



Agenda
City Council Regular Meeting
Tuesday, May 3, 2016
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Criminal Code Updates (10 minutes)
 - Heather Kintzley, City Attorney
2. Discuss Meeting Agenda Items (15 minutes)
 - City Council Members

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

3. Older Americans Month Proclamation (5 minutes)
 - Robert Thompson, Mayor
4. Public Service Recognition Week Proclamation, Presented to Craig Cameron, Tri-Cities PSRW Committee Chairman (5 minutes)
 - Robert Thompson, Mayor
5. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director

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

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

Minutes:

6. Approve the Minutes of the April 19 and 26 Council Meetings
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

7. Ordinance No. 12-16, Amending RMC Title 3: Finance, Relating to Park District Boundaries
 - Joe Schiessl, Parks and Public Facilities Director
8. Ordinance No. 22-16, Amending RMC Chapter 9.26, Firearms and Other Dangerous Weapons
 - Heather Kintzley, City Attorney

9. Ordinance 26-16, Amending the 2016 Budget for the Purchase of Getac Tablets/Mobile Data Terminals (MDTs)
 - Chris Skinner, Police Services Director
10. Ordinance 27-16, Amending RMC Title 9: Related to Trespass - First Degree
 - Heather Kintzley, City Attorney

Ordinances - Second Reading/Passage:

11. Ordinance No. 20-16, Amending RMC Title 23, Related to the Zoning Code to require Buffer Standards when Neighborhood Retail Zoning abuts Single Family Residential Zones
 - Kerwin Jensen, Community Development Director
12. Ordinance No. 21-16, Amending RMC Title 23, Related to the Zoning Classification on .3 acres owned by Luther Senior Center to provide for Medium Residential Small Lot Zoning (R2-S)
 - Kerwin Jensen, Community Development Director

Resolutions – Adoption:

13. Resolution No. 74-16, Offer to Purchase 1.8 Acres of Property from the United States of America for New City Hall Facility
 - Joe Schiessl, Parks and Public Facilities Director
14. Resolution No. 80-16, Authorizing an Agreement with Hill International for Project Administrative Services for the Swift Corridor: City Hall Project
 - Joe Schiessl, Parks and Public Facilities Director
15. Resolution No. 90-16, Awarding Bid to Intermountain Slurry Seal for the 2016 Slurry Seal Project
 - Pete Rogalsky, Public Works Director
16. Resolution No. 96-10, Approving a Ground Lease Agreement with Almond Asphalt
 - Kerwin Jensen, Community Development Director
17. Resolution No. 99-16, Authorizing a Request to the Washington State Department of Transportation to Repurpose Federal Transportation Earmark Funds to the Queensgate Drive Improvements
 - Pete Rogalsky, Public Works Director
18. Resolution No. 100-16, Authorizing Execution of First Amendment to Interlocal Agreement with Benton County for Use of Office of Public Defense Services
 - Heather Kintzley, City Attorney
19. Resolution No. 101-16, Authorizing Applications for Washington State Department of Transportation Grants
 - Pete Rogalsky, Public Works Director
20. Resolution No. 102-16, Awarding Bid to VSS International for the 2016 Asphalt Rubber Chip Seal Project
 - Pete Rogalsky, Public Works Director
21. Resolution No. 103-16, Executing Supplement No. 12 to Consultant Agreement with BergerABAM for Final Design of Duportail Bridge
 - Pete Rogalsky, Public Works Director

22. Resolution No. 106-16, Approve Substantial Amendment to Community Development Block Grant 2015 and 2016 Annual Action Plans Allocating Additional Funding to Luther Senior Center 2016 CDBG Activity
 - Kerwin Jensen, Community Development Director
23. Resolution No. 107-16, Confirming Council Appointments to the Newly Established Tri-Cities National Park Committee and the Washington State Building Code Council
 - Heather Kintzley, City Attorney
24. Resolution No. 108-16, Establishing a Meeting Date to Meet with the Proponent of the Dallas Road/Cowlitz Boulevard Annexation
 - Kerwin Jensen, Community Development Director
25. Resolution No. 109-16, Authorizing an Agreement with TRIDEC for Economic Development Services
 - Kerwin Jensen, Community Development Director
26. Resolution No. 110-16, Approving the Final Plat of White Bluffs - Phase 3
 - Kerwin Jensen, Community Development Director

