\$2968.96	0
PAYROLL - 2024-11-21	11/21/2024	231965		0		\$824.53	0
PAYROLL - 2024-11-21	11/21/2024	231966		0		\$1808.50	0
PAYROLL - 2024-11-21	11/21/2024	231967		0		\$2046.12	0
PAYROLL - 2024-11-21	11/21/2024	231968		0		\$2040.94	0
PAYROLL - 2024-11-21	11/21/2024	231969		0		\$1064.54	0
PAYROLL - 2024-11-21	11/21/2024	231970		0		\$2467.36	0
PAYROLL - 2024-11-21	11/21/2024	231971		0		\$2316.41	0
PAYROLL - 2024-11-21	11/21/2024	231972		0		\$3281.44	0
PAYROLL - 2024-11-21	11/21/2024	231973		0		\$1901.35	0
PAYROLL - 2024-11-21	11/21/2024	231974		0		\$1831.34	0
PAYROLL - 2024-11-21	11/21/2024	231975		0		\$1872.00	0
PAYROLL - 2024-11-21	11/21/2024	231976		0		\$1856.52	0

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PAYROLL - 2024-11-21	11/21/2024	231977		0		\$2132.26	0
PAYROLL - 2024-11-21	11/21/2024	231978		0		\$647.84	0
PAYROLL - 2024-11-21	11/21/2024	231979		0		\$1685.46	0
PAYROLL - 2024-11-21	11/21/2024	231980		0		\$1801.24	0
PAYROLL - 2024-11-21	11/21/2024	231981		0		\$2609.92	0
PAYROLL - 2024-11-21	11/21/2024	231982		0		\$2666.29	0
PAYROLL - 2024-11-21	11/21/2024	231983		0		\$1946.91	0
PAYROLL - 2024-11-21	11/21/2024	231984		0		\$2369.40	0
PAYROLL - 2024-11-21	11/21/2024	231985		0		\$2320.93	0
PAYROLL - 2024-11-21	11/21/2024	231986		0		\$1776.27	0
PAYROLL - 2024-11-21	11/21/2024	231987		0		\$82.31	0
PAYROLL - 2024-11-21	11/21/2024	231988		0		\$7778.22	0
PAYROLL - 2024-11-21	11/21/2024	231989		0		\$1750.72	0
PAYROLL - 2024-11-21	11/21/2024	231990		0		\$1870.40	0
PAYROLL - 2024-11-21	11/21/2024	231991		0		\$2264.40	0
PAYROLL - 2024-11-21	11/21/2024	231992		0		\$1806.28	0
PAYROLL - 2024-11-21	11/21/2024	231993		0		\$1708.98	0
PAYROLL - 2024-11-21	11/21/2024	231994		0		\$2576.02	0
PAYROLL - 2024-11-21	11/21/2024	231995		0		\$1597.71	0
PAYROLL - 2024-11-21	11/21/2024	231996		0		\$1723.09	0
PAYROLL - 2024-11-21	11/21/2024	231997		0		\$2009.75	0
PAYROLL - 2024-11-21	11/21/2024	231998		0		\$907.11	0
PAYROLL - 2024-11-21	11/21/2024	231999		0		\$2954.09	0
PAYROLL - 2024-11-21	11/21/2024	232000		0		\$2098.73	0
PAYROLL - 2024-11-21	11/21/2024	232001		0		\$1468.64	0
PAYROLL - 2024-11-21	11/21/2024	232002		0		\$3362.31	0
PAYROLL - 2024-11-21	11/21/2024	232003		0		\$2155.73	0
PAYROLL - 2024-11-21	11/21/2024	232004		0		\$4260.00	0
PAYROLL - 2024-11-21	11/21/2024	232005		0		\$2588.38	0

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PAYROLL - 2024-11-21	11/21/2024	232006		0		\$4234.91	0
PAYROLL - 2024-11-21	11/21/2024	232007		0		\$5701.89	0
PAYROLL - 2024-11-21	11/21/2024	232008		0		\$2656.13	0
PAYROLL - 2024-11-21	11/21/2024	232009		0		\$4987.20	0
PAYROLL - 2024-11-21	11/21/2024	232010		0		\$3480.39	0
PAYROLL - 2024-11-21	11/21/2024	232011		0		\$4585.76	0
PAYROLL - 2024-11-21	11/21/2024	232012		0		\$2954.91	0
PAYROLL - 2024-11-21	11/21/2024	232013		0		\$3687.37	0
PAYROLL - 2024-11-21	11/21/2024	232014		0		\$3748.94	0
PAYROLL - 2024-11-21	11/21/2024	232015		0		\$4772.35	0
PAYROLL - 2024-11-21	11/21/2024	232016		0		\$3733.51	0
PAYROLL - 2024-11-21	11/21/2024	232017		0		\$3782.59	0
PAYROLL - 2024-11-21	11/21/2024	232018		0		\$3215.38	0
PAYROLL - 2024-11-21	11/21/2024	232019		0		\$3400.02	0
PAYROLL - 2024-11-21	11/21/2024	232020		0		\$2311.00	0
PAYROLL - 2024-11-21	11/21/2024	232021		0		\$3741.70	0
PAYROLL - 2024-11-21	11/21/2024	232022		0		\$3414.10	0
PAYROLL - 2024-11-21	11/21/2024	232023		0		\$3910.90	0
PAYROLL - 2024-11-21	11/21/2024	232024		0		\$3810.53	0
PAYROLL - 2024-11-21	11/21/2024	232025		0		\$3778.82	0
PAYROLL - 2024-11-21	11/21/2024	232026		0		\$3261.90	0
PAYROLL - 2024-11-21	11/21/2024	232027		0		\$3678.43	0
PAYROLL - 2024-11-21	11/21/2024	232028		0		\$3680.77	0
PAYROLL - 2024-11-21	11/21/2024	232029		0		\$5723.82	0
PAYROLL - 2024-11-21	11/21/2024	232030		0		\$2354.45	0
PAYROLL - 2024-11-21	11/21/2024	232031		0		\$3697.65	0
PAYROLL - 2024-11-21	11/21/2024	232032		0		\$2689.62	0
PAYROLL - 2024-11-21	11/21/2024	232033		0		\$2784.33	0
PAYROLL - 2024-11-21	11/21/2024	232034		0		\$4067.51	0

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PAYROLL - 2024-11-21	11/21/2024	232035		0		\$4424.46	0
PAYROLL - 2024-11-21	11/21/2024	232036		0		\$1811.32	0
PAYROLL - 2024-11-21	11/21/2024	232037		0		\$4016.05	0
PAYROLL - 2024-11-21	11/21/2024	232038		0		\$2028.94	0
PAYROLL - 2024-11-21	11/21/2024	232039		0		\$4745.02	0
PAYROLL - 2024-11-21	11/21/2024	232040		0		\$4009.47	0
PAYROLL - 2024-11-21	11/21/2024	232041		0		\$3388.90	0
PAYROLL - 2024-11-21	11/21/2024	232042		0		\$2646.82	0
PAYROLL - 2024-11-21	11/21/2024	232043		0		\$1456.55	0
PAYROLL - 2024-11-21	11/21/2024	232044		0		\$1381.50	0
PAYROLL - 2024-11-21	11/21/2024	232045		0		\$4369.69	0
PAYROLL - 2024-11-21	11/21/2024	232046		0		\$3508.82	0
PAYROLL - 2024-11-21	11/21/2024	232047		0		\$3199.64	0
PAYROLL - 2024-11-21	11/21/2024	232048		0		\$3068.95	0
PAYROLL - 2024-11-21	11/21/2024	232049		0		\$4402.35	0
PAYROLL - 2024-11-21	11/21/2024	232050		0		\$3868.48	0
PAYROLL - 2024-11-21	11/21/2024	232051		0		\$4282.90	0
PAYROLL - 2024-11-21	11/21/2024	232052		0		\$3353.28	0
PAYROLL - 2024-11-21	11/21/2024	232053		0		\$5429.54	0
PAYROLL - 2024-11-21	11/21/2024	232054		0		\$3869.15	0
PAYROLL - 2024-11-21	11/21/2024	232055		0		\$3765.38	0
PAYROLL - 2024-11-21	11/21/2024	232056		0		\$2278.81	0
PAYROLL - 2024-11-21	11/21/2024	232057		0		\$2991.03	0
PAYROLL - 2024-11-21	11/21/2024	232058		0		\$5443.91	0
PAYROLL - 2024-11-21	11/21/2024	232059		0		\$1789.95	0
PAYROLL - 2024-11-21	11/21/2024	232060		0		\$4225.37	0
PAYROLL - 2024-11-21	11/21/2024	232061		0		\$4133.48	0
PAYROLL - 2024-11-21	11/21/2024	232062		0		\$5096.31	0
PAYROLL - 2024-11-21	11/21/2024	232063		0		\$6085.07	0

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PAYROLL - 2024-11-21	11/21/2024	232064		0		\$5295.85	0
PAYROLL - 2024-11-21	11/21/2024	232065		0		\$7094.42	0
PAYROLL - 2024-11-21	11/21/2024	232066		0		\$3571.71	0
PAYROLL - 2024-11-21	11/21/2024	232067		0		\$3909.98	0
PAYROLL - 2024-11-21	11/21/2024	232068		0		\$3094.13	0
PAYROLL - 2024-11-21	11/21/2024	232069		0		\$4210.44	0
PAYROLL - 2024-11-21	11/21/2024	232070		0		\$2311.68	0
PAYROLL - 2024-11-21	11/21/2024	232071		0		\$4447.38	0
PAYROLL - 2024-11-21	11/21/2024	232072		0		\$3334.74	0
PAYROLL - 2024-11-21	11/21/2024	232073		0		\$3110.54	0
PAYROLL - 2024-11-21	11/21/2024	232074		0		\$5466.47	0
PAYROLL - 2024-11-21	11/21/2024	232075		0		\$3648.73	0
PAYROLL - 2024-11-21	11/21/2024	232076		0		\$4079.72	0
PAYROLL - 2024-11-21	11/21/2024	232077		0		\$2557.24	0
PAYROLL - 2024-11-21	11/21/2024	232078		0		\$3060.13	0
PAYROLL - 2024-11-21	11/21/2024	232079		0		\$4024.53	0
PAYROLL - 2024-11-21	11/21/2024	232080		0		\$3642.22	0
PAYROLL - 2024-11-21	11/21/2024	232081		0		\$4025.01	0
PAYROLL - 2024-11-21	11/21/2024	232082		0		\$3263.91	0
PAYROLL - 2024-11-21	11/21/2024	232083		0		\$2894.45	0
PAYROLL - 2024-11-21	11/21/2024	232084		0		\$2325.30	0
PAYROLL - 2024-11-21	11/21/2024	232085		0		\$3348.67	0
PAYROLL - 2024-11-21	11/21/2024	232086		0		\$2834.32	0
PAYROLL - 2024-11-21	11/21/2024	232087		0		\$4437.89	0
PAYROLL - 2024-11-21	11/21/2024	232088		0		\$4183.88	0
PAYROLL - 2024-11-21	11/21/2024	232089		0		\$1722.32	0
PAYROLL - 2024-11-21	11/21/2024	232090		0		\$2650.15	0
PAYROLL - 2024-11-21	11/21/2024	232091		0		\$3967.20	0
PAYROLL - 2024-11-21	11/21/2024	232092		0		\$2116.80	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-21	11/21/2024	232093		0		\$2788.44	0
PAYROLL - 2024-11-21	11/21/2024	232094		0		\$2061.09	0
PAYROLL - 2024-11-21	11/21/2024	232095		0		\$1316.23	0
PAYROLL - 2024-11-21	11/21/2024	232096		0		\$2525.95	0
PAYROLL - 2024-11-21	11/21/2024	232097		0		\$6504.55	0
PAYROLL - 2024-11-21	11/21/2024	232098		0		\$8888.60	0
PAYROLL - 2024-11-21	11/21/2024	232099		0		\$7909.60	0
PAYROLL - 2024-11-21	11/21/2024	232100		0		\$8515.21	0
PAYROLL - 2024-11-21	11/21/2024	232101		0		\$1983.91	0
PAYROLL - 2024-11-21	11/21/2024	232102		0		\$8432.16	0
PAYROLL - 2024-11-21	11/21/2024	232103		0		\$9918.46	0
PAYROLL - 2024-11-21	11/21/2024	232104		0		\$4853.21	0
PAYROLL - 2024-11-21	11/21/2024	232105		0		\$6725.62	0
PAYROLL - 2024-11-21	11/21/2024	232106		0		\$3850.82	0
PAYROLL - 2024-11-21	11/21/2024	232107		0		\$6951.21	0
PAYROLL - 2024-11-21	11/21/2024	232108		0		\$8010.69	0
PAYROLL - 2024-11-21	11/21/2024	232109		0		\$1742.24	0
PAYROLL - 2024-11-21	11/21/2024	232110		0		\$3251.67	0
PAYROLL - 2024-11-21	11/21/2024	232111		0		\$5331.78	0
PAYROLL - 2024-11-21	11/21/2024	232112		0		\$1761.86	0
PAYROLL - 2024-11-21	11/21/2024	232113		0		\$3409.70	0
PAYROLL - 2024-11-21	11/21/2024	232114		0		\$2104.30	0
PAYROLL - 2024-11-21	11/21/2024	232115		0		\$6551.32	0
PAYROLL - 2024-11-21	11/21/2024	232116		0		\$10051.48	0
PAYROLL - 2024-11-21	11/21/2024	232117		0		\$3189.10	0
PAYROLL - 2024-11-21	11/21/2024	232118		0		\$7452.84	0
PAYROLL - 2024-11-21	11/21/2024	232119		0		\$6489.24	0
PAYROLL - 2024-11-21	11/21/2024	232120		0		\$9222.83	0
PAYROLL - 2024-11-21	11/21/2024	232121		0		\$5877.36	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-21	11/21/2024	232122		0		\$1785.27	0
PAYROLL - 2024-11-21	11/21/2024	232123		0		\$1694.90	0
PAYROLL - 2024-11-21	11/21/2024	232124		0		\$8578.82	0
PAYROLL - 2024-11-21	11/21/2024	232125		0		\$6071.27	0
PAYROLL - 2024-11-21	11/21/2024	232126		0		\$4344.51	0
PAYROLL - 2024-11-21	11/21/2024	232127		0		\$4313.29	0
PAYROLL - 2024-11-21	11/21/2024	232128		0		\$3985.34	0
PAYROLL - 2024-11-21	11/21/2024	232129		0		\$1900.94	0
PAYROLL - 2024-11-21	11/21/2024	232130		0		\$8451.25	0
PAYROLL - 2024-11-21	11/21/2024	232131		0		\$2980.84	0
PAYROLL - 2024-11-21	11/21/2024	232132		0		\$7959.47	0
PAYROLL - 2024-11-21	11/21/2024	232133		0		\$8111.04	0
PAYROLL - 2024-11-21	11/21/2024	232134		0		\$2477.14	0
PAYROLL - 2024-11-21	11/21/2024	232135		0		\$3271.98	0
PAYROLL - 2024-11-21	11/21/2024	232136		0		\$7800.60	0
PAYROLL - 2024-11-21	11/21/2024	232137		0		\$6091.71	0
PAYROLL - 2024-11-21	11/21/2024	232138		0		\$2986.27	0
PAYROLL - 2024-11-21	11/21/2024	232139		0		\$1590.46	0
PAYROLL - 2024-11-21	11/21/2024	232140		0		\$4546.79	0
PAYROLL - 2024-11-21	11/21/2024	232141		0		\$5292.25	0
PAYROLL - 2024-11-21	11/21/2024	232142		0		\$7084.01	0
PAYROLL - 2024-11-21	11/21/2024	232143		0		\$2534.12	0
PAYROLL - 2024-11-21	11/21/2024	232144		0		\$4022.49	0
PAYROLL - 2024-11-21	11/21/2024	232145		0		\$3833.72	0
PAYROLL - 2024-11-21	11/21/2024	232146		0		\$5624.74	0
PAYROLL - 2024-11-21	11/21/2024	232147		0		\$6282.30	0
PAYROLL - 2024-11-21	11/21/2024	232148		0		\$1441.18	0
PAYROLL - 2024-11-21	11/21/2024	232149		0		\$6471.18	0
PAYROLL - 2024-11-21	11/21/2024	232150		0		\$1678.84	0

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PAYROLL - 2024-11-21	11/21/2024	232151		0		\$7373.78	0
PAYROLL - 2024-11-21	11/21/2024	232152		0		\$6164.14	0
PAYROLL - 2024-11-21	11/21/2024	232153		0		\$3904.42	0
PAYROLL - 2024-11-21	11/21/2024	232154		0		\$2748.07	0
PAYROLL - 2024-11-21	11/21/2024	232155		0		\$9901.05	0
PAYROLL - 2024-11-21	11/21/2024	232156		0		\$5516.85	0
PAYROLL - 2024-11-21	11/21/2024	232157		0		\$5194.79	0
PAYROLL - 2024-11-21	11/21/2024	232158		0		\$7038.40	0
PAYROLL - 2024-11-21	11/21/2024	232159		0		\$7005.60	0
PAYROLL - 2024-11-21	11/21/2024	232160		0		\$8108.37	0
PAYROLL - 2024-11-21	11/21/2024	232161		0		\$3985.39	0
PAYROLL - 2024-11-21	11/21/2024	232162		0		\$7534.24	0
PAYROLL - 2024-11-21	11/21/2024	232163		0		\$8165.52	0
PAYROLL - 2024-11-21	11/21/2024	232164		0		\$2122.65	0
PAYROLL - 2024-11-21	11/21/2024	232165		0		\$6043.74	0
PAYROLL - 2024-11-21	11/21/2024	232166		0		\$1543.21	0
PAYROLL - 2024-11-21	11/21/2024	232167		0		\$1701.78	0
PAYROLL - 2024-11-21	11/21/2024	232168		0		\$1483.24	0
PAYROLL - 2024-11-21	11/21/2024	232169		0		\$8577.16	0
PAYROLL - 2024-11-21	11/21/2024	232170		0		\$1524.62	0
PAYROLL - 2024-11-21	11/21/2024	232171		0		\$1559.86	0
PAYROLL - 2024-11-21	11/21/2024	232172		0		\$1999.37	0
PAYROLL - 2024-11-21	11/21/2024	232173		0		\$2253.76	0
PAYROLL - 2024-11-21	11/21/2024	232174		0		\$3324.84	0
PAYROLL - 2024-11-21	11/21/2024	232175		0		\$3468.59	0
PAYROLL - 2024-11-21	11/21/2024	232176		0		\$2138.98	0
PAYROLL - 2024-11-21	11/21/2024	232177		0		\$1921.28	0
PAYROLL - 2024-11-21	11/21/2024	232178		0		\$4703.27	0
PAYROLL - 2024-11-21	11/21/2024	232179	VOID	0		\$3767.94	0

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PAYROLL - 2024-11-21	11/21/2024	232180	VOID	0		\$1255.58	0
PAYROLL - 2024-11-21	11/21/2024	232181	VOID	0		\$10878.25	0
PAYROLL - 2024-11-21	11/21/2024	232182	VOID	0		\$3423.16	0
PAYROLL - 2024-11-21	11/21/2024	232183	VOID	0		\$2935.31	0
PAYROLL - 2024-11-21	11/21/2024	232184		0		\$1557.51	0
PAYROLL - 2024-11-21	11/21/2024	232185		0		\$3500.21	0
PAYROLL - 2024-11-21	11/21/2024	232186		0		\$1958.14	0
PAYROLL - 2024-11-21	11/21/2024	232187		0		\$2425.95	0
PAYROLL - 2024-11-21	11/21/2024	232188		0		\$3986.28	0
PAYROLL - 2024-11-21	11/21/2024	232189		0		\$3906.88	0
PAYROLL - 2024-11-21	11/21/2024	232190		0		\$3446.63	0
PAYROLL - 2024-11-21	11/21/2024	232191		0		\$3878.63	0
PAYROLL - 2024-11-21	11/21/2024	232192		0		\$2701.96	0
PAYROLL - 2024-11-21	11/21/2024	232193		0		\$3947.11	0
PAYROLL - 2024-11-21	11/21/2024	232194		0		\$3225.32	0
PAYROLL - 2024-11-21	11/21/2024	232195		0		\$8616.59	0
PAYROLL - 2024-11-21	11/21/2024	232196		0		\$3738.57	0
PAYROLL - 2024-11-21	11/21/2024	232197		0		\$1479.81	0
PAYROLL - 2024-11-21	11/21/2024	232198		0		\$2649.02	0
PAYROLL - 2024-11-21	11/21/2024	232199		0		\$3089.18	0
PAYROLL - 2024-11-21	11/21/2024	232200		0		\$3770.77	0
PAYROLL - 2024-11-21	11/21/2024	232201		0		\$5252.34	0
PAYROLL - 2024-11-21	11/21/2024	232202		0		\$2743.22	0
PAYROLL - 2024-11-21	11/21/2024	232203		0		\$5105.28	0
PAYROLL - 2024-11-21	11/21/2024	232204		0		\$1620.89	0
PAYROLL - 2024-11-21	11/21/2024	232205		0		\$5788.97	0
PAYROLL - 2024-11-21	11/21/2024	232206		0		\$3377.72	0
PAYROLL - 2024-11-21	11/21/2024	232207		0		\$3763.05	0
PAYROLL - 2024-11-21	11/21/2024	232208		0		\$2484.28	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-21	11/21/2024	232209		0		\$3199.83	0
PAYROLL - 2024-11-21	11/21/2024	232210		0		\$4671.19	0
PAYROLL - 2024-11-21	11/21/2024	232211		0		\$1862.59	0
PAYROLL - 2024-11-21	11/21/2024	232212		0		\$5399.92	0
PAYROLL - 2024-11-21	11/21/2024	232213		0		\$4419.46	0
PAYROLL - 2024-11-21	11/21/2024	232214		0		\$3780.95	0
PAYROLL - 2024-11-21	11/21/2024	232215		0		\$4700.25	0
PAYROLL - 2024-11-21	11/21/2024	232216		0		\$408.43	0
PAYROLL - 2024-11-21	11/21/2024	232217		0		\$3471.21	0
PAYROLL - 2024-11-21	11/21/2024	232218		0		\$3090.56	0
PAYROLL - 2024-11-21	11/21/2024	232219		0		\$1535.08	0
PAYROLL - 2024-11-21	11/21/2024	232220		0		\$4725.44	0
PAYROLL - 2024-11-21	11/21/2024	232221		0		\$2395.76	0
PAYROLL - 2024-11-21	11/21/2024	232222		0		\$2579.83	0
PAYROLL - 2024-11-21	11/21/2024	232223		0		\$1750.22	0
PAYROLL - 2024-11-21	11/21/2024	232224	VOID	0		\$873.41	0
PAYROLL - 2024-11-21	11/21/2024	232225		0		\$2370.53	0
PAYROLL - 2024-11-21	11/21/2024	232226		0		\$2471.27	0
PAYROLL - 2024-11-21	11/21/2024	232227		0		\$2439.56	0
PAYROLL - 2024-11-21	11/21/2024	232228		0		\$1880.84	0
PAYROLL - 2024-11-21	11/21/2024	232229		0		\$6413.45	0
PAYROLL - 2024-11-21	11/21/2024	232230		0		\$2355.92	0
PAYROLL - 2024-11-21	11/21/2024	232231		0		\$2585.03	0
PAYROLL - 2024-11-21	11/21/2024	232232		0		\$1891.19	0
PAYROLL - 2024-11-21	11/21/2024	232233		0		\$1339.95	0
PAYROLL - 2024-11-21	11/21/2024	232234		0		\$1650.30	0
PAYROLL - 2024-11-21	11/21/2024	232235		0		\$1951.53	0
PAYROLL - 2024-11-21	11/21/2024	232236		0		\$4554.55	0
PAYROLL - 2024-11-21	11/21/2024	232237		0		\$2299.86	0

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PAYROLL - 2024-11-21	11/21/2024	232238		0		\$3336.09	0
PAYROLL - 2024-11-21	11/21/2024	232239		0		\$1957.36	0
PAYROLL - 2024-11-21	11/21/2024	232240		0		\$1941.19	0
PAYROLL - 2024-11-21	11/21/2024	232241		0		\$1785.54	0
PAYROLL - 2024-11-21	11/21/2024	232242		0		\$2122.80	0
PAYROLL - 2024-11-21	11/21/2024	232243		0		\$2121.61	0
PAYROLL - 2024-11-21	11/21/2024	232244		0		\$2210.25	0
PAYROLL - 2024-11-21	11/21/2024	232245		0		\$1900.09	0
PAYROLL - 2024-11-21	11/21/2024	232246		0		\$3009.62	0
PAYROLL - 2024-11-21	11/21/2024	232247		0		\$2526.03	0
PAYROLL - 2024-11-21	11/21/2024	232248		0		\$2081.16	0
PAYROLL - 2024-11-21	11/21/2024	232249		0		\$2840.14	0
PAYROLL - 2024-11-21	11/21/2024	232250		0		\$1670.63	0
PAYROLL - 2024-11-21	11/21/2024	232251		0		\$1971.14	0
PAYROLL - 2024-11-21	11/21/2024	232252		0		\$1828.84	0
PAYROLL - 2024-11-21	11/21/2024	232253		0		\$3816.15	0
PAYROLL - 2024-11-21	11/21/2024	232254		0		\$2987.72	0
PAYROLL - 2024-11-21	11/21/2024	232255		0		\$2590.29	0
PAYROLL - 2024-11-21	11/21/2024	232256		0		\$2417.61	0
PAYROLL - 2024-11-21	11/21/2024	232257		0		\$180.44	0
PAYROLL - 2024-11-21	11/21/2024	232258		0		\$1885.68	0
PAYROLL - 2024-11-21	11/21/2024	232259		0		\$2088.96	0
PAYROLL - 2024-11-21	11/21/2024	232260		0		\$3483.97	0
PAYROLL - 2024-11-21	11/21/2024	232261		0		\$2373.04	0
PAYROLL - 2024-11-21	11/21/2024	232262		0		\$1868.90	0
PAYROLL - 2024-11-21	11/21/2024	232263		0		\$2604.31	0
PAYROLL - 2024-11-21	11/21/2024	232264		0		\$2012.99	0
PAYROLL - 2024-11-21	11/21/2024	232265		0		\$2010.43	0
PAYROLL - 2024-11-21	11/21/2024	232266		0		\$1775.29	0

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PAYROLL - 2024-11-21	11/21/2024	232267		0		\$1970.28	0
PAYROLL - 2024-11-21	11/21/2024	232268		0		\$2525.58	0
PAYROLL - 2024-11-21	11/21/2024	232269		0		\$3275.26	0
PAYROLL - 2024-11-21	11/21/2024	232270		0		\$2174.16	0
PAYROLL - 2024-11-21	11/21/2024	232271		0		\$2398.91	0
PAYROLL - 2024-11-21	11/21/2024	232272		0		\$1619.74	0
PAYROLL - 2024-11-21	11/21/2024	232273		0		\$2002.77	0
PAYROLL - 2024-11-21	11/21/2024	232274		0		\$2217.10	0
PAYROLL - 2024-11-21	11/21/2024	232275		0		\$2104.44	0
PAYROLL - 2024-11-21	11/21/2024	232276		0		\$2311.33	0
PAYROLL - 2024-11-21	11/21/2024	232277		0		\$2143.39	0
PAYROLL - 2024-11-21	11/21/2024	232278		0		\$2231.74	0
PAYROLL - 2024-11-21	11/21/2024	232279		0		\$1674.58	0
PAYROLL - 2024-11-21	11/21/2024	232280		0		\$2256.72	0
PAYROLL - 2024-11-21	11/21/2024	232281		0		\$1708.82	0
PAYROLL - 2024-11-21	11/21/2024	232282		0		\$2708.87	0
PAYROLL - 2024-11-21	11/21/2024	232283		0		\$775.90	0
PAYROLL - 2024-11-21	11/21/2024	232284		0		\$2316.73	0
PAYROLL - 2024-11-21	11/21/2024	232285		0		\$2178.10	0
PAYROLL - 2024-11-21	11/21/2024	232286		0		\$2122.73	0
PAYROLL - 2024-11-21	11/21/2024	232287	VOID	0		\$2415.68	0
PAYROLL - 2024-11-21	11/21/2024	232288	VOID	0		\$1594.42	0
PAYROLL - 2024-11-21	11/21/2024	232289		0		\$2362.72	0
PAYROLL - 2024-11-21	11/21/2024	232290		0		\$1974.39	0
PAYROLL - 2024-11-21	11/21/2024	232291		0		\$2139.02	0
PAYROLL - 2024-11-21	11/21/2024	232292		0		\$1249.71	0
PAYROLL - 2024-11-21	11/21/2024	232293		0		\$2136.81	0
PAYROLL - 2024-11-21	11/21/2024	232294		0		\$1308.22	0
PAYROLL - 2024-11-21	11/21/2024	232295		0		\$2829.84	0

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PAYROLL - 2024-11-21	11/21/2024	232296		0		\$2080.61	0
PAYROLL - 2024-11-21	11/21/2024	232297		0		\$1943.95	0
PAYROLL - 2024-11-21	11/21/2024	232298		0		\$1934.03	0
PAYROLL - 2024-11-21	11/21/2024	232299		0		\$2192.29	0
PAYROLL - 2024-11-21	11/21/2024	232300		0		\$1791.47	0
PAYROLL - 2024-11-21	11/21/2024	232301		0		\$1945.25	0
PAYROLL - 2024-11-21	11/21/2024	232302		0		\$1656.29	0
PAYROLL - 2024-11-21	11/21/2024	232303		0		\$2962.12	0
PAYROLL - 2024-11-21	11/21/2024	232304		0		\$1904.10	0
PAYROLL - 2024-11-21	11/21/2024	232305		0		\$2522.04	0
PAYROLL - 2024-11-21	11/21/2024	232306		0		\$2168.12	0
PAYROLL - 2024-11-21	11/21/2024	232307		0		\$3225.38	0
PAYROLL - 2024-11-21	11/21/2024	232308		0		\$2263.97	0
PAYROLL - 2024-11-21	11/21/2024	232309		0		\$2240.17	0
PAYROLL - 2024-11-21	11/21/2024	232310		0		\$3001.72	0
PAYROLL - 2024-11-21	11/21/2024	232311		0		\$3386.09	0
PAYROLL - 2024-11-21	11/21/2024	232312		0		\$2501.47	0
PAYROLL - 2024-11-21	11/21/2024	232313		0		\$1303.75	0
PAYROLL - 2024-11-21	11/21/2024	232314		0		\$980.05	0
PAYROLL - 2024-11-21	11/21/2024	232315		0		\$2383.14	0
PAYROLL - 2024-11-21	11/21/2024	232316		0		\$1533.41	0
PAYROLL - 2024-11-21	11/21/2024	232317		0		\$3074.37	0
PAYROLL - 2024-11-21	11/21/2024	232318		0		\$1539.47	0
PAYROLL - 2024-11-21	11/21/2024	232319		0		\$1987.55	0
PAYROLL - 2024-11-21	11/21/2024	232320		0		\$2144.18	0
PAYROLL - 2024-11-21	11/21/2024	232321		0		\$3344.23	0
PAYROLL - 2024-11-21	11/21/2024	232322		0		\$3625.79	0
PAYROLL - 2024-11-21	11/21/2024	232323		0		\$2508.36	0
PAYROLL - 2024-11-21	11/21/2024	232324		0		\$3033.72	0

Payroll Direct Deposits / Checks 11/1/2024 - 11/30/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-21	11/21/2024	232325		0		\$1937.70	0
PAYROLL - 2024-11-21	11/21/2024	232326		0		\$1644.57	0
PAYROLL - 2024-11-21	11/21/2024	232327		0		\$2224.92	0
PAYROLL - 2024-11-21	11/21/2024	232328		0		\$1202.76	0
PAYROLL - 2024-11-21	11/21/2024	232329		0		\$2004.01	0
PAYROLL - 2024-11-21	11/21/2024	232330		0		\$2164.27	0
PAYROLL - 2024-11-21	11/21/2024	232331		0		\$2160.38	0
PAYROLL - 2024-11-21	11/21/2024	232332		0		\$2008.75	0
PAYROLL - 2024-11-21	11/21/2024	232333		0		\$4244.73	0
PAYROLL - 2024-11-21	11/21/2024	232334		0		\$2047.01	0
PAYROLL - 2024-11-21	11/21/2024	232335		0		\$1904.59	0
PAYROLL - 2024-11-21	11/21/2024	232336		0		\$2136.79	0
PAYROLL - 2024-11-21	11/21/2024	232337		0		\$2860.99	0
PAYROLL - 2024-11-21	11/21/2024	232338		0		\$1554.56	0
PAYROLL - 2024-11-21	11/21/2024	232339		0		\$1241.95	0
PAYROLL - 2024-11-21	11/21/2024	232340		0		\$2412.92	0
PAYROLL - 2024-11-21	11/21/2024	232341		0		\$4600.57	0
PAYROLL - 2024-11-21	11/21/2024	232342		0		\$2385.75	0
PAYROLL - 2024-11-21	11/21/2024	232343		0		\$2023.79	0
PAYROLL - 2024-11-21	11/21/2024	232344		0		\$2501.29	0
PAYROLL - 2024-11-21	11/21/2024	232345		0		\$2742.08	0
PAYROLL - 2024-11-21	11/21/2024	232346		0		\$2660.84	0
PAYROLL - 2024-11-21	11/21/2024	232347		0		\$3304.68	0
PAYROLL - 2024-11-21	11/21/2024	232348		0		\$2438.31	0
PAYROLL - 2024-11-21	11/21/2024	232349		0		\$1578.42	0
PAYROLL - 2024-11-21	11/21/2024	232350		0		\$1679.39	0
PAYROLL - 2024-11-21	11/21/2024	232351		0		\$5232.24	0
PAYROLL - 2024-11-21	11/21/2024	232352		0		\$3149.09	0
PAYROLL - 2024-11-21	11/21/2024	232353		0		\$3342.14	0

Payroll Direct Deposits / Checks 11/1/2024 - 11/30/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-21	11/21/2024	232354		0		\$4351.94	0
PAYROLL - 2024-11-21	11/21/2024	232355		0		\$5788.36	0
PAYROLL - 2024-11-21	11/21/2024	232356		0		\$2627.17	0
PAYROLL - 2024-11-21	11/21/2024	232357		0		\$2670.17	0
PAYROLL - 2024-11-21	11/21/2024	232358		0		\$3182.16	0
PAYROLL - 2024-11-21	11/21/2024	232359		0		\$2271.38	0
PAYROLL - 2024-11-21	11/21/2024	232360		0		\$2939.62	0
PAYROLL - 2024-11-21	11/21/2024	232361		0		\$1882.55	0
PAYROLL - 2024-11-21	11/21/2024	232362		0		\$4018.77	0
PAYROLL - 2024-11-21	11/21/2024	232363		0		\$1777.60	0
PAYROLL - 2024-11-21	11/21/2024	232364		0		\$3506.75	0
PAYROLL - 2024-11-21	11/21/2024	232365		0		\$1041.40	0
PAYROLL - 2024-11-21	11/21/2024	232366		0		\$4775.60	0
PAYROLL - 2024-11-21	11/21/2024	232367		0		\$2418.03	0
PAYROLL - 2024-11-21	11/21/2024	232368		0		\$2146.91	0
PAYROLL - 2024-11-21	11/21/2024	232369		0		\$4443.28	0
PAYROLL - 2024-11-21	11/21/2024	232370		0		\$3632.36	0
PAYROLL - 2024-11-21	11/21/2024	232371		0		\$3709.00	0
PAYROLL - 2024-11-21	11/21/2024	232372		0		\$3155.50	0
PAYROLL - 2024-11-21	11/21/2024	232373		0		\$5457.99	0
PAYROLL - 2024-11-21	11/21/2024	232374		0		\$1423.55	0
PAYROLL - 2024-11-21	11/21/2024	232375		0		\$5135.67	0
PAYROLL - 2024-11-21	11/21/2024	232376		0		\$2257.88	0
PAYROLL - 2024-11-21	11/21/2024	232377		0		\$998.86	0
PAYROLL - 2024-11-21	11/21/2024	232378		0		\$3197.07	0
PAYROLL - 2024-11-21	11/21/2024	232379		0		\$1961.80	0
PAYROLL - 2024-11-21	11/21/2024	232380		0		\$1212.46	0
PAYROLL - 2024-11-21	11/21/2024	232381		0		\$2116.35	0
PAYROLL - 2024-11-21	11/21/2024	232382		0		\$1975.14	0

Payroll Direct Deposits / Checks 11/1/2024 - 11/30/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-21	11/21/2024	232383		0		\$317.20	0
PAYROLL - 2024-11-21	11/21/2024	232384		0		\$1194.40	0
PAYROLL - 2024-11-21	11/21/2024	232385		0		\$1763.29	0
PAYROLL - 2024-11-21	11/21/2024	232386		0		\$4.65	0
PAYROLL - 2024-11-21	11/21/2024	232387		0		\$883.75	0
PAYROLL - 2024-11-21	11/21/2024	232388		0		\$2114.39	0
PAYROLL - 2024-11-21	11/21/2024	232389		0		\$1150.77	0
PAYROLL - 2024-11-21	11/21/2024	232390		0		\$1136.15	0
PAYROLL - 2024-11-21	11/21/2024	232391		0		\$1796.37	0
PAYROLL - 2024-11-21	11/21/2024	232392		0		\$280.57	0
PAYROLL - 2024-11-21	11/21/2024	232393		0		\$194.12	0
PAYROLL - 2024-11-21	11/21/2024	232394		0		\$2940.47	0
PAYROLL - 2024-11-21	11/21/2024	232395		0		\$1452.98	0
PAYROLL - 2024-11-21	11/21/2024	232396		0		\$816.58	0
PAYROLL - 2024-11-21	11/21/2024	232397		0		\$1937.46	0
PAYROLL - 2024-11-21	11/21/2024	232398		0		\$1416.17	0
PAYROLL - 2024-11-21	11/21/2024	232399		0		\$2054.09	0
PAYROLL - 2024-11-21	11/21/2024	232400		0		\$1506.66	0
PAYROLL - 2024-11-21	11/21/2024	232401		0		\$1003.45	0
PAYROLL - 2024-11-21	11/21/2024	232402		0		\$614.06	0
PAYROLL - 2024-11-21	11/21/2024	232403		0		\$1558.75	0
PAYROLL - 2024-11-21	11/21/2024	232404		0		\$261.10	0
PAYROLL - 2024-11-21	11/21/2024	232405		0		\$1418.99	0
PAYROLL - 2024-11-21	11/21/2024	232406		0		\$1540.36	0
PAYROLL - 2024-11-21	11/21/2024	232407		0		\$659.97	0
PAYROLL - 2024-11-21	11/21/2024	232408		0		\$2001.04	0
PAYROLL - 2024-11-21	11/21/2024	232409		0		\$934.09	0
PAYROLL - 2024-11-21	11/21/2024	232410		0		\$264.97	0
PAYROLL - 2024-11-21	11/21/2024	232413		0		\$527.81	0

Payroll Direct Deposits / Checks 11/1/2024 - 11/30/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2024-11-21	11/21/2024	232414		0		\$374.50	0
PAYROLL - 2024-11-21	11/21/2024	232415		0		\$8759.73	0
PAYROLL - 2024-11-21	TOTALS:					\$1,704,537.34	0
PAYROLL - 2024-11-22	11/22/2024	232416		0		\$2040.41	0
PAYROLL - 2024-11-22	TOTALS:					\$2,040.41	0
PAYROLL - 2024-11-25	11/25/2024	232417		0		\$112.41	0
PAYROLL - 2024-11-25	TOTALS:					\$112.41	0
					Grand Total	\$3,175,651.94	0

Pension Checks 11/1/2024 - 11/30/2024

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
PENSION - 2024-11-27	11/27/2024	6880	N	0		\$915.04
PENSION - 2024-11-27	11/27/2024	6881	N	0		\$777.66
PENSION - 2024-11-27	11/27/2024	6882	N	0		\$628.44
PENSION - 2024-11-27	11/27/2024	6883	N	0		\$1157.57
PENSION - 2024-11-27	11/27/2024	6884	N	0		\$646.21
PENSION - 2024-11-27	11/27/2024	6885	N	0		\$1528.18
PENSION - 2024-11-27	11/27/2024	6886	N	0		\$614.56
PENSION - 2024-11-27	11/27/2024	6887	N	0		\$939.48
PENSION - 2024-11-27	11/27/2024	6888	N	0		\$659.39
PENSION - 2024-11-27	11/27/2024	6889	N	0		\$1280.20
PENSION - 2024-11-27	11/27/2024	6890	N	0		\$404.67
PENSION - 2024-11-27	11/27/2024	6891	N	0		\$1534.50
PENSION - 2024-11-27	11/27/2024	6892	N	0		\$470.03
PENSION - 2024-11-27	11/27/2024	6893	N	0		\$1023.33
PENSION - 2024-11-27	11/27/2024	6894	N	0		\$561.59
PENSION - 2024-11-27	11/27/2024	6895	N	0		\$470.90
PENSION - 2024-11-27	11/27/2024	6896	N	0		\$955.62
PENSION - 2024-11-27	11/27/2024	6897	N	0		\$1313.85
PENSION - 2024-11-27	11/27/2024	6898	N	0		\$1091.82
PENSION - 2024-11-27	11/27/2024	6899	N	0		\$1901.37
PENSION - 2024-11-27	11/27/2024	6900	N	0		\$507.06
PENSION - 2024-11-27	TOTALS:					\$19,381.47
					Grand Total	\$19,381.47



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Items of Business

Strategic Priority 3 - Focused Development

Subject:

Ordinance No. 2024-46, Amending Chapters 23.22 and 23.26 of the Richland Municipal Code to Establish the Horn Rapids Employment Center and Prohibit Mini-Warehouses Therein

Department/Office
Development Services

Ordinance/Resolution Number:
2024-46

Document Type:
Ordinance

Recommended Motion:

Give first reading to Ordinance No. 2024-46, establishing the Horn Rapids Employment Center overlay district and prohibiting the establishment of new mini-warehouse facilities therein.