Expenditures - Approval:

27. Expenditures from April 11, 2016 - April 22, 2016 for \$4,788,190.49 including Check Nos. 233077-233540, Wire Nos. 6137-6144, Payroll Check Nos. 104753-105279, and Payroll Wire/ACH Nos. 9417-9429
 - Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Agenda Item

Key Element:

Subject:

Criminal Code Updates (10 minutes)

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (15 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Presentations

Key Element:

Subject:

Older Americans Month Proclamation (5 minutes)

Department:

City Council

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Presentations

Key Element:

Subject:

Public Service Recognition Week Proclamation, Presented to Craig Cameron, Tri-Cities PSRW Committee Chairman (5 minutes)

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

Proclamation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Presentations

Key Element:

Subject:

New Hire/Retirements (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

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

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

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the April 19 and 26 Council Meetings

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting(s) held on April 19 and 26, 2016

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. Draft 4/19/15 Minutes
2. Draft 4/26/16 Minutes



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, April 19, 2016

Draft

Pre-Meeting:

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

Attendance:

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

Also present were Assistant City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Human Resources Director Jubb, Human Resources Generalist Parker, Public Works Director Rogalsky, Community Development Director Jensen, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Agenda Items:

1. Request for Public Funding (10 minutes)

Mayor Thompson said the Crown Group is asking for confirmation of their request for the City to partner with them on the development of a Farmers Market on the property they are in the processing of purchasing from the City. After discussion, Council confirmed their decision to decline the offer and requested that a press release be issued regarding the decision and detailing the reasons why Council chose that option.

Councilmembers congratulated Councilmember Lemley for his recent appointment to the State's Building Code Commission.

2. Discuss Council Meeting Agenda Items (20 minutes)
- Councilmembers

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

Regular Meeting:

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

Welcome and Roll Call:

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

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

Also present were Assistant City Manager Amundson, City Attorney Kintzley, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl, Police Services Director Skinner and City Clerk Hopkins.

Pledge of Allegiance:

Mayor Thompson led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda:

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.

Presentations:

1. 2015 Community Survey Results (5 minutes)
 - Hollie Logan, Communications & Marketing Manager

Ms. Logan gave the survey results on the demographics, the City Department ratings, the strategic leadership plan, how this survey compared to past surveys and what plans are being considered for next year's survey.

Public Hearing:

City Clerk Hopkins read the public hearing and public comments procedure.

1. Proposed Increase in Appropriation of the Parks Project Construction Fund – Ordinance No. 19-16
 - Joe Schiessl, Parks and Public Facilities Director

Mr. Schiessl said the state law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. He said Ordinance No. 19-16 proposes to appropriate unbudgeted funds to the Parks Project Construction Fund for the HAPO Community Stage.

Mayor Thompson opened the public hearing at 7:46 p.m. and closed the public hearing at 7:46:15 p.m. as no public comments were made.

Public Comments:

Shirley Schmunk, founder of Time of Remembrance, gave the background of the organization and requested that the City partner with them to hold a parade on September 24 where they can showcase their program.

Justin Raffa, Arts Commission Chair, has been working with the Public Works Department on the roundabout at Thayer and the roundabout at Duportail and showed pictures of the art project proposed to be installed in the roundabouts. He said public meeting have been held to collect public input from the people that live in those neighborhoods and there were no negative comments.

Mr. Rogalsky said that during the planning stage, the funding for the art installation in the roundabout was frugal, however, now that the project is ready for bids, there is enough funds for the larger art piece option.

Consent Calendar:

City Clerk Hopkins read the Consent items.

Minutes:

1. Approve the Minutes of the Council Meeting Held on March 28 and April 5, 2016
 - Heather Kintzley, City Attorney

Ordinances for First Reading:

2. Ordinance No. 19-16, Proposed Increase in Appropriation of the Parks Project Construction Fund and Revising the 2016 Capital Improvement Plan
 - Phil Pinard, Planning and Capital Projects Manager
3. Ordinance No. 20-16 Amending the Zoning Code to require Buffer Standards when Neighborhood Retail Zoning abuts Single Family Residential Zones
 - Rick Simon, Development Services Manager
4. Ordinance No. 21-16, Amending the Zoning Classification on .3 acres owned by Luther Senior Center to provide for Medium Residential Small Lot Zoning (R2-S)
 - Rick Simon, Development Services Manager

Ordinances - Second Reading/Passage:

5. Ordinance No. 16-16, Proposed Increase in Appropriation of the General Fund From Acceptance of the WASPC Traffic Safety Equipment Grant
 - Chris Skinner, Police Services Director

Resolutions – Adoption:

- 6 Resolution No. 14-16, Authorizing an Agreement with UtiliWorks Consulting, LLC for Phase 2 Advanced Metering Infrastructure Planning
 - Bob Hammond, Energy Services Director
7. Resolution No. 82-16, Authorizing Agreement Modification with ARES Corporation for Snyder Substation Expansion and Electrical Distribution System Project Management and Staff Augmentation
 - Bob Hammond, Energy Services Director
8. Resolution No. 87-16, Authorizing Interlocal Agreement for Automatic Aid Response
 - Tom Huntington, Fire and Emergency Services Director
9. Resolution 88-16, Authorizing Four Grant Applications to the Washington State Recreation and Conservation Office (RCO)
 - Phil Pinard, Planning and Capital Projects Manager

- Resolution No. 89-16, Authorizing Submittal of Transportation Investment
10. Generating Economic Recovery (TIGER) Grant Application for Duportail Bridge Project
 - Pete Rogalsky, Public Works Director
 11. Resolution No. 91-16, Affirming Prior Actions Taken Related to the City of Richland 401(a) Plan No. 107151
 - Cathleen Koch, Administrative Services Director
 12. Resolution No. 92-16, Restating and Amending the City of Richland 401(a) Plan No. 107151 and Authorizing an Administrative Services Agreement with ICMA Retirement Corporation (ICMA-RC)
 - Cathleen Koch, Administrative Services Director
 13. Resolution No. 93-16, Affirming Prior Actions Taken Related to the City of Richland 401(a) Plan No. 107162
 - Cathleen Koch, Administrative Services Director
 14. Resolution No. 94-16, Restating and Amending the City of Richland 401(a) Plan No. 107162, and Authorizing an Administrative Services Agreement with ICMA Retirement Corporation (ICMA-RC)
 - Cathleen Koch, Administrative Services Director
 15. Resolution No. 95-16, Authorizing an Interlocal Cooperation Agreement between Cities of Kennewick, Richland, Pasco and West Richland for Quad-City Water Right Mitigation Model and Operating Procedures
 - Pete Rogalsky, Public Works Director
 16. Resolution No. 97-16, Affirming Prior Actions Taken Related to the City of Richland 457 Plan No. 300042
 - Cathleen Koch, Administrative Services Director
 17. Resolution No. 98-16, Restating and Amending the City of Richland 457 Plan No. 300042, Deferred Compensation Plan, and Authorizing an Administrative Services Agreement with ICMA Retirement Corporation (ICMA-RC)
 - Cathleen Koch, Administrative Services Director

Items for Approval:

18. Authorize Travel for Mayor Thompson and Councilmember Lemley
 - Cindy Reents, City Manager

Expenditures - Approval:

19. Expenditures from March 28, 2016 - April 8, 2016 for \$4,311,966.23 including Check Nos. 232691-233076, Wire Nos. 6126-6136, Payroll Check Nos. 103774-104752, and Payroll Wire/ACH Nos. 9396-9416
 - Cathleen Koch, Administrative Services Director

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 7-0.