Summary:

The purpose of the Horn Rapids Employment Center (HREC) is to promote and support job creation. Certain permitted land uses in the Richland Zoning Code do not align with the purpose of the Horn Rapids Employment Center. One such use is mini-warehouses.

Ordinance No. 2024-46 will prohibit the establishment of mini-warehouses (mini-storage facilities) within the Horn Rapids Employment Center, which is currently zoned General Business (C-3) and Medium Industrial (I-M). Ordinance No. 2024-46 will amend RMC sections 23.22.030, 23.22.040, 23.26.030 and 23.26.040 to prohibit mini-warehouses in the C-3 and I-M zones. A new map plate will also be adopted to establish the geographical boundary of the Horn Rapids Employment Center where these prohibitions apply.

On October 23, 2024, the Richland Planning Commission conducted an open-record public hearing on the proposed code amendment, after which it voted to recommend approval to the Richland City Council.

There are no vested mini-warehouse permit applications, and new mini-warehouse facilities would not be allowed once Ordinance No. 2024-46 goes into effect.

Zoning text amendments are Type IV permit applications that require an open-record public hearing before Richland City Council. A public hearing notice was duly published on December 15, 2024 advising that a public hearing would be held on December 17, 2024 to take testimony on this action. Barring any compelling testimony to the contrary, staff recommends approval of Ordinance No. 2024-46 for first reading.

Fiscal Impact: None.

Attachments:

1. Ordinance No. 2024-46
2. CA2024-102 Staff Report
3. Draft October 23, 2024 Planning Commission Meeting Minutes

ORDINANCE NO. 2024-46

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING CHAPTERS 23.22 AND 23.26 OF THE RICHLAND MUNICIPAL CODE TO ESTABLISH THE HORN RAPIDS EMPLOYMENT CENTER AND PROHIBIT MINI-WAREHOUSES THEREIN.

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

WHEREAS, The City of Richland annexed the land to be known as the Horn Rapids Employment Center into its boundaries through an annexation recorded in September of 1967, Ordinance number 428; and

WHEREAS, the City has identified the Horn Rapids Employment Center to be an area for significant employment opportunities; and

WHEREAS, the City has determined that the mini-warehouse use type does not meet the goal of providing significant employment opportunities.

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

Section 1. Subsection 23.22.030 of the Richland Municipal Code, entitled Commercial use districts permitted land uses, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2022-19, is hereby amended to read as follows:

23.22.030 Commercial use districts permitted land uses

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ¹	P ¹	P ¹	S ¹			
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				p ²⁸
Car Wash – Automatic or Self-Service		P ²	P ²	P ²	S ²			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S ³				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	p ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				p ^{6,31}				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁷	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁶	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁸
Restaurants/Drive-Through		S ⁸	P ⁸	P ⁸	S ^{8,9}	S ^{8,9}		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Restaurants/Lounge		P ⁷	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P
Restaurants with Entertainment/Dancing Facilities		P ⁷	P	P	P	P	P	P
Vehicle-Based Food Service		P ³⁰	P ³⁰	P ³⁰	P ³⁰	P ³⁰		
Wineries – Tasting Room		P ⁷	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				P ²⁸
Light Manufacturing Uses				P				P ²⁸
Warehousing and Distribution Facilities				P				P ²⁸
Wholesale Facilities and Operations				P				P ²⁸
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S ²²	P	P	P/S ²²	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices and Printing Works			P	P	P			
Office – Consulting Services	P	P	P	P	P	P		P ²⁸
Office – Corporate	P		P	P	P	P		P ²⁸
Office – General	P	P	P	P	P	P		P ²⁸
Office – Research and Development	P		P	P	P			P ²⁸
Radio and Television Studios			P	P	P			
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			P ²⁸
Travel Agencies	P	P	P	P	P	P		
Public/Quasi-Public Uses								
Churches	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P	P ¹⁰		
Clubs or Fraternal Societies	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰		
Cultural Institutions	P ¹⁰	P ¹⁰	P ¹⁰		P ¹⁰	P ¹⁰		P ¹⁰
General Park O&M Activities	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Hospitals	P		P	P	P			
Passive Open Space Use	P	P	P	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P	P	P	P
Schools	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²		
Schools, Alternative	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ⁷	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	
Recreational Vehicle Campgrounds				S ¹⁵			S ¹⁵	
Recreational Vehicle Parks				S ¹⁶			S ¹⁶	
Stable, Public				S ¹⁷				
Theater		P ⁷	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Apartment, Condominium (3 or more units)	P		P ¹⁸		P	P		
Assisted Living Facility	P		P		P ¹⁸	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						P ²⁵		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				P ²⁸
Emergency Housing	P		P	P	P	P	P	P
Emergency Shelters	P		P	P	P	P	P	P
Family Day Care Home	P ¹⁹					P ¹⁹		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P ¹⁸	P		
Permanent Supportive Housing	P		P	P	P	P	P	P
Recreational Club	A				A	A		
Senior Housing	P				P ¹⁸	P		
Temporary Residence	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰		P
Transitional Housing	P		P	P	P	P	P	P
Retail Uses								
Adult Use Establishments				P ²¹				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Florist		P	P	P	P	P		P
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC 23.42.280
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.330
5. RMC 23.42.040
6. RMC 23.42.170
7. RMC 23.42.053

8. RMC 23.42.047
9. RMC 23.42.055
10. RMC 23.42.050
11. RMC 23.42.200
12. RMC 23.42.250
13. RMC 23.42.260
14. RMC 23.42.100
15. RMC 23.42.230
16. RMC 23.42.220
17. RMC 23.42.190
18. Use permitted on upper stories of multistory buildings, if main floor is used for commercial or office uses.
19. RMC 23.42.080
20. RMC 23.42.110
21. RMC 23.42.030
22. Use permitted, requires special use permit with drive-through window.
23. Chapter 23.62 RMC
24. RMC 23.42.180
25. RMC 23.18.025
26. See definition, RMC 23.06.780.
27. RMC 23.42.185
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.
30. RMC 23.42.325
31. [Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.](#)

Section 2. Richland Municipal Code Section 23.22.040, entitled Site requirements and development standards for commercial use districts, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2024-38, is hereby amended to read as follows:

23.22.040 Site requirements and development standards for commercial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units: square feet)	1:1,500	N/A	N/A	N/A	None	1:1,000	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3,11,13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ^{14, 15}	55 feet	30 feet	80 feet	80 feet	CBD: 110 feet Medical: 140 feet Parkway: 50 feet Uptown: 50 feet	55 feet ¹² Columbia Point North: 100 feet	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	N/A	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.

b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).

12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 55 feet unless located within the Columbia Point North District established by footnote no. 15 (below) and depicted on Plate No. 4.

13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

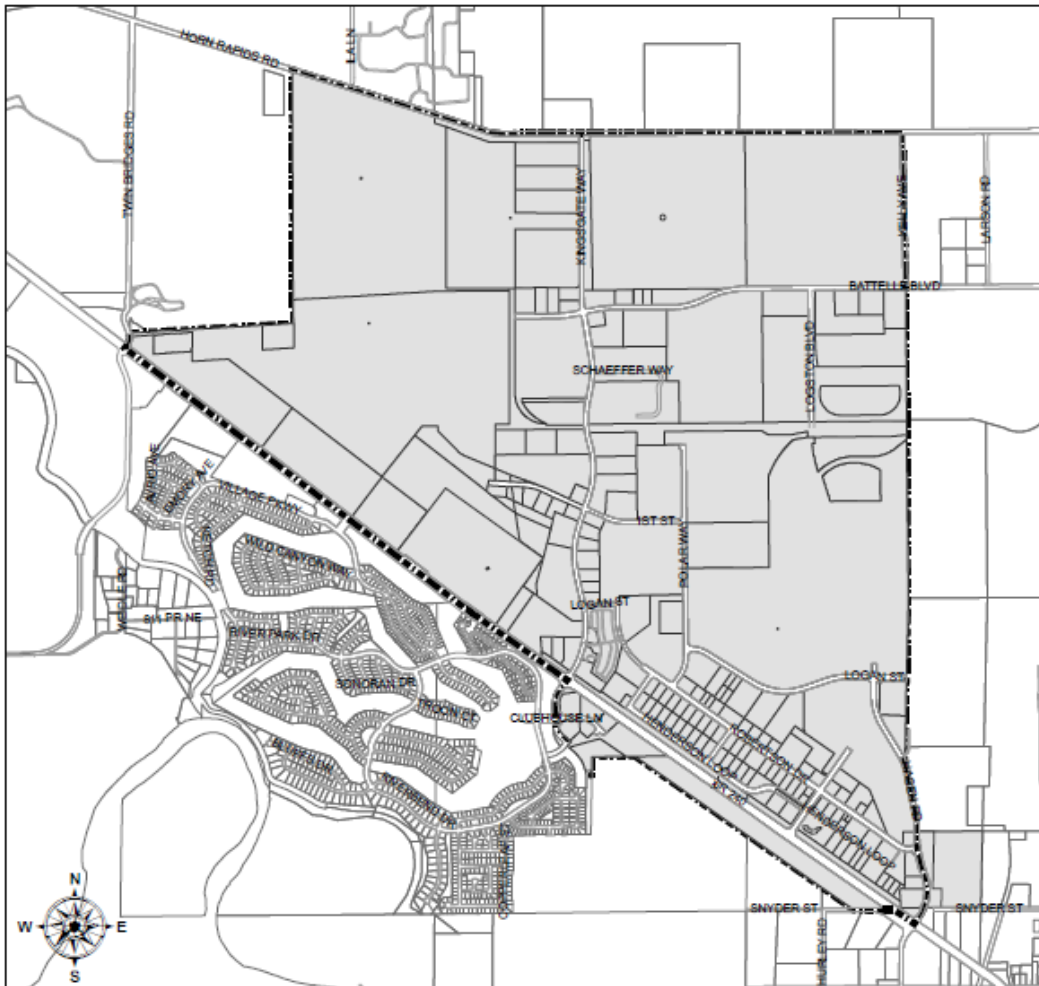
15. The Columbia Point North District of the Waterfront Zoning District is established as shown by Plate 23.22.040(4).

16. The Horn Rapids Employment Center is established as shown by Plate 23.22.040(5).

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PLATE NO. 5 - 23.22.040

PLATE 5



HORN RAPIDS EMPLOYMENT CENTER

Section 3. Richland Municipal Code Section 23.26.030, entitled Industrial use districts permitted land uses, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2022-19, is hereby amended to read as follows:

23.26.030 Industrial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	I-M	M-2
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major	P	P
Automotive Repair – Minor	P	
Automotive Repair – Specialty Shop	P	
Automobile Service Station	P	
Automobile Wrecking		S ¹
Boat Building	P	P
Bottling Plants	P	P
Car Wash – Automatic or Self-Service	P ²	A
Equipment Rentals	P	
Farm Equipment and Supplies Sales	P	S
Gas/Fuel Station	P	S
Heavy Equipment Sales and Repair	P	P

Land Use	I-M	M-2
Marine Repair	P	P
Towing, Vehicle Impound Lots	P ³	
Truck Rentals	P	
Truck Stop – Diesel Fuel Sales	P	P
Truck Terminal	P	P
Vehicle Sales	P	
Warehousing, Wholesale Use	P	P
Business and Personal Services		
Animal Shelter	S ⁴	
Contractors’ Offices and Shops	P	
General Service Businesses	P	P
Health/Fitness Facility	P	A
Health/Fitness Center	P	
Laundry/Dry Cleaning, Commercial	P	
Laundry/Dry Cleaning, Retail	P	
Mini-Warehouse	P ⁵ , 15	
Mailing Service	P	
Personal Loan Business	P	
Personal Services Businesses	P	
Photo Processing, Copying and Printing Services	P	
Telemarketing Services	P	
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Restaurants/Sit Down	P	
Restaurants/Drive-Through	P ⁶	A ⁶
Restaurants/Lounge	P	
Restaurants/Take Out	P	
Restaurants with Entertainment/Dancing Facilities	P	

Land Use	I-M	M-2
Wineries	P	
Industrial/Manufacturing Uses		
Airport, Industrial	P	
Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits	S ⁷	S ⁷
Junkyard		S
Laundry and Cleaning Plants	P	P
General Manufacturing Uses	P	P
Heavy Manufacturing Uses		P
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution	P	P
Wholesale Facilities and Operations	P	P
Office Uses		
Financial Institutions	P	
Medical, Dental and Other Clinics	P	
Office – Consulting Services	P	
Office – Corporate	P	
Office – General	P	
Office – Research and Development	P	P
Public/Quasi-Public Uses		
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ⁸	P ⁸
Public Agency Buildings	P ⁸	P ⁸
Public Agency Facilities	P ⁸	P ⁸
Public Parks	P	
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P

Land Use	I-M	M-2
Recreational Uses		
Commercial Recreation, Outdoor	S ⁹	
Residential Uses		
Accessory Dwelling Unit	A	
Day Care Center	S ¹⁰	
Dwelling Units for a Resident Watchman or Custodian	A	A
Emergency Housing	S	S
Emergency Shelters	S	S
Hotels or Motels	S	S
Permanent Supportive Housing	S	S
Temporary Residence	P ¹¹	P ¹¹
Transitional Housing	S	S
Retail Uses		
Adult Use Establishments	P ¹²	
Airport, Commercial	P	
Parking Lot or Structure	P	P
Miscellaneous Uses		
Bus Station	P	
Bus Terminal	P	
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Farming of Land	P	P
Macro-Antennas	P	P
Monopole	P ¹³	P ¹³
On-Site Hazardous Waste Treatment and Storage	P	P
Outdoor Storage	P ¹⁴	P ¹⁴
Storage in an Enclosed Building	P	P

1. RMC 23.42.290
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.040
5. RMC 23.42.170
6. RMC 23.42.047

7. RMC 23.42.070
8. RMC 23.42.200
9. RMC 23.42.175
10. RMC 23.42.080
11. RMC 23.42.110
12. RMC 23.42.030
13. Chapter 23.62 RMC
14. RMC 23.42.180
15. [Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.](#)

Section 4. Richland Municipal Code Section 23.26.040, entitled Site requirements for industrial use districts, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 32-11, is hereby amended to read as follows:

23.26.040 Site requirements for industrial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

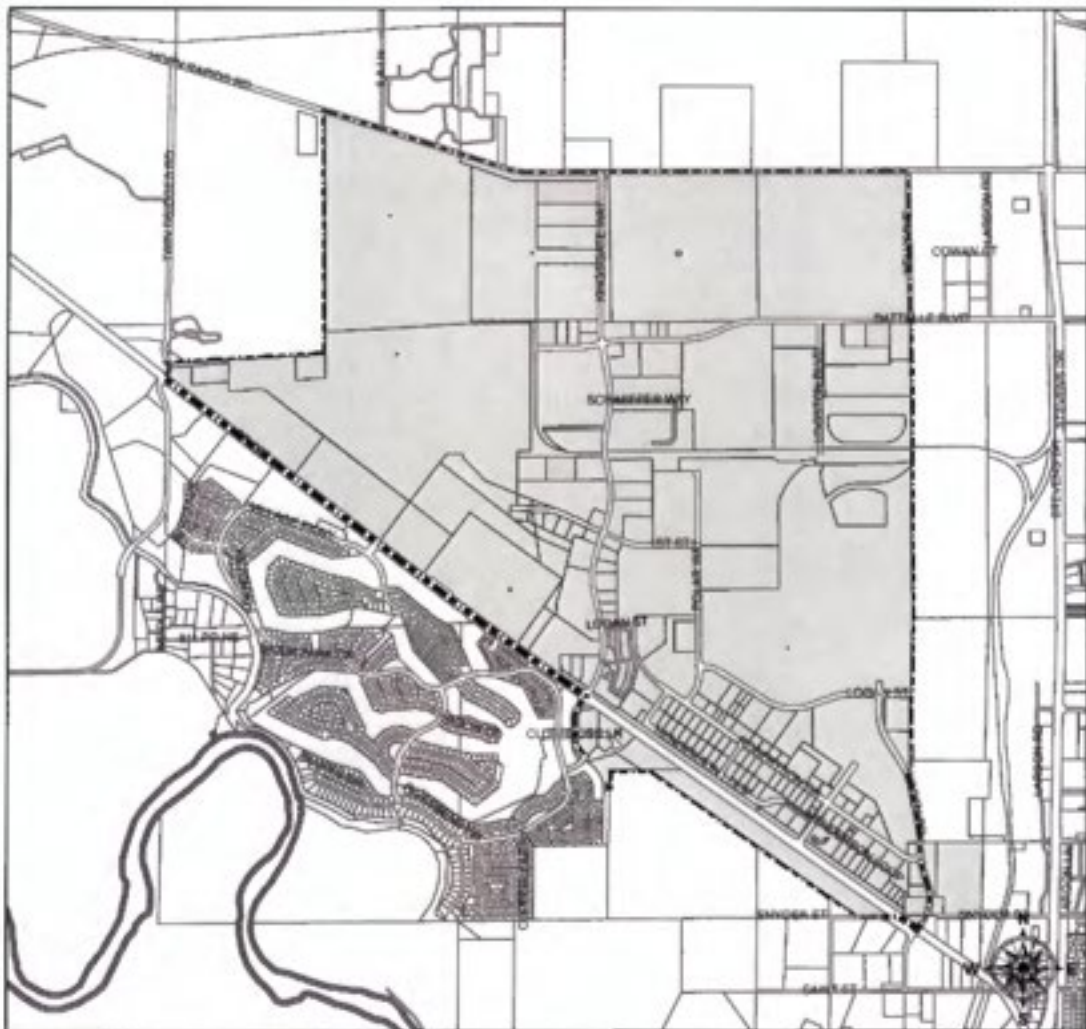
Standard	I-M	M-2
Minimum Lot Area	None	None
Minimum Front Yard Setback	0 feet ¹	0 feet ¹
Minimum Side Yard Setback	None	None
Minimum Rear Yard Setback	None	None
Maximum Building Height – Main Building	55 feet ²	None

1. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
2. Except as otherwise provided in this section, the maximum building height in the I-M district shall be 55 feet:
 - a. Any building or structure located within 300 feet of any residential use district shall be limited to 24 feet in height.
 - b. Any building further than 300 feet but less than 600 feet from districts described in note (2)(a) of this section shall not exceed 55 feet in height.
 - c. Except as provided in notes (2)(a) and (b) of this section, buildings may exceed the maximum height in accordance with the provisions of RMC 23.38.090.

[3. The Horn Rapids Employment Center is established as shown by Plate 23.26.040\(1\).](#)

PLATE NO. 1 - 23.26.040

PLATE 1



HORN RAPIDS EMPLOYMENT CENTER

Section 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. 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 7. 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 _____, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE PLANNING COMMISSION**

TO: PLANNING COMMISSION
FILE NO.: CA2024-102

PREPARED BY: MIKE STEVENS
MEETING DATE: OCT. 23, 2024

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND ECONOMIC DEVELOPMENT
REQUEST: TEXT AMENDMENT TO RMC TITLE 23 PROHIBITING THE ESTABLISHMENT OF MINI WAREHOUSES WITHIN THE HORN RAPIDS EMPLOYMENT CENTER ESTABLISHED WITH THIS AMENDMENT. THE AMENDMENT ALSO INCLUDES TEXT CHANGES TO RMC 23.22.030, 23.22.040, 23.26.030, AND 23.26.040.
LOCATION: NORTH RICHLAND - HORN RAPIDS EMPLOYMENT CENTER

REASON FOR REQUEST

The Economic Development of the City of Richland is proposing to prohibit the establishment of mini warehouses within the Horn Rapids Employment Center located within North Richland. The proposed amendment would apply only within the newly created Horn Rapids Employment Center, which is currently zoned C-3 and I-M. Specifically, the proposal amends the Richland Municipal Code [RMC] by amending RMC 23.22.030, 23.22.040, 23.26.030 and 23.26.040, and establishing a new map plate to establish the affected area of these amendments. The proposed amendments are as indicated below.

TEXT CHANGE

For the purposes of review, Staff have included the following amended text of RMC 23.22.030, 23.22.040, 23.26.030, 23.26.040, with demonstrated change inserted in **bold** and removed with ~~strikethrough~~:

23.22.030 Commercial use districts permitted land uses

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ¹	P ¹	P ¹	S ¹			
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				P ²⁸
Car Wash – Automatic or Self-Service		P ²	P ²	P ²	S ²			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S ³				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Truck Terminal				P				
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P ⁶ , 31				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁷	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁶	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁸
Restaurants/Drive-Through		S ⁸	P ⁸	P ⁸	S ^{8, 9}	S ^{8, 9}		
Restaurants/Lounge		P ⁷	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P
Restaurants with Entertainment/Dancing Facilities		P ⁷	P	P	P	P	P	P
Vehicle-Based Food Service		P ³⁰	P ³⁰	P ³⁰	P ³⁰	P ³⁰		
Wineries – Tasting Room		P ⁷	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				P ²⁸
Light Manufacturing Uses				P				P ²⁸
Warehousing and Distribution Facilities				P				P ²⁸
Wholesale Facilities and Operations				P				P ²⁸
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S ²²	P	P	P/S ²²	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices and Printing Works			P	P	P			
Office – Consulting Services	P	P	P	P	P	P		P ²⁸
Office – Corporate	P		P	P	P	P		P ²⁸
Office – General	P	P	P	P	P	P		P ²⁸
Office – Research and Development	P		P	P	P			P ²⁸
Radio and Television Studios			P	P	P			
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			P ²⁸
Travel Agencies	P	P	P	P	P	P		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Public/Quasi-Public Uses								
Churches	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P	P ¹⁰		
Clubs or Fraternal Societies	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰		
Cultural Institutions	P ¹⁰	P ¹⁰	P ¹⁰		P ¹⁰	P ¹⁰		P ¹⁰
General Park O&M Activities	P	P	P	P	P	P	P	P
Hospitals	P		P	P	P			
Passive Open Space Use	P	P	P	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P	P	P	P
Schools	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²		
Schools, Alternative	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ⁷	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	
Recreational Vehicle Campgrounds				S ¹⁵			S ¹⁵	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Recreational Vehicle Parks				S ¹⁶			S ¹⁶	
Stable, Public				S ¹⁷				
Theater		P ⁷	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ¹⁸		P	P		
Assisted Living Facility	P		P		P ¹⁸	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						P ²⁵		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				P ²⁸
Emergency Housing	P		P	P	P	P	P	P
Emergency Shelters	P		P	P	P	P	P	P
Family Day Care Home	P ¹⁹					P ¹⁹		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P ¹⁸	P		
Permanent Supportive Housing	P		P	P	P	P	P	P
Recreational Club	A				A	A		
Senior Housing	P				P ¹⁸	P		
Temporary Residence	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰		P
Transitional Housing	P		P	P	P	P	P	P
Retail Uses								
Adult Use Establishments				P ²¹				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC 23.42.280
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.330
5. RMC 23.42.040
6. RMC 23.42.170
7. RMC 23.42.053
8. RMC 23.42.047
9. RMC 23.42.055
10. RMC 23.42.050
11. RMC 23.42.200
12. RMC 23.42.250
13. RMC 23.42.260
14. RMC 23.42.100
15. RMC 23.42.230
16. RMC 23.42.220
17. RMC 23.42.190
18. Use permitted on upper stories of multistory buildings, if main floor is used for commercial or office uses.
19. RMC 23.42.080
20. RMC 23.42.110
21. RMC 23.42.030
22. Use permitted, requires special use permit with drive-through window.
23. Chapter 23.62 RMC
24. RMC 23.42.180
25. RMC 23.18.025
26. See definition, RMC 23.06.780.
27. RMC 23.42.185
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.
30. RMC 23.42.325
- 31. Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.**

23.22.040 Site requirements and development standards for commercial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units:square feet)	1:1,500	N/A	N/A	N/A	None	1:1,000	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3,11,13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD: 110 feet Medical: 140 feet Parkway: 50 feet Uptown: 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	N/A	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.

2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.

3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.

4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
 - c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.
 - d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.
7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).

12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet, unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

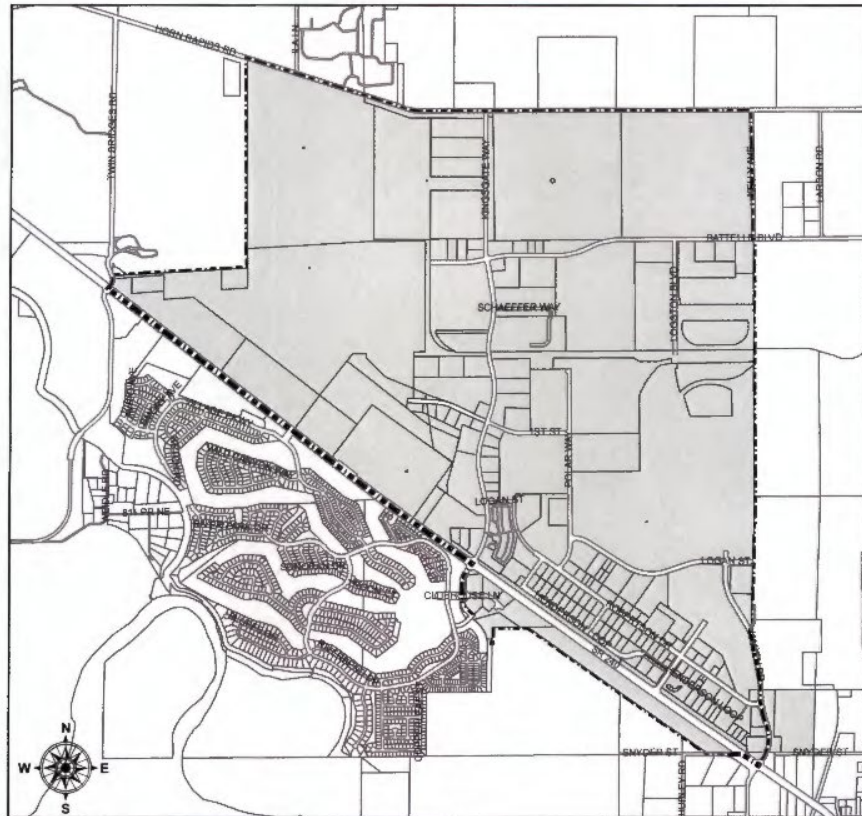
13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

15. The Horn Rapids Employment Center is established as shown by Plate 23.22.040(4).

PLATE NO. 4 - 23.22.040

PLATE 4



HORN RAPIDS EMPLOYMENT CENTER

23.26.030 Industrial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	I-M	M-2
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major	P	P
Automotive Repair – Minor	P	
Automotive Repair – Specialty Shop	P	
Automobile Service Station	P	
Automobile Wrecking		S ¹
Boat Building	P	P
Bottling Plants	P	P
Car Wash – Automatic or Self-Service	P ²	A
Equipment Rentals	P	
Farm Equipment and Supplies Sales	P	S
Gas/Fuel Station	P	S
Heavy Equipment Sales and Repair	P	P
Marine Repair	P	P
Towing, Vehicle Impound Lots	P ³	
Truck Rentals	P	
Truck Stop – Diesel Fuel Sales	P	P
Truck Terminal	P	P
Vehicle Sales	P	

Land Use	I-M	M-2
Warehousing, Wholesale Use	P	P
Business and Personal Services		
Animal Shelter	S ⁴	
Contractors' Offices and Shops	P	
General Service Businesses	P	P
Health/Fitness Facility	P	A
Health/Fitness Center	P	
Laundry/Dry Cleaning, Commercial	P	
Laundry/Dry Cleaning, Retail	P	
Mini-Warehouse	P ^{5, 15}	
Mailing Service	P	
Personal Loan Business	P	
Personal Services Businesses	P	
Photo Processing, Copying and Printing Services	P	
Telemarketing Services	P	
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Restaurants/Sit Down	P	
Restaurants/Drive-Through	P ⁶	A ⁶
Restaurants/Lounge	P	
Restaurants/Take Out	P	
Restaurants with Entertainment/Dancing Facilities	P	
Wineries	P	
Industrial/Manufacturing Uses		
Airport, Industrial	P	
Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits	S ⁷	S ⁷
Junkyard		S
Laundry and Cleaning Plants	P	P

Land Use	I-M	M-2
General Manufacturing Uses	P	P
Heavy Manufacturing Uses		P
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution	P	P
Wholesale Facilities and Operations	P	P
Office Uses		
Financial Institutions	P	
Medical, Dental and Other Clinics	P	
Office – Consulting Services	P	
Office – Corporate	P	
Office – General	P	
Office – Research and Development	P	P
Public/Quasi-Public Uses		
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ⁸	P ⁸
Public Agency Buildings	P ⁸	P ⁸
Public Agency Facilities	P ⁸	P ⁸
Public Parks	P	
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁹	
Residential Uses		
Accessory Dwelling Unit	A	
Day Care Center	S ¹⁰	
Dwelling Units for a Resident Watchman or Custodian	A	A
Emergency Housing	S	S

Land Use	I-M	M-2
Emergency Shelters	S	S
Hotels or Motels	S	S
Permanent Supportive Housing	S	S
Temporary Residence	P ¹¹	P ¹¹
Transitional Housing	S	S
Retail Uses		
Adult Use Establishments	P ¹²	
Airport, Commercial	P	
Parking Lot or Structure	P	P
Miscellaneous Uses		
Bus Station	P	
Bus Terminal	P	
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Farming of Land	P	P
Macro-Antennas	P	P
Monopole	P ¹³	P ¹³
On-Site Hazardous Waste Treatment and Storage	P	P
Outdoor Storage	P ¹⁴	P ¹⁴
Storage in an Enclosed Building	P	P

1. RMC 23.42.290
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.040
5. RMC 23.42.170
6. RMC 23.42.047
7. RMC 23.42.070
8. RMC 23.42.200
9. RMC 23.42.175
10. RMC 23.42.080
11. RMC 23.42.110
12. RMC 23.42.030
13. Chapter 23.62 RMC
14. RMC 23.42.180
- 15. Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.**

23.26.040 Site requirements for industrial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	I-M	M-2
Minimum Lot Area	None	None
Minimum Front Yard Setback	0 feet ¹	0 feet ¹
Minimum Side Yard Setback	None	None
Minimum Rear Yard Setback	None	None
Maximum Building Height – Main Building	55 feet ²	None

1. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.

2. Except as otherwise provided in this section, the maximum building height in the I-M district shall be 55 feet:

a. Any building or structure located within 300 feet of any residential use district shall be limited to 24 feet in height.

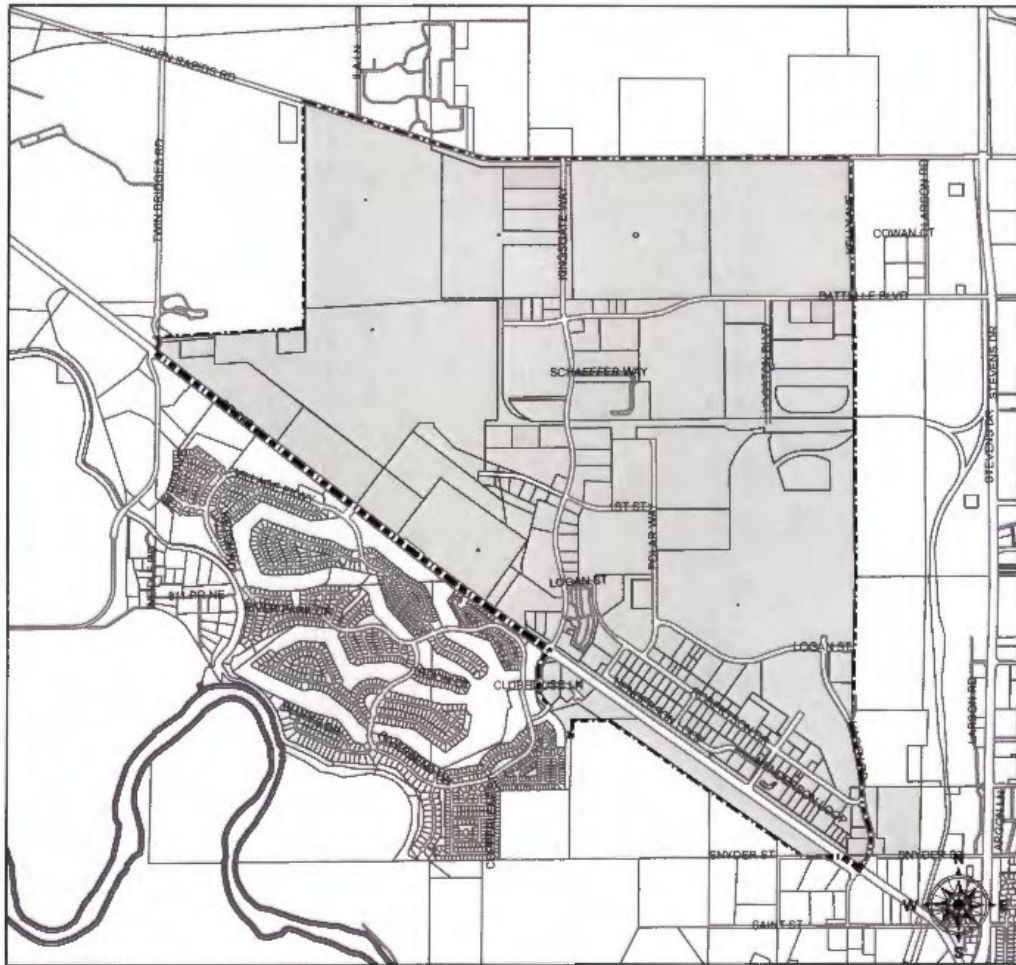
b. Any building further than 300 feet but less than 600 feet from districts described in note (2)(a) of this section shall not exceed 55 feet in height.

c. Except as provided in notes (2)(a) and (b) of this section, buildings may exceed the maximum height in accordance with the provisions of RMC 23.38.090.

3. The Horn Rapids Employment Center is established as shown by Plate 23.26.040(1).

PLATE NO. 1 - 23.26.040

PLATE 1



HORN RAPIDS EMPLOYMENT CENTER

ANALYSIS

As indicated above, the proposed amendments to the zoning code would prohibit the establishment of new mini warehouse facilities within the newly created Horn Rapids Employment Center. This area was established as a center for employment, sales tax revenue and commercial and industrial enterprises that contribute to and stimulate the economy of the city by funding its operations and programs through the sales of such lands to private developers. Since mini warehouses provide virtually no employment or sales tax revenue they do not contribute much fiscally to the city's economy. Furthermore, other than the revenue from the sale of the land, mini warehouses do not provide a consistent source of revenue for the city's operations and programs.

PUBLIC NOTICE/ COMMENTS

Staff provided notice of the proposed amendment to local and state agencies via SEPA review and via Notice of Application on October 2, 2024. The SEPA DNS and Notice of Application/Public Hearing were also posted on the city's official website on October 2, 2024. Notice of the SEPA DNS, Application and Public Hearing was also published in the Tri-Cities Herald on October 6, 2024. See *Exhibit 5*. Staff provided notice to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A on October 2, 2024. See *Exhibit 4*.

As of the date this Staff Report was written, there have been no public or agency comments received on this matter. Any comments received after the writing of this report will be provided to the Planning Commission during the public hearing.

SEPA

The proposal is subject to environmental review. The City of Richland issued a Determination of Non-Significance (DNS) for the proposal on October 2, 2024, no appeals of the City's DNS were received. See *Exhibit 3*.

FINDINGS OF FACT

1. The City of Richland Economic Development Division is proposing to amend RMC Title 23 to establish the Horn Rapids Employment Center and to prohibit the establishment of mini warehouses within the Horn Rapids Employment Center.
2. Horn Rapids Employment Center. This area was established as a center for employment, sales tax revenue and commercial and industrial enterprises that contribute to and stimulate the economy of the city by funding its operations and programs through the sales of such lands to private developers.
3. Since mini warehouses provide virtually no employment or sales tax revenue they do not contribute much fiscally to the city's economy.
4. Other than the revenue from the sale of the land, mini warehouses do not provide a consistent source of revenue for the city's operations and programs.
5. Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at the official posting places and on the city's official website. Notice was provided to the Washington State Dept. of

Commerce and other state agencies as required by RCW 36.70A.

6. The Washington State Department of Commerce received the 60-day Notice of Intent to Adopt Amendment and granted expedited review. *See Exhibit 4.*
7. The City issued a SEPA Threshold Determination of Non-Significance on October 2, 2024. No appeals of the DNS were received. *See Exhibit 3.*
8. No comments from the public were received regarding the proposed code amendment.

CONCLUSIONS OF LAW

1. The Planning Commission has jurisdiction to hold an open record public hearing and issue a recommendation on the proposed ordinance amendment to the City Council.
2. The proposed code amendment is consistent with the goals and policies of the City's Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (CA2024-102) and recommend to the City Council adoption of the proposed amendments to Title 23, Zoning, as provided in the draft ordinance attached to this report.

ALTERNATIVES

1. Recommend approval of the amendments as proposed.
2. Recommend approval of the amendments, as modified by the Planning Commission.
3. Recommend denial of the amendments.

RECOMMENDED MOTION – PLANNING COMMISSION

"I move that the Planning Commission recommend approval of the proposed amendments to RMC Title 23 as identified in the draft ordinance. This recommendation is based upon the listed Findings of Fact and Conclusions of Law."

EXHIBITS

1. Application Materials
2. Draft Ordinance
3. SEPA DNS & SEPA Checklist
4. Department of Commerce Expedited Review
5. Public Notice



Exhibit 1

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
☎ (509) 942-7764

Code Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

APPLICANT

☐ Contact Person

Company: City of Richland - Economic Development Division

UBI#:

Contact: Mandy Wallner, Economic Development Manager

Address: 625 Swift Blvd., MS-19, Richland, WA 99352

Phone: 509.942.7595

Email: mwallner@ci.richland.wa.us

DESCRIPTION OF PROPOSED AMENDMENT

See attached Amendment List and proposed Plates.

APPLICATION MUST INCLUDE:

1. Completed application and filing fee
2. SEPA Checklist (if necessary)
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE:

Section(s) of code proposed to be amended (include code citation):

See attached Amendment List and proposed Plates.

Summary of requested code amendment(s):

See attached Amendment List and proposed Plates.

Reason(s) for code amendment(s):

The Hom Rapids Industrial Park, Hom Rapids Business Center, Hom Rapids Commercial Plaza and Hom Rapids Retail Plaza were established as centers for employment, sales tax revenue and commercial and industrial enterprises that contribute to and stimulate the economy of the City in funding its operations and programs, as well as for other districts such as schools and the port. Mini-warehouse uses provide no employment, no sales taxes, and have a negative impact on neighboring property values.