Reports and Comments:

1. Assistant City Manager Amundson read the proposed agenda for the April 26, 2016, Council workshop and said a discussion regarding the Duportail Bridge will be added. He said on June 3, 2016, a ground breaking ceremony for the Duportail extension including Wellsian to Thayer and Thayer to Wright is planned and at the completion of the project, a ribbon cutting ceremony will be held and state and local officials will be invited.
2. City Attorney Kintzley said she will be bringing forward a panhandling ordinance that she presented in a previous Council workshop, but due to recent U.S. Supreme Court decision, it will be different than what was discussed at the workshop.

3. Council:

Councilmember Anderson noted that the number one traffic concern in the Community Survey was driving behavior and number two is traffic congestion. He asked the Police department about that finding and they agreed with that observation.

Councilmember Kent congratulated Councilmember Lemley's appointment to the State's Building Code Council. She was interested in the state law regarding vaping restrictions and how that will impact Richland and she requested that topic be put on a future workshop.

Councilmember Luzzo Gilmour said attended the Parks and Recreation Commission meeting and discovered Richland had a go-cart track. She also noted that the Senior Center has new exercise equipment and the Library has a technical staff member to support citizen's technical needs.

Councilmember Lemley said on April 28, 2016, is the annual brunch of the Friends of the Library; he congratulated the City on the new outdoor theater in the John Dam Plaza and said he supports the parade request for the Time of Remembrance. He also described the duties he will perform as a member of the Building Code Council.

Mayor Pro Tem Christensen said he attended the HAPO Stage grand opening in John Dam Plaza, the Duportail and Thayer roundabout open house and asked Police Captain Skinner about the recent tagging around the City. Police Chief Skinner said they have identified a suspect and expect to make an arrest this week as well as asking the property owners to paint over the tagging quickly.

Mayor Pro Tem Christensen also asked Mr. Schiessl about posting "No Vaping" signs at the baseball field along with the "No Smoking" signs. Mr. Schiessl said the Parks and Recreation Commission was discussing that topic in regards to the John Dam Plaza stage and he will bring up the baseball fields as well.

4. Mayor Thompson said he attended the grand opening of the HAPO stage and praised the City and the partners that worked together on that project.

Adjournment:

Mayor Thompson adjourned the meeting at 8:14 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:



MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, April 26, 2016

Draft

City Council Workshop – 6:00 p.m.

Attendance:

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, and City Clerk Hopkins.

Agenda Items:

1. Rand Wortman Appreciation Day Proclamation and Kadlec Regional Medical Center Update (20 minutes)
 - Rand Wortman, Regional Chief Executive Providence Health and Services

Mayor Thompson read the proclamation and presented it to Mr. Wortman. He gave his personal thanks to Mr. Wortman for his service to the community and the Kadlec Regional Medical Center. Mr. Wortman said the hospital board and staff, the community partnerships and the City have all contributed to the success of the Kadlec Regional Medical Center.

Mr. Wortman gave a presentation beginning with Kadlec's history, its growth, joining the Providence Health and Services, its community partnerships and programs and the development that is going on currently and in the future.

Council discussed with Mr. Wortman more details of Kadlec's plans and expressed great appreciation for his contributions to the community.

2. Economic Development in Horn Rapids (30 minutes)
 - Kerwin Jensen, Community Development Direct

Mr. Jensen introduced Roger Wright, Economic Development Consultant, regarding the economic development in Horn Rapids. Mr. Wright discussed the rail traffic in the Horn Rapids area and the businesses that are building and using the track. He described the

potential growth in rail use and he asked if Council had an interest in pursuing expansion of the rail systems. Council was interested in going forward with more exploration on the topic.