AMENDMENT LIST (ECONOMIC DEVELOPMENT DIVISION – MAY 2024)

Amend RMC Chapter 23.22 Commercial Zoning Districts with the following:

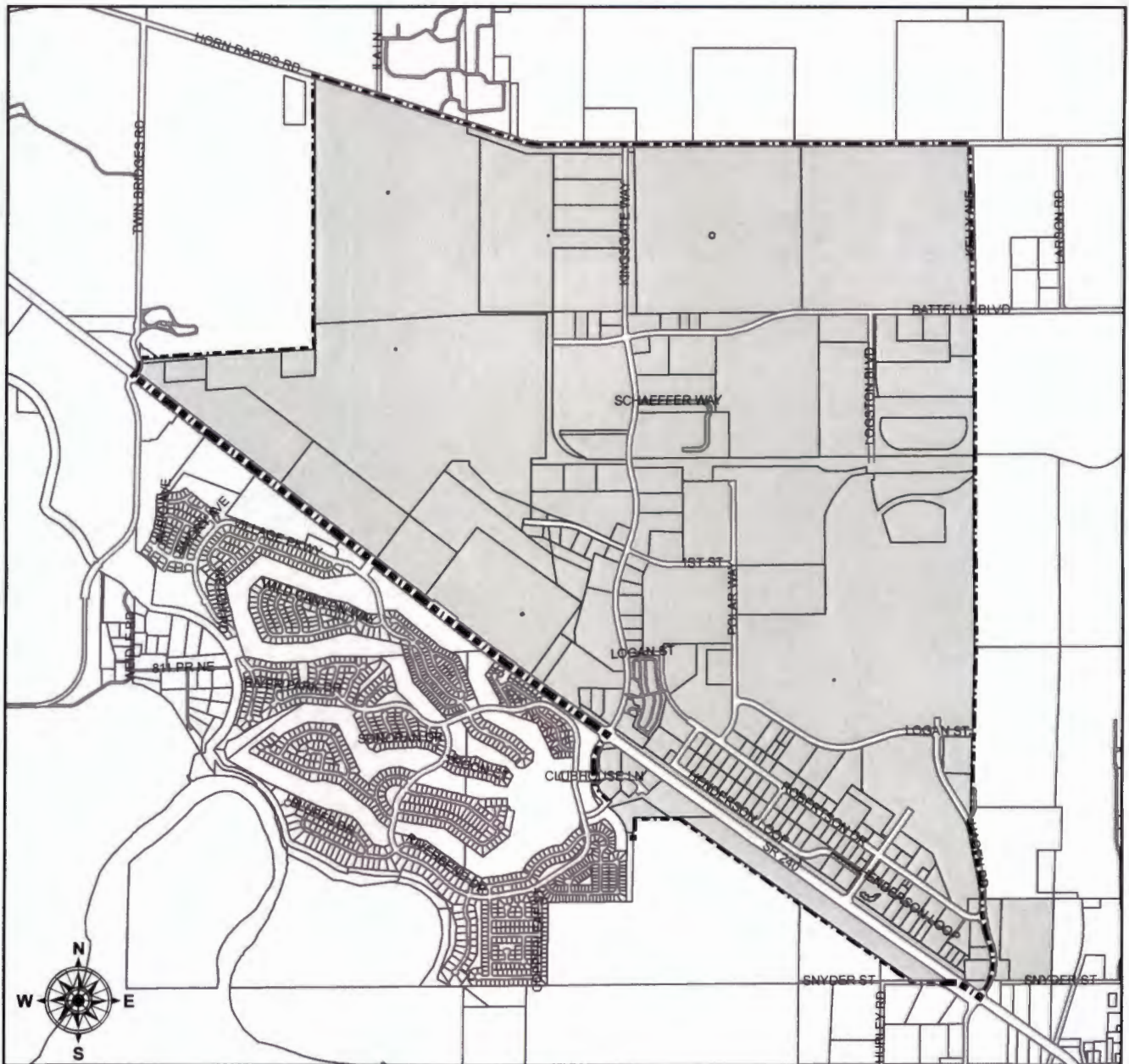
- 23.22.030 Adding a superscript number 31 to the "P" symbol for Mini-Warehouse in the C-3 column of the Business and Personal Services section.
- 23.22.030 Adding footnote number 31 – “Mini-warehouse uses are prohibited in the Horn Rapids Employment Center.”
- 23.22.040 Adding footnote number 15 – “The Horn Rapids Employment Center is established as shown by Plate 23.22.040(4).”
- 23.22.040 Adding Plate No. 4 “Horn Rapids Employment Center”.

Amend RMC Chapter 23.26 Industrial Zoning Districts with the following:

- 23.26.030 Adding a superscript number 15 to the "P" symbol for Mini-Warehouse in the I-M column of the Business and Personal Services section.
- 23.26.030 Adding footnote number 15 – “Mini-warehouse uses are prohibited in the Horn Rapids Employment Center.”
- 23.26.040 Adding footnote number 3 – “The Horn Rapids Employment Center is established as shown by Plate 23.26.040(1).”
- 23.26.040 Adding Plate No. 1 “Horn Rapids Employment Center”.

PLATE NO. 4 - 23.22.040

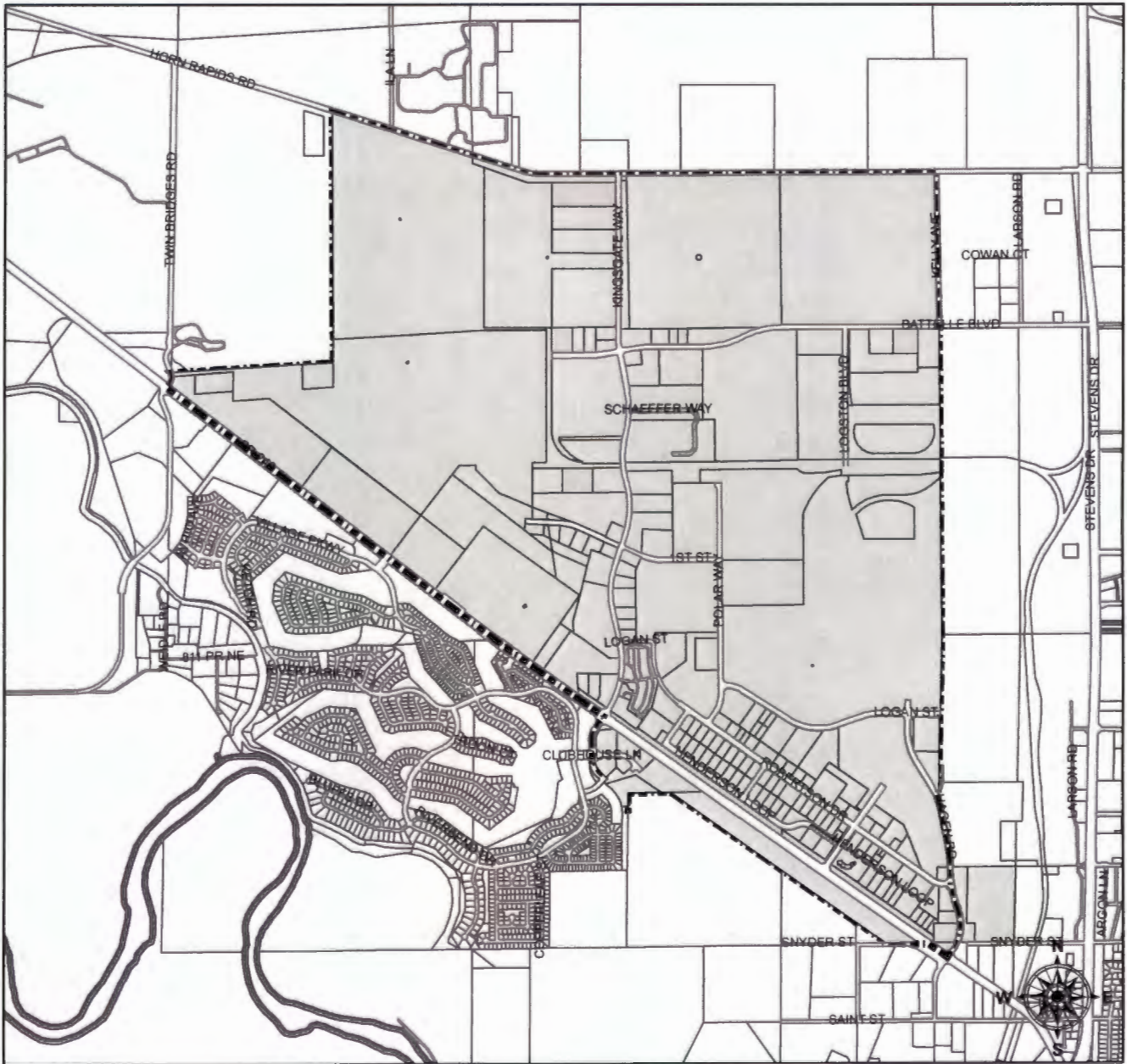
PLATE 4



HORN RAPIDS EMPLOYMENT CENTER

PLATE NO. 1 - 23.26.040

PLATE 1



HORN RAPIDS EMPLOYMENT CENTER

Exhibit 2

ORDINANCE NO. 2024-XX

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING CHAPTERS 23.22 AND 23.26 OF THE RICHLAND MUNICIPAL CODE TO PROHIBIT MINI-WAREHOUSE BUSINESSES IN THE HORN RAPIDS EMPLOYMENT CENTER.

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

WHEREAS, The City of Richland annexed the land to be known as the Horn Rapids Employment Center into its boundaries through an annexation recorded in September of 1967, Ordinance number 428; and

WHEREAS, the City has identified the Horn Rapids Employment Center to be an area for significant employment opportunities; and

WHEREAS, the City has determined that the mini-warehouse use type does not meet the goal of providing significant employment opportunities.

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

Section 1. Subsection 23.22.030 of the Richland Municipal Code, entitled Commercial use districts permitted land uses, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2022-19, is hereby amended to read as follows:

23.22.030 Commercial use districts permitted land uses

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ¹	P ¹	P ¹	S ¹			
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				p ²⁸
Car Wash – Automatic or Self-Service		P ²	P ²	P ²	S ²			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S ³				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P ^{6, 31}				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁷	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁶	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁸
Restaurants/Drive-Through		S ⁸	P ⁸	P ⁸	S ^{8, 9}	S ^{8, 9}		
Restaurants/Lounge		P ⁷	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Restaurants with Entertainment/Dancing Facilities		P ⁷	P	P	P	P	P	P
Vehicle-Based Food Service		p ³⁰	p ³⁰	p ³⁰	p ³⁰	p ³⁰		
Wineries – Tasting Room		P ⁷	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				p ²⁸
Light Manufacturing Uses				P				p ²⁸
Warehousing and Distribution Facilities				P				p ²⁸
Wholesale Facilities and Operations				P				p ²⁸
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S ²²	P	P	P/S ²²	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices and Printing Works			P	P	P			
Office – Consulting Services	P	P	P	P	P	P		p ²⁸
Office – Corporate	P		P	P	P	P		p ²⁸
Office – General	P	P	P	P	P	P		p ²⁸
Office – Research and Development	P		P	P	P			p ²⁸
Radio and Television Studios			P	P	P			
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			p ²⁸
Travel Agencies	P	P	P	P	P	P		
Public/Quasi-Public Uses								
Churches	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P	P ¹⁰		
Clubs or Fraternal Societies	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰		
Cultural Institutions	P ¹⁰	P ¹⁰	P ¹⁰		P ¹⁰	P ¹⁰		P ¹⁰
General Park O&M Activities	P	P	P	P	P	P	P	P
Hospitals	P		P	P	P			
Passive Open Space Use	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P	P	P	P
Schools	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²		
Schools, Alternative	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ⁷	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	
Recreational Vehicle Campgrounds				S ¹⁵			S ¹⁵	
Recreational Vehicle Parks				S ¹⁶			S ¹⁶	
Stable, Public				S ¹⁷				
Theater		P ⁷	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ¹⁸		P	P		
Assisted Living Facility	P		P		P ¹⁸	P		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	p ¹⁹	p ¹⁹	p ¹⁹	p ¹⁹	p ¹⁹	p ¹⁹		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						p ²⁵		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				p ²⁸
Emergency Housing	P		P	P	P	P	P	P
Emergency Shelters	P		P	P	P	P	P	P
Family Day Care Home	p ¹⁹					p ¹⁹		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		p ¹⁸	P		
Permanent Supportive Housing	P		P	P	P	P	P	P
Recreational Club	A				A	A		
Senior Housing	P				p ¹⁸	P		
Temporary Residence	p ²⁰	p ²⁰	p ²⁰	p ²⁰	p ²⁰	p ²⁰		P
Transitional Housing	P		P	P	P	P	P	P
Retail Uses								
Adult Use Establishments				p ²¹				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC 23.42.280
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.330
5. RMC 23.42.040
6. RMC 23.42.170
7. RMC 23.42.053
8. RMC 23.42.047

9. RMC 23.42.055
10. RMC 23.42.050
11. RMC 23.42.200
12. RMC 23.42.250
13. RMC 23.42.260
14. RMC 23.42.100
15. RMC 23.42.230
16. RMC 23.42.220
17. RMC 23.42.190
18. Use permitted on upper stories of multistory buildings, if main floor is used for commercial or office uses.
19. RMC 23.42.080
20. RMC 23.42.110
21. RMC 23.42.030
22. Use permitted, requires special use permit with drive-through window.
23. Chapter 23.62 RMC
24. RMC 23.42.180
25. RMC 23.18.025
26. See definition, RMC 23.06.780.
27. RMC 23.42.185
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.
30. RMC 23.42.325
31. [Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.](#)

Section 2. Subsection 23.22.040 of the Richland Municipal Code, entitled Site requirements and development standards for commercial use districts, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 15-21, is hereby amended to read as follows:

23.22.040 Site requirements and development standards for commercial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units:square feet)	1:1,500	N/A	N/A	N/A	None	1:1,000	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0	Note 4,5	Note 4	20 feet

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
					feet min. – 20 feet max. ^{3,11,13} Medical District: 0 feet min.			
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD: 110 feet Medical: 140 feet Parkway: 50 feet Uptown: 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	N/A	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height.

Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).

12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet, unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

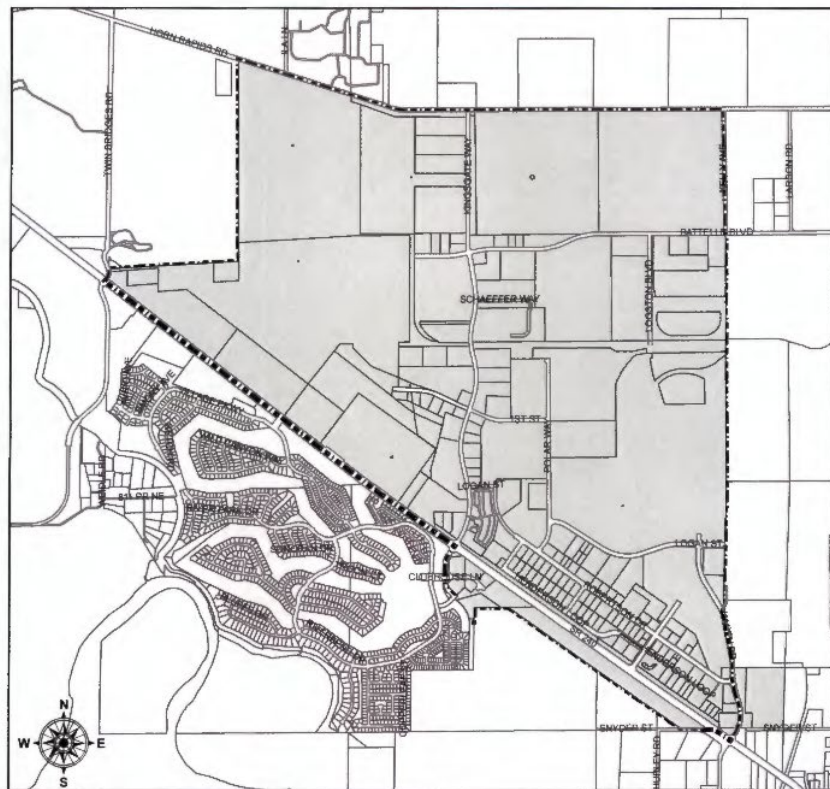
13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

[15. The Horn Rapids Employment Center is established as shown by Plate 23.22.040\(4\).](#)

PLATE NO. 4 - 23.22.040

PLATE 4



HORN RAPIDS EMPLOYMENT CENTER

Section 3. Subsection 23.26.030 of the Richland Municipal Code, entitled Industrial use districts permitted land uses, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2022-19, is hereby amended to read as follows:

23.26.030 Industrial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	I-M	M-2
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major	P	P
Automotive Repair – Minor	P	
Automotive Repair – Specialty Shop	P	
Automobile Service Station	P	
Automobile Wrecking		S ¹
Boat Building	P	P
Bottling Plants	P	P
Car Wash – Automatic or Self-Service	P ²	A
Equipment Rentals	P	
Farm Equipment and Supplies Sales	P	S
Gas/Fuel Station	P	S
Heavy Equipment Sales and Repair	P	P
Marine Repair	P	P
Towing, Vehicle Impound Lots	P ³	
Truck Rentals	P	

Land Use	I-M	M-2
Truck Stop – Diesel Fuel Sales	P	P
Truck Terminal	P	P
Vehicle Sales	P	
Warehousing, Wholesale Use	P	P
Business and Personal Services		
Animal Shelter	S ⁴	
Contractors' Offices and Shops	P	
General Service Businesses	P	P
Health/Fitness Facility	P	A
Health/Fitness Center	P	
Laundry/Dry Cleaning, Commercial	P	
Laundry/Dry Cleaning, Retail	P	
Mini-Warehouse	P ^{5, 15}	
Mailing Service	P	
Personal Loan Business	P	
Personal Services Businesses	P	
Photo Processing, Copying and Printing Services	P	
Telemarketing Services	P	
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Restaurants/Sit Down	P	
Restaurants/Drive-Through	P ⁶	A ⁶
Restaurants/Lounge	P	
Restaurants/Take Out	P	
Restaurants with Entertainment/Dancing Facilities	P	
Wineries	P	
Industrial/Manufacturing Uses		
Airport, Industrial	P	

Land Use	I-M	M-2
Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits	S ⁷	S ⁷
Junkyard		S
Laundry and Cleaning Plants	P	P
General Manufacturing Uses	P	P
Heavy Manufacturing Uses		P
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution	P	P
Wholesale Facilities and Operations	P	P
Office Uses		
Financial Institutions	P	
Medical, Dental and Other Clinics	P	
Office – Consulting Services	P	
Office – Corporate	P	
Office – General	P	
Office – Research and Development	P	P
Public/Quasi-Public Uses		
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ⁸	P ⁸
Public Agency Buildings	P ⁸	P ⁸
Public Agency Facilities	P ⁸	P ⁸
Public Parks	P	
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁹	
Residential Uses		

Land Use	I-M	M-2
Accessory Dwelling Unit	A	
Day Care Center	S ¹⁰	
Dwelling Units for a Resident Watchman or Custodian	A	A
Emergency Housing	S	S
Emergency Shelters	S	S
Hotels or Motels	S	S
Permanent Supportive Housing	S	S
Temporary Residence	P ¹¹	P ¹¹
Transitional Housing	S	S
Retail Uses		
Adult Use Establishments	P ¹²	
Airport, Commercial	P	
Parking Lot or Structure	P	P
Miscellaneous Uses		
Bus Station	P	
Bus Terminal	P	
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Farming of Land	P	P
Macro-Antennas	P	P
Monopole	P ¹³	P ¹³
On-Site Hazardous Waste Treatment and Storage	P	P
Outdoor Storage	P ¹⁴	P ¹⁴
Storage in an Enclosed Building	P	P

1. RMC 23.42.290
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.040
5. RMC 23.42.170
6. RMC 23.42.047
7. RMC 23.42.070
8. RMC 23.42.200
9. RMC 23.42.175
10. RMC 23.42.080

11. RMC 23.42.110
12. RMC 23.42.030
13. Chapter 23.62 RMC
14. RMC 23.42.180
15. [Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.](#)

Section 4. Subsection 23.26.040 of the Richland Municipal Code, entitled Site requirements for industrial use districts, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 32-11, is hereby amended to read as follows:

23.26.040 Site requirements for industrial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

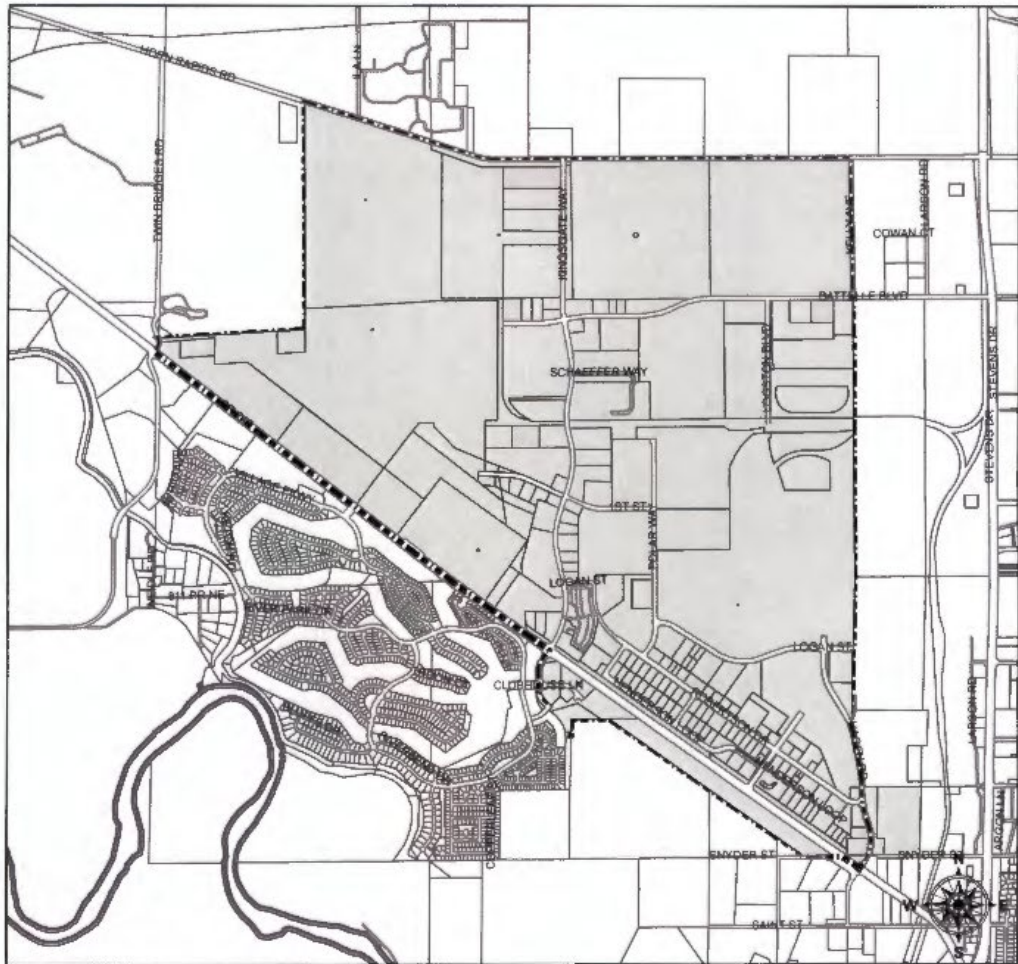
Standard	I-M	M-2
Minimum Lot Area	None	None
Minimum Front Yard Setback	0 feet ¹	0 feet ¹
Minimum Side Yard Setback	None	None
Minimum Rear Yard Setback	None	None
Maximum Building Height – Main Building	55 feet ²	None

1. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
2. Except as otherwise provided in this section, the maximum building height in the I-M district shall be 55 feet:
 - a. Any building or structure located within 300 feet of any residential use district shall be limited to 24 feet in height.
 - b. Any building further than 300 feet but less than 600 feet from districts described in note (2)(a) of this section shall not exceed 55 feet in height.
 - c. Except as provided in notes (2)(a) and (b) of this section, buildings may exceed the maximum height in accordance with the provisions of RMC 23.38.090.

[3. The Horn Rapids Employment Center is established as shown by Plate 23.26.040\(1\).](#)

PLATE NO. 1 - 23.26.040

PLATE 1



HORN RAPIDS EMPLOYMENT CENTER

Section 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. 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 7. 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 3



File No. EA2024-116

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: Zoning text amendment to prohibit mini-warehouses in the Horn Rapids Employment Center.

Proponent: City of Richland Economic Development
Darin Arrasmith
625 Swift Blvd., MS-19
Richland, WA 99352

Location of Proposal: The Horn Rapids Employment Center includes: Horn Rapids Industrial Park, Horn Rapids Business Center, Horn Rapids Commercial Plaza, Horn Rapids Retail Plaza, and the City-owned property fronting along the south side of Highway SR 240.

Lead Agency: City of Richland

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

() There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: October 2, 2024

Comments Due: October 17, 2024

Signature

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proponent,” and “affected geographic area,” respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Zoning Text Amendment to prohibit mini-warehouse uses in the Horn Rapids Employment Center.

2. Name of applicant:

City of Richland - Economic Development Division

3. Address and phone number of applicant and contact person:

Darin Arrasmith, Economic Development Division
625 Swift Blvd., MS-19 Richland, WA 99352

4. Date checklist prepared:

May 15, 2024

5. Agency requesting checklist:

City of Richland, Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): Summer 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None. This is a stand-alone amendment.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. No additional environmental information is being prepared for this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No other governmental approvals are required.

10. List any government approvals or permits that will be needed for your proposal, if known.

City Council approval of zoning text amendment.

- 12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

Zoning text amendment to prohibit mini-warehouses in the Horn Rapids Employment Center.

- 13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The Horn Rapids Employment Center includes: Horn Rapids Industrial Park, Horn Rapids Business Center, Horn Rapids Commercial Plaza, Horn Rapids Retail Plaza, and the City-owned property fronting along the south side of Highway SR 240.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Industrial park and commercial centers.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other: N/A

- b. What is the steepest slope on the site (approximate percent slope)?** Not applicable. Proposed amendment would apply to all of the Horn Rapids industrial and business center areas.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.** Various silty sandy loams.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** N/A. Proposal would apply to the entire Horn Rapids industrial park and business center areas.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.** Not applicable.
- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.** Not applicable.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** Not applicable.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** Not applicable.

2. Air [Find help answering air questions](#)

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Not applicable.**
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not applicable.**
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any. Not applicable.**

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.**
2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. Not applicable.**
3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. Not applicable.**
4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. Not applicable.**
5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Not applicable.**
6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. Not applicable.**

b. Ground Water: [Find help answering ground water questions](#)

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known. Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.**
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources,**

if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.).

Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
2. **Could waste materials enter ground or surface waters? If so, generally describe.** Not applicable.
3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Not applicable.
4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.** Not applicable.

4. Plants [Find help answering plants questions](#)

- a. **Check the types of vegetation found on the site:** Not applicable. Applies to Horn Rapids industrial and commercial properties.
- ☐ deciduous tree: alder, maple, aspen, other
 - ☐ evergreen tree: fir, cedar, pine, other
 - ☐ shrubs
 - ☐ grass
 - ☐ pasture
 - ☐ crop or grain
 - ☐ orchards, vineyards, or other permanent crops.
 - ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - ☐ water plants: water lily, eelgrass, milfoil, other
 - ☐ other types of vegetation
- b. **What kind and amount of vegetation will be removed or altered?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **List threatened and endangered species known to be on or near the site.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- e. **List all noxious weeds and invasive species known to be on or near the site.**
Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.

5. Animals [Find help answering animal questions](#)

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

- b. **List any threatened and endangered species known to be on or near the site.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **Is the site part of a migration route? If so, explain.** The Horn Rapids Employment Center is located within the City of Richland, which is within the Pacific Fly Way.
- d. **Proposed measures to preserve or enhance wildlife, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

- e. **List any invasive animal species known to be on or near the site.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

1. **Describe any known or possible contamination at the site from present or past uses.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

- a. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **Describe special emergency services that might be required.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- d. **Proposed measures to reduce or control environmental health hazards, if any.** *Not applicable.*

This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
3. **Proposed measures to reduce or control noise impacts, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
 1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **Describe any structures on the site.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- d. **Will any structures be demolished? If so, what?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- e. **What is the current zoning classification of the site?** C-LB, C-1, C-3, I-M, M-2.
- f. **What is the current comprehensive plan designation of the site?** Industrial, Commercial

- g. **If applicable, what is the current shoreline master program designation of the site?** Not applicable.
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- i. **Approximately how many people would reside or work in the completed project?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- j. **Approximately how many people would the completed project displace?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- k. **Proposed measures to avoid or reduce displacement impacts, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

9. Housing [Find help answering housing questions](#)

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **Proposed measures to reduce or control housing impacts, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

10. Aesthetics [Find help answering aesthetics questions](#)

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **What views in the immediate vicinity would be altered or obstructed?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **Proposed measures to reduce or control aesthetic impacts, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

11. Light and Glare [Find help answering light and glare questions](#)

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **What existing off-site sources of light or glare may affect your proposal?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- d. **Proposed measures to reduce or control light and glare impacts, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

12. Recreation [Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **Would the proposed project displace any existing recreational uses? If so, describe.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

14. Transportation [Find help with answering transportation questions](#)

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- g. **Proposed measures to reduce or control transportation impacts, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

15. Public Services [Find help answering public service questions](#)

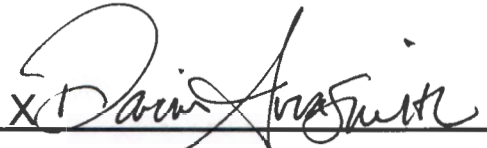
- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **Proposed measures to reduce or control direct impacts on public services, if any.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

16. Utilities [Find help answering utilities questions](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.** *Not applicable. This is a non-project related code amendment. All future site-specific development projects will be subject to SEPA analysis, if required.*

C. Signature [Find help about who should sign](#)

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


SEPA Responsible Official

Type name of signee: Darin Arrasmith

Position and agency/organization: Economic Development Planner, City of Richland – Economic Development Division.

Date submitted: May 15, 2024

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

It is not anticipated that development authorized by the proposed code amendment would result in any increase of discharge to water, emissions to air, productions, storage, the release of toxic or hazardous substances or production of noise.

- **Proposed measures to avoid or reduce such increases are:** None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? The proposed text amendment will not result in any detrimental impacts to plants or animals.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** None.

3. How would the proposal be likely to deplete energy or natural resources? The proposed text amendment will not result in additional depletion of energy or natural resources.

- **Proposed measures to protect or conserve energy and natural resources are:** None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The proposed text amendment will not change a development proposal's requirement to comply with all local, state, and federal environmental regulations.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:** None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Amendment not located within shorelines. Mini-warehouses would be prohibited in the Horn Rapids Employment Center.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:** The proposed text amendment will not change a development proposal's requirement to comply with all local, state, and federal environmental regulations.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposed text amendment is not likely to increase demands on transportation or public services and utilities.

- **Proposed measures to reduce or respond to such demand(s) are:** None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. There is not a conflict as this will be consistent with Chapters 25.21 and 35A.21 RCW.

Please publish the following:

Type of Legal Ad: SEPA Determination Notice

Date(s) of Publication: Sunday, October 13, 2024

Richland's TCH Account: AP36823

For Invoice Text Box on TCH Invoice EA2024-116
(Richland MUNIS Description)

For PO Box on TCH Invoice D2586000 4401
(Richland Account No. - MUNIS)

Attention: Jen Anderson (TC)

**CITY OF RICHLAND
NOTICE OF SEPA DETERMINATION**

Date Notice Issued: October 2, 2024, per WAC 197-11-340(2)

File #: EA2024-116

Proponent: City of Richland Economic Development, Darin Arrasmith, 625 Swift Blvd, Richland, WA 99352

Proposal: Zoning text amendment to prohibit mini-warehouses in the Horn Rapids Employment Center..

Location of Proposal(s): The Horn Rapids Employment Center includes: Horn Rapids Industrial Park, Horn Rapids Business Center, Horn Rapids Commercial Plaza, Horn Rapids Retail Plaza, and the City-owned property fronting along the south side of Highway SR 240.

Determination: The City has reviewed the project for environmental impacts and has issued a determination of non-significance using the process outlined in WAC 197-11-340(2). This may be the only opportunity to comment on the environmental impacts of the proposal.

Public Comments Due: October 17, 2024

Contact: Mike Stevens, Planning Manager
625 Swift Boulevard, MS-35
Richland, WA 99352
mstevens@ci.richland.wa.us

Date Published: Sunday October 13, 2024



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☐ 60-Day Notice of Intent to Adopt Amendment. ☒ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment. ☒ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☐ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .



Department of Commerce

4. Description Enter a brief description of the amendment. Begin your description with "Proposed" or "Adopted", based on the type of Amendment you are submitting. Examples: <i>"Proposed comprehensive plan amendment for the GMA periodic update."</i> or <i>"Adopted Ordinance 123, adoption amendment to the sign code."</i> (Maximum 400 characters).	Proposed City of Richland Economic Development Division request to amend the Richland Municipal Code [RMC] within Chapters RMC 23.22 and 23.26 to prohibit Mini-Warehouses within a limited geographic area of the city. Amending RMC Chapter 23.22 Commercial Zoning Districts with the following: RMC 23.22.030: Adding a superscript number 31 to the "P" symbol for Mini-Warehouse in the C-3 column of the Business and Personal Services section and adding footnote number 31 - "Mini-warehouse uses are prohibited in the Horn Rapids Employment Center." RMC 23.22.040: Adding footnote number 15 - "The Horn Rapids Employment Center is established as shown by Plate 23 .22.040(4)" and adding Plate No. 4 "Horn Rapids Employment Center". Amend RMC Chapter 23.26 Industrial Zoning Districts with the following: RMC 23.26.030: Adding a superscript number 15 to the "P" symbol for Mini-Warehouse in the I-M column of the Business and Personal Services section, and, adding footnote number 15 - "Mini-warehouse uses are prohibited in the Horn Rapids Employment Center." RMC 23.26.040: Adding footnote number 3 - "The Horn Rapids Employment Center is established as shown by Plate 23 .26.040(1)", and, adding Plate No. 1 "Horn Rapids Employment Center".
5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: October 23, 2024 City Council: November 19, 2024 (First Reading) Proposed / Date of Adoption: December 3, 2024
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens



Department of Commerce

C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: <i>(optional)</i>	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.



Department of Commerce

ORDINANCE NO. 2024-XX

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING CHAPTERS 23.22 AND 23.26 OF THE RICHLAND MUNICIPAL CODE TO PROHIBIT MINI-WAREHOUSE BUSINESSES IN THE HORN RAPIDS EMPLOYMENT CENTER.

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

WHEREAS, The City of Richland annexed the land to be known as the Horn Rapids Employment Center into its boundaries through an annexation recorded in September of 1967, Ordinance number 428; and

WHEREAS, the City has identified the Horn Rapids Employment Center to be an area for significant employment opportunities; and

WHEREAS, the City has determined that the mini-warehouse use type does not meet the goal of providing significant employment opportunities.

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

Section 1. Subsection 23.22.030 of the Richland Municipal Code, entitled Commercial use districts permitted land uses, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2022-19, is hereby amended to read as follows:

23.22.030 Commercial use districts permitted land uses

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ¹	P ¹	P ¹	S ¹			
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				p ²⁸
Car Wash – Automatic or Self-Service		P ²	P ²	P ²	S ²			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S ³				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P ^{6, 31}				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁷	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁶	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁸
Restaurants/Drive-Through		S ⁸	P ⁸	P ⁸	S ^{8, 9}	S ^{8, 9}		
Restaurants/Lounge		P ⁷	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Restaurants with Entertainment/Dancing Facilities		P ⁷	P	P	P	P	P	P
Vehicle-Based Food Service		p ³⁰	p ³⁰	p ³⁰	p ³⁰	p ³⁰		
Wineries – Tasting Room		P ⁷	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				p ²⁸
Light Manufacturing Uses				P				p ²⁸
Warehousing and Distribution Facilities				P				p ²⁸
Wholesale Facilities and Operations				P				p ²⁸
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S ²²	P	P	P/S ²²	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices and Printing Works			P	P	P			
Office – Consulting Services	P	P	P	P	P	P		p ²⁸
Office – Corporate	P		P	P	P	P		p ²⁸
Office – General	P	P	P	P	P	P		p ²⁸
Office – Research and Development	P		P	P	P			p ²⁸
Radio and Television Studios			P	P	P			
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			p ²⁸
Travel Agencies	P	P	P	P	P	P		
Public/Quasi-Public Uses								
Churches	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P	P ¹⁰		
Clubs or Fraternal Societies	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰		
Cultural Institutions	P ¹⁰	P ¹⁰	P ¹⁰		P ¹⁰	P ¹⁰		P ¹⁰
General Park O&M Activities	P	P	P	P	P	P	P	P
Hospitals	P		P	P	P			
Passive Open Space Use	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P	P	P	P
Schools	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²		
Schools, Alternative	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ⁷	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	
Recreational Vehicle Campgrounds				S ¹⁵			S ¹⁵	
Recreational Vehicle Parks				S ¹⁶			S ¹⁶	
Stable, Public				S ¹⁷				
Theater		P ⁷	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ¹⁸		P	P		
Assisted Living Facility	P		P		P ¹⁸	P		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	p ¹⁹	p ¹⁹	p ¹⁹	p ¹⁹	p ¹⁹	p ¹⁹		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						p ²⁵		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				p ²⁸
Emergency Housing	P		P	P	P	P	P	P
Emergency Shelters	P		P	P	P	P	P	P
Family Day Care Home	p ¹⁹					p ¹⁹		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		p ¹⁸	P		
Permanent Supportive Housing	P		P	P	P	P	P	P
Recreational Club	A				A	A		
Senior Housing	P				p ¹⁸	P		
Temporary Residence	p ²⁰	p ²⁰	p ²⁰	p ²⁰	p ²⁰	p ²⁰		P
Transitional Housing	P		P	P	P	P	P	P
Retail Uses								
Adult Use Establishments				p ²¹				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC 23.42.280
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.330
5. RMC 23.42.040
6. RMC 23.42.170
7. RMC 23.42.053
8. RMC 23.42.047

9. RMC 23.42.055
10. RMC 23.42.050
11. RMC 23.42.200
12. RMC 23.42.250
13. RMC 23.42.260
14. RMC 23.42.100
15. RMC 23.42.230
16. RMC 23.42.220
17. RMC 23.42.190
18. Use permitted on upper stories of multistory buildings, if main floor is used for commercial or office uses.
19. RMC 23.42.080
20. RMC 23.42.110
21. RMC 23.42.030
22. Use permitted, requires special use permit with drive-through window.
23. Chapter 23.62 RMC
24. RMC 23.42.180
25. RMC 23.18.025
26. See definition, RMC 23.06.780.
27. RMC 23.42.185
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.
30. RMC 23.42.325
31. [Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.](#)

Section 2. Subsection 23.22.040 of the Richland Municipal Code, entitled Site requirements and development standards for commercial use districts, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 15-21, is hereby amended to read as follows:

23.22.040 Site requirements and development standards for commercial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units:square feet)	1:1,500	N/A	N/A	N/A	None	1:1,000	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0	Note 4,5	Note 4	20 feet

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
					feet min. – 20 feet max. ^{3,11,13} Medical District: 0 feet min.			
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD: 110 feet Medical: 140 feet Parkway: 50 feet Uptown: 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	N/A	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height.

Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).

12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet, unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

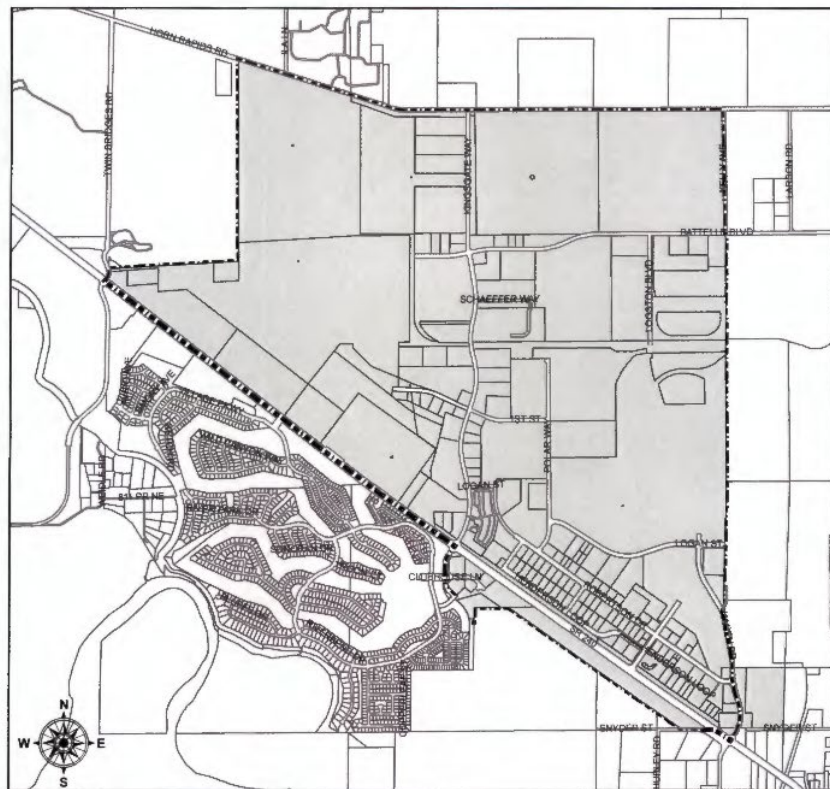
13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

[15. The Horn Rapids Employment Center is established as shown by Plate 23.22.040\(4\).](#)

PLATE NO. 4 - 23.22.040

PLATE 4



HORN RAPIDS EMPLOYMENT CENTER

Section 3. Subsection 23.26.030 of the Richland Municipal Code, entitled Industrial use districts permitted land uses, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2022-19, is hereby amended to read as follows:

23.26.030 Industrial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	I-M	M-2
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major	P	P
Automotive Repair – Minor	P	
Automotive Repair – Specialty Shop	P	
Automobile Service Station	P	
Automobile Wrecking		S ¹
Boat Building	P	P
Bottling Plants	P	P
Car Wash – Automatic or Self-Service	P ²	A
Equipment Rentals	P	
Farm Equipment and Supplies Sales	P	S
Gas/Fuel Station	P	S
Heavy Equipment Sales and Repair	P	P
Marine Repair	P	P
Towing, Vehicle Impound Lots	P ³	
Truck Rentals	P	

Land Use	I-M	M-2
Truck Stop – Diesel Fuel Sales	P	P
Truck Terminal	P	P
Vehicle Sales	P	
Warehousing, Wholesale Use	P	P
Business and Personal Services		
Animal Shelter	S ⁴	
Contractors' Offices and Shops	P	
General Service Businesses	P	P
Health/Fitness Facility	P	A
Health/Fitness Center	P	
Laundry/Dry Cleaning, Commercial	P	
Laundry/Dry Cleaning, Retail	P	
Mini-Warehouse	P ^{5, 15}	
Mailing Service	P	
Personal Loan Business	P	
Personal Services Businesses	P	
Photo Processing, Copying and Printing Services	P	
Telemarketing Services	P	
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Restaurants/Sit Down	P	
Restaurants/Drive-Through	P ⁶	A ⁶
Restaurants/Lounge	P	
Restaurants/Take Out	P	
Restaurants with Entertainment/Dancing Facilities	P	
Wineries	P	
Industrial/Manufacturing Uses		
Airport, Industrial	P	

Land Use	I-M	M-2
Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits	S ⁷	S ⁷
Junkyard		S
Laundry and Cleaning Plants	P	P
General Manufacturing Uses	P	P
Heavy Manufacturing Uses		P
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution	P	P
Wholesale Facilities and Operations	P	P
Office Uses		
Financial Institutions	P	
Medical, Dental and Other Clinics	P	
Office – Consulting Services	P	
Office – Corporate	P	
Office – General	P	
Office – Research and Development	P	P
Public/Quasi-Public Uses		
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ⁸	P ⁸
Public Agency Buildings	P ⁸	P ⁸
Public Agency Facilities	P ⁸	P ⁸
Public Parks	P	
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁹	
Residential Uses		

Land Use	I-M	M-2
Accessory Dwelling Unit	A	
Day Care Center	S ¹⁰	
Dwelling Units for a Resident Watchman or Custodian	A	A
Emergency Housing	S	S
Emergency Shelters	S	S
Hotels or Motels	S	S
Permanent Supportive Housing	S	S
Temporary Residence	p ¹¹	p ¹¹
Transitional Housing	S	S
Retail Uses		
Adult Use Establishments	p ¹²	
Airport, Commercial	P	
Parking Lot or Structure	P	P
Miscellaneous Uses		
Bus Station	P	
Bus Terminal	P	
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Farming of Land	P	P
Macro-Antennas	P	P
Monopole	p ¹³	p ¹³
On-Site Hazardous Waste Treatment and Storage	P	P
Outdoor Storage	p ¹⁴	p ¹⁴
Storage in an Enclosed Building	P	P

1. RMC 23.42.290
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.040
5. RMC 23.42.170
6. RMC 23.42.047
7. RMC 23.42.070
8. RMC 23.42.200
9. RMC 23.42.175
10. RMC 23.42.080

11. RMC 23.42.110
12. RMC 23.42.030
13. Chapter 23.62 RMC
14. RMC 23.42.180
15. [Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.](#)

Section 4. Subsection 23.26.040 of the Richland Municipal Code, entitled Site requirements for industrial use districts, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 32-11, is hereby amended to read as follows:

23.26.040 Site requirements for industrial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

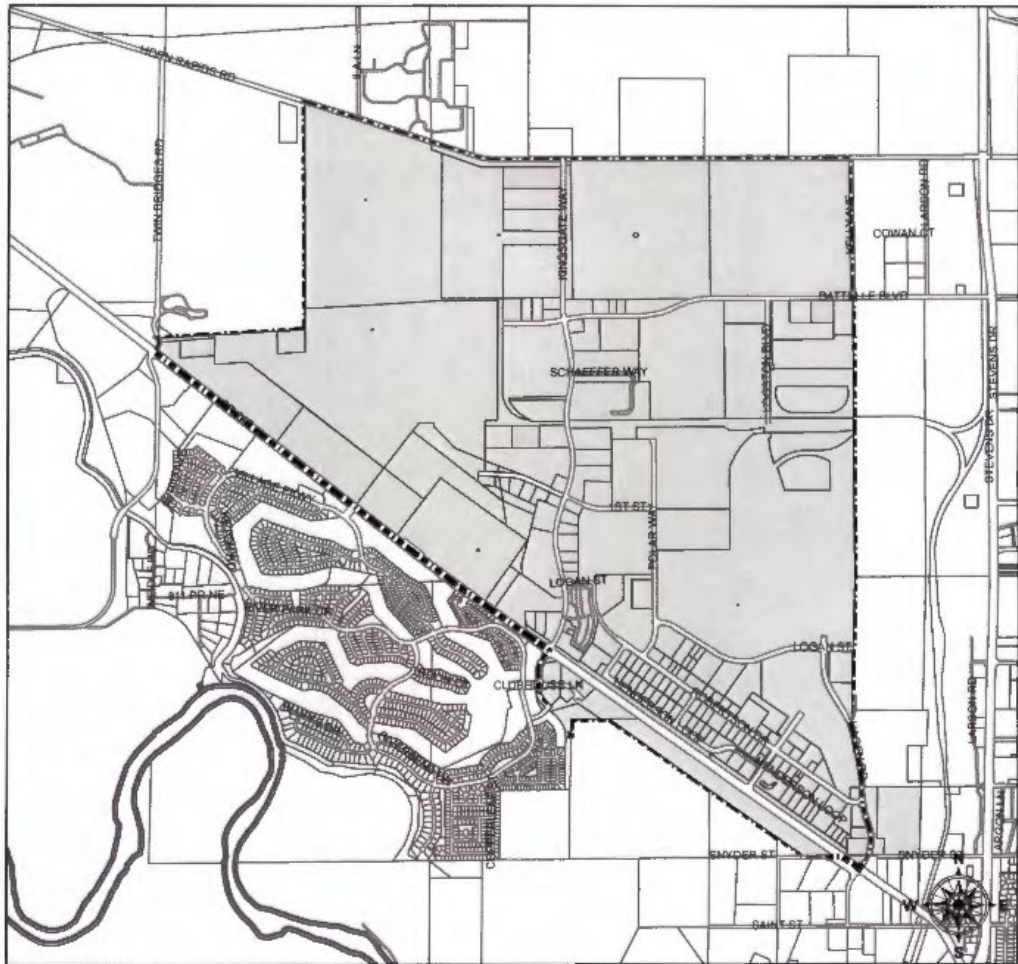
Standard	I-M	M-2
Minimum Lot Area	None	None
Minimum Front Yard Setback	0 feet ¹	0 feet ¹
Minimum Side Yard Setback	None	None
Minimum Rear Yard Setback	None	None
Maximum Building Height – Main Building	55 feet ²	None

1. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
2. Except as otherwise provided in this section, the maximum building height in the I-M district shall be 55 feet:
 - a. Any building or structure located within 300 feet of any residential use district shall be limited to 24 feet in height.
 - b. Any building further than 300 feet but less than 600 feet from districts described in note (2)(a) of this section shall not exceed 55 feet in height.
 - c. Except as provided in notes (2)(a) and (b) of this section, buildings may exceed the maximum height in accordance with the provisions of RMC 23.38.090.

[3. The Horn Rapids Employment Center is established as shown by Plate 23.26.040\(1\).](#)

PLATE NO. 1 - 23.26.040

PLATE 1



HORN RAPIDS EMPLOYMENT CENTER

Section 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. 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 7. 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: _____



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

10/02/2024

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2024-S-7556--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed City of Richland Economic Development Division request to amend the Richland Municipal Code [RMC] within Chapters RMC 23.22 and 23.26 to prohibit Mini-Warehouses within a limited geographic area of the city.

We received your submittal on 10/02/2024 and processed it with the Submittal ID 2024-S-7556. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/01/2024.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Deanah Watson, (509) 290-4754.

Sincerely,

Review Team
Growth Management Services

From: [Stevens, Mike](#)
To: [Hendricks, Kyle](#)
Subject: FW: City of Richland - Expedited Review Request Granted for Submittal ID: 2024-S-7556
Date: Wednesday, October 16, 2024 1:28:44 PM
Attachments: [image001.png](#)

Please place in the Commerce file for the code amendment.



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

From: COM GMU Review Team <reviewteam@commerce.wa.gov>
Sent: Wednesday, October 16, 2024 7:11 AM
To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Subject: City of Richland - Expedited Review Request Granted for Submittal ID: 2024-S-7556

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Dear Mr. Stevens,

Your request for an Expedited Review has been granted for: Proposed City of Richland Economic Development Division request to amend the Richland Municipal Code [RMC] within Chapters RMC 23.22 and 23.26 to prohibit Mini-Warehouses within a limited geographic area of the city.

As of receipt of this email, you have met the Growth Management notice to state agency requirements in RCW 36.70A.106 for this submittal. Please keep this email as confirmation.

If you have any questions, please contact Deanah Watson at (509) 290-4754 or by email at deanah.watson@commerce.wa.gov.

~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~

Log into our new PlanView system at <https://secureaccess.wa.gov/com/planview> where you can keep up with this submittal status, reprint communications and update your contact information.

Don't have a user account? Reply to this email to request one and attach a completed PlanView User Request Form.

Have questions about using PlanView? Use the PlanView User Manual for assistance

at <https://www.commerce.wa.gov/serving-communities/growth-management/washington-department-of-commerce-growth-management-submitting-materials/>.

Sincerely,

Review Team  
Growth Management Services

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*Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.*



## Exhibit 5

# CITY OF RICHLAND COMBINED NOTICE OF APPLICATION, NOTICE OF PUBLIC HEARING AND REQUEST FOR COMMENT (CA2024-102 & EA2024-116)

The City of Richland is proposing to adopt an ordinance amending sections 23.22 and 23.26 of the Richland Municipal Code to prohibit Mini-Warehouses within a limited geographic area of the city to be referred to as the Horn Rapids Employment Center.

Pursuant to Richland Municipal Code [RMC] Section 19.20 the Richland Planning Commission will conduct a public hearing and review of the proposed code amendment on Wednesday, October 23, 2024 at 6:00 p.m. in the Richland City Hall Council Chambers, 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing.

**Environmental Review:** The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts. A Determination of Non-Significance (DNS) was issued by the City on October 2, 2024. Comments regarding the SEPA Checklist and DNS are due by 5:00 PM, Thursday, October 17, 2024.

Any person desiring to express his/her views regarding the proposed text amendment or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be emailed to [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Thursday, October 17, 2024 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the Staff Report and recommendation will be available on the City of Richland website [www.ci.richland.wa.us](http://www.ci.richland.wa.us) beginning Friday, October 18, 2024.



AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification                          | Order PO                | Amount   | Cols | Depth |
|-----------|--------------|-----------------------------------------|-------------------------|----------|------|-------|
| 36823     | 599270       | Print Legal Ad-IPL01977320 - IPL0197732 | PC PHN CA 2024-102 &EA2 | \$186.42 | 1    | 60 L  |

Attention: Jennifer Anderson  
CITY OF RICHLAND/LEGALS  
625 SWIFT BLVD. MS-05  
RICHLAND, WA 99352

janderson@ci.richland.wa.us

CITY OF RICHLAND  
NOTICE OF APPLICATION,  
PUBLIC HEARING AND  
OPTIONAL DNS  
(CA2024-102 & EA2024-116)

Notice: Zoning text amendment to prohibit mini-warehouses in the Horn Rapids Employment Center.

Project Site: The Horn Rapids Employment Center includes: Horn Rapids Industrial Park, Horn Rapids Business Center, Horn Rapids Commercial Plaza, Horn Rapids Retail Plaza, and the City-owned property fronting along the south side of Highway SR-240.

Public Hearing: Pursuant to Richland Municipal Code (RMC) Section 19.20, the Richland Planning Commission will conduct a public hearing and review of the proposed code amendment on **Wednesday, October 23, 2024 at or after 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts. A Determination of Non-Significance (DNS) was issued by the City on October 2, 2024. Comments regarding the SEPA Checklist and DNS are due by 5:00 p.m. on Thursday, October 17, 2024.

Public Comment: Any person desiring to express his/her views regarding the proposed text amendment or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be emailed to planning@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Thursday, October 17, 2024, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Date Published: Sunday, October 6, 2024  
IPL0197732  
Oct 6 2024

COUNTY OF BENTON)  
SS  
STATE OF WASHINGTON)

Mary Castro, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 10/06/2024, and ending on 10/06/2024 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:  
10/06/24

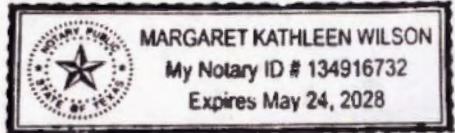
Mary Castro

(Signature of Legals Clerk)

Sworn to and subscribed before me this 7th day of October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!



**MINUTES  
PLANNING COMMISSION MEETING  
WEDNESDAY, OCTOBER 23, 2024  
City Hall – 625 Swift Boulevard – Council Chamber  
6:00 p.m.**

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**Call to Order:**

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

**Attendance:**

**Present:** Chair Richardson, Vice-Chair Townsend, Members Lambert, Miller, and Samuel.

Also present were Councilmember VanDyke, Development Services Director Jensen, Planning Manager Stevens, Economic Development Manager Wallner, CDBG/HOME Administrator Lehman and Administrative Assistant II Kirkpatrick.

**Approval of Agenda:**

Chair Richardson presented the meeting agenda for review and approval.

**COMMISSIONER TOWNSEND MOVED AND COMMISSIONER SAMUEL SECONDED THE MOTION TO APPROVE AGENDA AS PUBLISHED. THE MOTION PASSED 5-0.**

**Approval of Minutes:**

Chair Richardson presented the minutes for the September 25, 2024 Planning Commission Meeting, and the October 9, 2024 Planning Commission Workshop.

**COMMISSIONER SAMUEL MOTIONED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 25, 2024 PLANNING COMMISSION MEETING, AND THE OCTOBER 9, 2024 PLANNING COMMISSION WORKSHOP. THE MOTION PASSED 5-0.**

**Public Comments:**

Chair Richardson opened public comment at 6:05 pm. With no public comments, he closed the comment period at 6:05 pm.

**New Business – Public Hearing:**

**2. 2025 Community Development Block Grant (CDBG) Application Presentation**

CDBG/HOME Administrator Lehman provided the Commission with an overview of the 2025 CDBG applications and went over that there is approximately \$44,250.00 available for Public Services and \$197,750.00 available for Public Facilities/Rehabilitation.

The applications for Public Service total \$80,350.0 with 5 applicants. The following representatives gave a presentation outlining their public service project and amount of grant funding requested.

Elijah Family Homes – Christine Stacy (\$10,000)

Senior Life Resources – Steven Davis (\$20,000)

ARC of Tri-Cities – Donna and Wayne (\$10,450)

Support, Advocacy and Resource Center – Rosanna and Anna (\$20,000)

Domestic Violence Services of Benton and Franklin Counties – Shannon (\$19,900)

At the conclusion of each presentation, commissioners asked questions of applicants. At the conclusion of Public Services presentations, commissioners discussed priorities and provided rankings to CDBG and HOME Administrator Lehman. After providing priority rankings, Commissioners debated funding amounts and strategies due to the lower amount of funding.

**VICE-CHAIR TOWNSEND MOVED TO FORWARD THE AMOUNTS AS INDICATED IN THE SPREADSHEET TO CITY COUNCIL AS THE RECOMMENDED DISTRIBUTION OF THE AVAILABLE GRANT FUNDS WITH THE OVER OR UNDER FUNDING TO BE DISTRIBUTED EQUALLY AMONG THE APPLICANTS AND COMMISSIONER SAMUEL SECONDED THE MOTION. MOTION CARRIED 5-0.**

Councilmember VanDyke requested Mrs. Lehman to inform commissioners and applicants what the next steps are and the timeline of when they will see the funding. Chair Richardson requested that moving forward the Planning Commission packets include the applicants operating budgets, tax returns and page 8 of 990 form be included.

The Public Facilities/Rehabilitation applications total \$298,000.00 and \$191,750.00 in funding is available. The following representatives gave presentations outlining their Public Facility project and amount of grant funding requested.

Sheldon Williams – Public Works (\$198,000)

Toni Lehman – CDBG & HOME for Owner Occupied Rehab (\$100,000)

At the conclusion of Public Facilities/Rehabilitation presentations, commissioners asked questions and discussed their appreciation of Owner-Occupied Rehabilitations and funding amounts. Commissioners debated funding amounts and strategies due to the lower amount of funding

**COMMISSIONER MILLER MOTIONED TO GIVE ONE HUNDRED PERCENT OF WHAT CITY OF RICHLAND DEVELOPMENT SERVICES IS REQUESTING AND FOR THE REMAINDER TO GO TO THE CITY OF RICHLAND PUBLIC WORKS WITH ANY OVERAGE GETTING ADDED TO THE OWNER OCCUPIED REHABILITATION AND ANY**

**UNDER FUNDING TAKEN FROM PUBLIC WORKS ADA PROJECTS. VICE-CHAIR TOWNSEND SECONDED. MOTION CARRIED 5-0.**

### **3. Proposed Code Amendment – Horn Rapids Employment Overlay**

Planning Manager Stevens gave a brief overview of the proposed code amendment regarding mini-storage units within the Horn Rapids Industrial Park. This is a region that has been dedicated to being an employment center, and the Economic development staff would like to keep it as it was intended to be used.

Economic Development Manager Wallner gave a brief review of the application with the purpose being to preserve the intention of the Industrial Park.

Vice-Chair Townsend discussed current amounts of mini storage in the area, and what happens with applicants, current. Further discussion amongst staff and planning commission occurred, and with no further discussion, Chair Richardson moved for a motion.

**AT 7:50 P.M. CHAIR RICHARDSON OPENED THE PUBLIC HEARING. HAVING NO ONE PRESENT FOR THE PUBLIC HEARING HE CLOSED IT AT 7:50 P.M.**

**COMMISSIONER NICHOLSON MOTIONED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF CA2024-102 TO CITY COUNCIL AND COMMISSIONER SAMUEL SECONDED. THE MOTION PASSED 5-0.**

### **4. Proposed Amendment to RMC Title 23.22 – Overlay District (Columbia Point North)**

Planning Manager Stevens gave a brief overview of the proposed amendment to the RMC 23.22 to the waterfront zoning district that would first establish the Columbia Point North District and would also allow for an increase in building height within the district. At the conclusion of the presentation Mr. Stevens answered questions from the Commission.

**AT 7:55 P.M. CHAIR RICHARDSON OPENED THE PUBLIC HEARING.**

Economic Development Manager Wallner spoke as the applicant and gave her appreciation of the compromise with Planning Commission and the developer and appreciates the Planning Commissions time. Commissioner Samuel asked for next steps and timelines with this moving forward.

**CHAIR RICHARDSON CLOSED THE PUBLIC HEARING AT 7:57 PM**

**COMMISSIONER NICHOLSON MOTIONED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF T4-2024-00002 TO THE CITY COUNCIL FOR ADOPTION COMMISSIONER SAMUEL SECONDED. THE MOTION PASSED 5-0.**

#### **Communications:**

Vice-Chair Townsend thanked staff for their diligence and patience with the Planning Commission with comments and concerns and looks forward to a more comprehensive

address of height restrictions in the future.

Councilmember VanDyke topics included:

- Code enforcement
- Waving permitting fees and getting staff feedback
- Cascadia update
- ADA ramps
- Planning Commission Involvement

Planning Manager Stevens and Economic Development Manager Wallner both expressed that they have positions that are open and need to be filled.

**Adjournment:**

Chair Richardson ended the meeting at 8:04 P.M.

PREPARED BY:

\_\_\_\_\_  
Carly Kirkpatrick, Administrative Assistant

REVIEWED BY:

\_\_\_\_\_  
Mike Stevens, Planning Manager

APPROVED BY:

\_\_\_\_\_  
Jet Richardson, Chair



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Items of Business

Strategic Priority I - High Performance Government

**Subject:**

Resolution No. 2024-163, Declaring Surplus and Authorizing Relinquishment of an Easement Lying within 341 Gleneagles Court

Department/Office  
Public Works

Ordinance/Resolution Number:  
2024-163

Document Type:  
Resolution

**Recommended Motion:**

Adopt Resolution No. 2024-163, declaring surplus and authorizing relinquishment of an easement lying within 341 Gleneagles Court as provided therein.

**Summary:**

Trustees Kathy & John Corbin of 341 Gleneagles Court have requested the relinquishment of a 15-foot wide utility, irrigation and drainage easement located partially in the backyard of the property. The easement to be relinquished is no longer needed for municipal purposes since the utilities were never installed, and there are no plans to do so.

RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes, which includes a required public hearing.

On December 15, 2024, a notice was published that a public hearing would be held on December 17, 2024 to take public testimony regarding this surplus action. Barring any compelling testimony to the contrary, staff recommends relinquishment of the easement.

Staff recommend adoption of Resolution No. 2024-163.

Fiscal Impact:           None.

**Attachments:**

I.     Resolution No. 2024-163



**RESOLUTION NO. 2024-163**

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,  
DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT  
OF AN EASEMENT LYING WITHIN 341 GLENEAGLES COURT.**

**WHEREAS**, the property owners at 341 Gleneagles Court, Trustees Kathy & John Corbin, have requested relinquishment of a 15-foot wide utility, irrigation and drainage easement located partially in the backyard of the property; and

**WHEREAS**, the easement sought to be relinquished, legally described in **Exhibit A** and depicted by hatching on **Exhibit B**, is no longer needed for municipal purposes as the utilities were never installed; and

**WHEREAS**, RCW 35.94.040 provides for the disposal of surplus property originally acquired for public utility purposes; and

**WHEREAS**, on December 15, 2024, notice was duly published that a public hearing would be held on December 17, 2024 to take testimony regarding this surplus and relinquishment action.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Richland that the existing easement, originally acquired for utility, irrigation and drainage purposes and legally described as follows, is hereby found to be surplus to the City's needs:

All that portion of the 15.00 foot utility, irrigation and drainage easement created on the face of the Plat of Willowbrook, No. 1, as recorded in Volume 14 of Plats at Page 13, under Auditor's File Number 802504, records of Benton County, Washington, lying within revised Parcel B as depicted and described on survey recorded under Auditor's File Number 2024-016053, records of said county.

**BE IT FURTHER RESOLVED** that the consideration in support of this relinquishment, which covers the City's administrative processing fees and recording costs, shall be paid by the applicant.

**BE IT FURTHER RESOLVED** that the City Manager is authorized to sign and execute all documents necessary to relinquish the City's interest in the certain portion of the public utility easement legally described in **Exhibit A** and depicted by hatching on **Exhibit B**, and to deliver the same upon payment.

**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 17<sup>th</sup> day of December, 2024.

\_\_\_\_\_  
Theresa Richardson, Mayor

Attest:

Approved as to Form:

\_\_\_\_\_  
Jennifer Rogers, City Clerk

\_\_\_\_\_  
Heather Kintzley, City Attorney

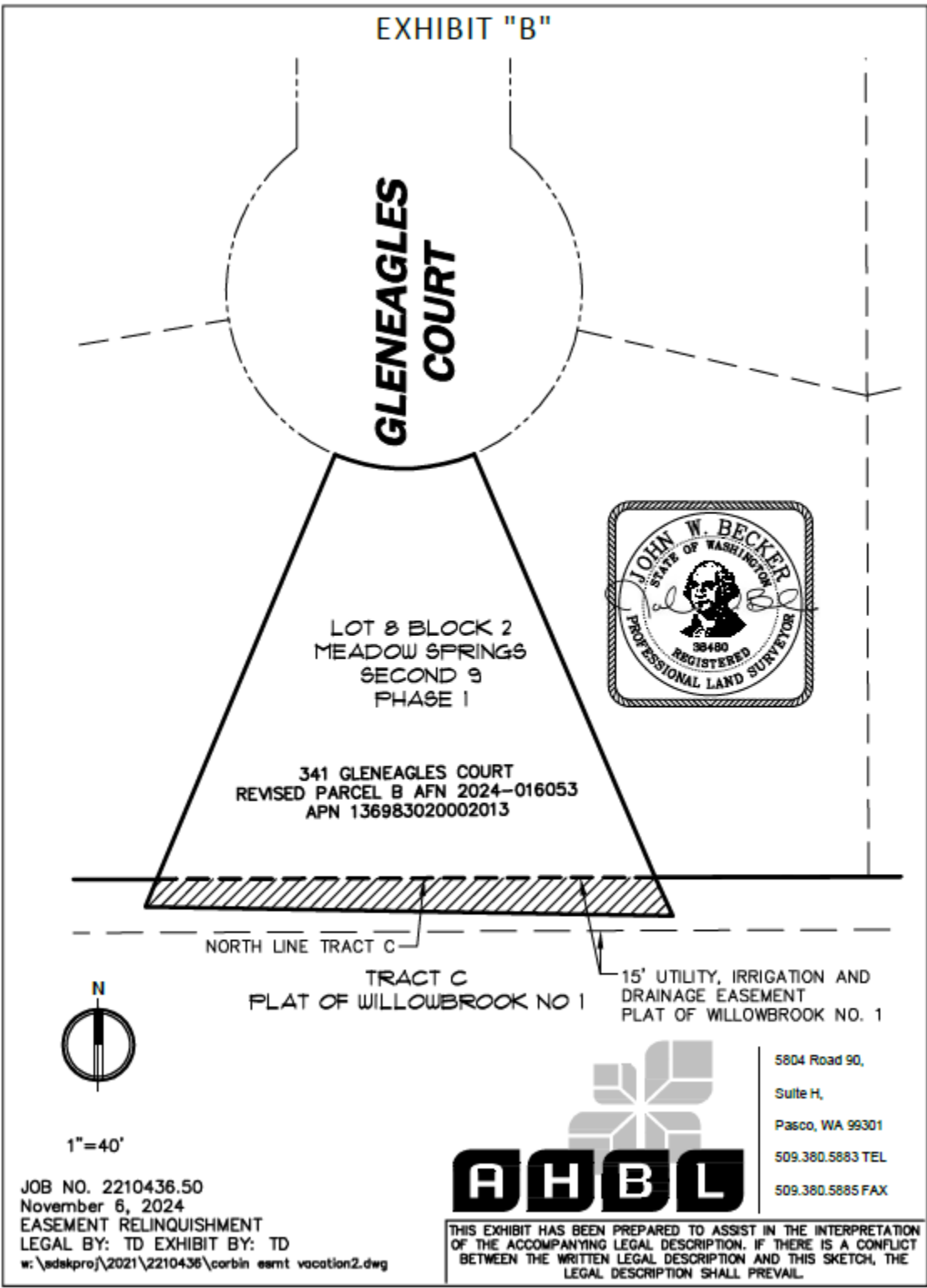
## **EXHIBIT "A"**

EASEMENT RELINQUISHMENT

PARCEL NO. 136983020002013

ALL THAT PORTION OF THE 15.00 FOOT UTILITY, IRRIGATION AND DRAINAGE EASEMENT CREATED ON THE FACE OF THE PLAT OF WILLOWBROOK, PHASE 1, AS RECORDED IN VOLUME 14 OF PLATS AT PAGE 13, UNDER AUDITOR'S FILE NUMBER 802504, RECORDS OF BENTON COUNTY, WASHINGTON, LYING WITHIN REVISED PARCEL B AS DEPICTED AND DESCRIBED ON SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 2024-016053, RECORDS OF SAID COUNTY.

I





## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Items of Business

Strategic Priority 1 - High-Performance Government

Strategic Priority 4 - Quality of Life

**Subject:**

Resolution No. 2024-174, Authorizing an Interlocal Agreement to Initiate a Reciprocal Borrowing Relationship with Area Libraries

Department/Office  
Parks & Public Facilities

Ordinance/Resolution Number:  
2024-174

Document Type:  
Resolution

**Recommended Motion:**

Adopt Resolution No. 2024-174, authorizing the City Manager to sign and execute the Interlocal Reciprocal Borrowing Agreement with area libraries.

**Summary:**

The City of Richland, Mid-Columbia Libraries, Walla Walla County Rural Library District, City of Walla Walla, and Columbia County Rural Library District are proposing a short-term, one-year pilot period to test reciprocal borrowing for certain materials between the agencies' public libraries. Those materials include books, dvds, and databases. Excluded material includes digital resources accessed through the Libby, Kanopy and Hoopla platforms. Reciprocal borrowing agreements are common throughout the nation. Experience in library industry indicates that our region could anticipate improved patron access to resources if area libraries were to cooperate with a reciprocal borrowing agreement. The agreement will allow patrons of these libraries to visit the participating libraries to receive a free reciprocal library card. This reciprocal library card will be valid for one year and will permit access to physical materials and databases at the issuing library.

Historically, only Richland residents and students in the Richland School had access to the Richland Public Library Collection. This agreement will expand the resources available for Richland residents by making available the physical collections in participating libraries to Richland residents. In turn, area patrons outside of the City limits and Richland School District limits will have access to Richland's collection. The one-year trial period will determine if this agreement is a benefit to Richland. The participating libraries will gather data during the pilot period to be assessed by the respective Library Boards at the end of the pilot period. From there, a decision will be made to expand, maintain, or withdraw from the agreement. The Richland Public Library Board of Trustees has voted to recommend the acceptance of this interlocal agreement.

Staff recommends adoption of Resolution No. 2024-174.

**Fiscal Impact:**

Financial impact is expected to be minimal with a marginal decrease in non-resident card revenue but also a decrease in inter-library loan and request-for-purchase expenses.

**Attachments:**

1. Resolution No. 2024-174
2. Proposed Reciprocal Borrowing Interlocal Agreement

**RESOLUTION NO. 2024-174**

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,  
AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE  
RICHLAND PUBLIC LIBRARY, MID-COLUMBIA LIBRARIES,  
WALLA WALLA COUNTY RURAL LIBRARY DISTRICT, WALLA  
WALLA PUBLIC LIBRARY, AND COLUMBIA COUNTY RURAL  
LIBRARY DISTRICT TO ALLOW RECIPROCAL BORROWING.**

**WHEREAS**, reciprocal borrowing agreements are common practice across the country to improve customer service and resource access by allowing neighboring library patrons to obtain library cards at participating libraries; and

**WHEREAS**, reciprocal library cards will allow for physical material and database access at participating libraries for one year; and

**WHEREAS**, the interlocal agreement will not include access to eMaterials through Libby, Hoopla, or Kanopy; and

**WHEREAS**, at its November 12, 2024 meeting, the Richland Public Library Board of Trustees voted to recommend acceptance of the interlocal agreement; and

**WHEREAS**, the participating libraries will record statistics and analyze the impact at the end of the trial period to determine if the agreement should be expanded, maintained, or eliminated.

**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 Mid-Columbia Libraries, Walla Walla County Rural Library District, Walla Walla Public Library, and Columbia County Rural Library District to implement a reciprocal borrowing agreement between the libraries for one year as provided therein.

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

**ADOPTED** by the City Council of the City of Richland, Washington, at a regular meeting on the 17<sup>th</sup> day of December, 2024.

\_\_\_\_\_  
Theresa Richardson, Mayor

Attest:

Approved as to Form:

\_\_\_\_\_  
Jennifer Rogers, City Clerk

\_\_\_\_\_  
Heather Kintzley, City Attorney



## GREAT RIVERS LIBRARIES INTERLOCAL AGREEMENT

### BETWEEN

### THE CITY OF RICHLAND, THE CITY OF WALLA WALLA, COLUMBIA COUNTY RURAL LIBRARY DISTRICT, MID-COLUMBIA LIBRARIES, AND WALLA WALLA COUNTY RURAL LIBRARY DISTRICT TO ESTABLISH A PILOT PROJECT FOR RECIPROCAL LIBRARY BORROWING

This interlocal agreement (the "Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, between the City of Richland, the City of Walla Walla, Columbia County Rural Library District, Mid-Columbia Libraries, and Walla Walla County Rural Library District (collectively "Participating Libraries").

**Whereas**, the Cities of Richland and Walla Walla maintain public libraries, which desire to expand the opportunities for its library patrons to utilize library services when they are outside of their respective cities; and

**Whereas**, the special purpose districts of Columbia County Rural Library District (CCRLD), Mid-Columbia Intercounty Rural Library District (dba Mid-Columbia Libraries, MCL), and Walla Walla County Rural Library District (WWCRLD) maintain public libraries, which desire to expand the opportunities for its library patrons to utilize library services when they are outside of their respective jurisdictions; and

**Whereas**, the Board of Trustees of the Richland Public Library, the Board of Trustees of the Walla Walla Public Library, the Columbia County Rural Library District Board of Trustees, the Mid-Columbia Libraries Board of Trustees, and the Walla Walla County Rural Library District Board of Trustees find that it is in the best interests of their respective libraries to explore the creation of a reciprocal borrowing process that would allow their respective patrons to borrow library materials in-person from the other participating libraries under the same conditions that apply to resident patrons (excluding non-resident charges for library services); and

**Whereas**, all parties understand that reciprocal borrowing is not a replacement for, but rather a supplement to, the services their libraries provide,

IT IS NOW THEREFORE AGREED BY THE PARTIES AS FOLLOWS:

1. **Purpose.** The purpose of this Agreement is to facilitate measuring the use and impact of sharing resources with neighboring libraries as a Reciprocal Borrowing Pilot Project. The Reciprocal Borrowing Pilot Project will be evaluated and a recommendation will be made to all participating libraries on the continuance and/or modification of a longer-term reciprocal borrowing agreement.
2. **Term.** This Agreement shall commence on January 1, 2025 and expire on April 30, 2026.
3. **Effective date.** This Agreement does not require the signatures of all parties to be effective as to those parties that have executed it. If less than all parties have executed this Agreement,

then the terms hereof shall be interpreted as to apply only to the parties that have executed this Agreement. Regardless of the date of this Agreement set forth at the top of page 1, the actual effective date of this Agreement for each individual party shall be the date that party executed it and posted the Agreement on its website or filed it with the county auditor.

4. **Definitions.** For the purposes of this Agreement, the following terms shall have the following meanings:
  - a. A "Resident Cardholder" shall refer to a library cardholder who resides within the city limits of the City of Richland, the city limits of the City of Walla Walla, the district service area of CCRLD, the district service area of MCL, or the district service area of WWCRDL as well as those entitled by the library policies of each library to resident library cards.
  - b. "Owning Library" refers to the library that owns the item to be checked out.
5. **Specific Provisions.** The Resident Cardholders of one Participating Library's service area may obtain a library card permitting the use of any other Participating Library's facilities and services, without payment of a non-resident fee, under the following conditions:
  - a. The current policies and procedures for the provision of library services of each Participating Library shall remain in effect, with no coordination or standardization required, and specifically including the following provisions:
    - i. Library materials placed on hold must be picked up by the library cardholder at the Owning Library.
    - ii. Library Materials must be returned to the Owning Library.
    - iii. Participating libraries may set borrowing and holds limits specific to cards issued by this Agreement.
    - iv. The cards issued pursuant to this Agreement shall expire when this Agreement's term ends, unless otherwise agreed by the Participating Library that issued the card.
  - b. A Resident Cardholder of any Participating Library shall be entitled to borrowing privileges of physical materials at other Participating Libraries, as well as access to digital databases. The borrowing of digital content (e.g. eBooks and eAudiobooks) and access to licensed streaming content (e.g. Kanopy, Hoopla) shall be excluded from this Agreement.
  - c. Each Participating Library shall provide information, on a quarterly basis, to the other Participating Libraries on:
    - i. The number of cards issued pursuant to this Agreement,
    - ii. The composition of the cards issued pursuant to this Agreement by residence of cardholder per §4.a, and
    - iii. The number and general composition of items checked out from their respective libraries by cards issued pursuant to this Agreement.
6. **Review and Administration.** The Directors/Managers of participating libraries shall be the administrators of this Agreement. They will submit a report to their governing bodies three

months before the end of the project, i.e. January 31, 2026. This Agreement does not create a separate legal or administrative entity.

7. **Financing and Property.** Each party will bear its own cost of performing under this Agreement. No jointly owned real or personal property will be acquired, held, or dispositioned related to this cooperative undertaking, and no budget will be adopted.
8. **Amendment.** This Agreement may be modified only by further written agreement executed by all parties.
9. **Dispute Resolution.** If a dispute arises from or relates to this Agreement or the breach thereof, and if the dispute cannot be resolved through direct discussions between the respective Directors/Managers of each participating library within thirty (30) days, any party may pursue court action under §10 below.
10. **Applicable Law-Venue.** This Agreement shall be construed and interpreted in accordance with the laws of the State of Washington. In the event of a dispute, such dispute shall be litigated in the Superior Court of Benton County, Washington.
11. **Waiver.** No waiver of any right under this Agreement shall be effective unless made in writing by the authorized representative of the Party to be bound thereby.
12. **Concurrent Originals.** This Agreement may be executed in five or more counterparts, each which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Agreement may also be executed by electronic means.
13. **Ratification and Confirmation.** Any acts consistent with the authority granted by this Agreement that were taken prior to the effective date of this Agreement are hereby ratified and confirmed.
14. **Severability.** If any term, provision, covenant, or condition of this Agreement is held by a court of competitive jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated as a result of such decision.
15. **Withdrawal from Pilot Project.** Any participating library may leave the Reciprocal Borrowing Pilot Project after giving 30 days written notice to the other Participating Libraries.
16. **Other Reciprocal Borrowing Agreements.** This Agreement shall not prevent a Participating Library from entering into a similar reciprocal borrowing agreement with a library that is not a party to this Agreement.
17. **Entire Agreement.** This Agreement constitutes the entire understanding of the parties. It supersedes any oral representations that are inconsistent with or modify its terms and conditions.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first written above.

CITY OF RICHLAND:

\_\_\_\_\_  
By: Jon Amundson, ICMA-CM City Manager  
Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Library Director

CITY OF WALLA WALLA:

\_\_\_\_\_  
By: Elizabeth Chamberlain, City Manager  
Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Library Director

COLUMBIA COUNTY  
RURAL LIBRARY DISTRICT:

\_\_\_\_\_  
By: \_\_\_\_\_ Chair, Board of Trustees  
Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Library Director

MID-COLUMBIA  
LIBRARIES:

\_\_\_\_\_  
By: \_\_\_\_\_ Chair, Board of Trustees  
Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Library Director

WALLA WALLA COUNTY  
RURAL LIBRARY DISTRICT:

\_\_\_\_\_  
By: \_\_\_\_\_ Chair, Board of Trustees  
Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Library Director



# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/17/2024

Agenda Category: Items of Business

Strategic Priority 2 - Financial Sustainability

**Subject:**

Medical Utility Rate Setting for 2025 (Discussion Only)

Department/Office  
Fire & Emergency Services

Ordinance/Resolution Number:

Document Type:  
Presentation

**Recommended Motion:**

**Summary:**

Chief Huntington will review the Medical Utility fund status, rate projections for the next several years, and recommendations for the 2025 monthly and mileage rates to continue to account for the Station 76 staffing coverage and best billing practices. The associated ordinance changes will follow at the next regular council meeting.

**Fiscal Impact:**

The recommended rate change will be to move from \$11.57 per month to \$12.58 and to increase the transport mileage rate from \$14 to \$24 for insurance billing as part of the 2025 budget.

**Attachments:**