3. Wastewater Utility - General Sewer Plan Update / Rate Study (15 minutes)

- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the purpose of this workshop was to provide Council with a high level overview of the recently completed long-range General Sewer Plan. This plan was authorized in the 2014 - 2030 Capital Improvement Plan as an update to the previous plan, completed in 2004. The plan includes an evaluation of existing infrastructure, an evaluation of the current and anticipated regulatory requirements, a capital improvement plan for the coming twenty-year period, and a financial forecast. The project also included development of a detailed rate model.

Mr. Rogalsky gave an overview of the plan contents and said he intends to review the plan in more detail with the Utility Advisory Committee at its May meeting prior to seeking formal Council adoption of the plan.

Council asked several clarifying questions.

4. Stormwater Utility - Stormwater Management Plan Update / Rate Study (15 Minutes)

- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the purpose of this workshop was to provide Council with a high level overview of the recently completed long-range Stormwater Management Plan. This plan was authorized in the 2014 - 2030 Capital Improvement Plan as an update to the previous plan, completed in 2005. The plan includes an evaluation of existing infrastructure, an evaluation of the current and anticipated regulatory requirements, a capital improvement plan for the coming twenty-year period, and a financial forecast. The project also included development of a detailed rate model.

Mr. Rogalsky provided Council with an overview of the plan contents and said he intends to review the plan in more detail with the Utility Advisory Committee at its May meeting prior to seeking formal Council adoption of the plan.

Council asked several clarifying questions.

5. Queensgate Road Improvement (10 minutes)

- Pete Rogalsky, Public Works Director

Mr. Rogalsky described the Queensgate Drive road improvements including several intersection improvements, the WSDOT overlay project, I-182 ramp improvements, access control between Keene Road and I-182 and the funding sources for the projects.

Council asked several clarifying questions.

Other Business:

Mayor Thompson said Aaron Lambert from the Crown Group wanted to meet with him and City staff regarding their request for a partnership and funding from the City for the Farmers Market development of the property on George Washington Way. He suggested waiting to respond to him until the letter from Council declining his offer with the accompanying press release is made publicly. Council agreed.

Ms. Reents said the annual meeting with the Confederated Tribes of the Umatilla and the annual meeting with the Richland School District will both be held in August.

Adjournment:

Mayor Thompson adjourned the workshop at 7:39 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 6 - Community Amenities

Subject:

Ordinance No. 12-16, Amending RMC Title 3: Finance, Relating to Park District Boundaries

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

12-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 12-16, amending Title 3: Finance, of the Richland Municipal Code regarding Park District Boundaries.

Summary:

Park Districts are created to disperse park impact fees which are collected from new residential development.

In October 2011, Council adopted Ordinance No. 25-11 which revised the park district boundaries to accommodate the Badger Mountain South Planned Community and combined two districts into a new District 3.

With limited development in the central and northern portion of Richland, staff is recommending that existing park Districts 1, 2 and 3, as identified in Attachment 2, be combined into one park district as identified in Attachment 3. This action will allow park impact fees to be utilized for park improvements close to the new development, and for those community/regional parks that also are impacted by new residential development.

Approval of the proposed revisions would establish three park districts; all the City north of the Yakima River as one district; all the City south of the Yakima River as one district, except the Badger Mountain South Planned Community, which would remain a separate district.

At their February 11, 2016, meeting, the Parks and Recreation Commission recommended that Council amend the park district boundaries to combine districts 1, 2 and 3 into one park district.

Fiscal Impact:

If approved, park impact fees will be distributed based on the revised park district descriptions.

Attachments:

1. Ordinance No. 12-16
2. Existing Park District Boundary Map
3. Proposed Park District Boundary Map

ORDINANCE NO. 12-16

AN ORDINANCE of the City of Richland Amending
Title 3: Finance, of the Richland Municipal Code regarding the
amendment of park district boundaries within City limits.

WHEREAS, five (5) park districts were established to allow park impact fees to be allocated to the district in which new residential development has created impacts to the park system; and

WHEREAS, with the expansion of residential development generally south of the Yakima River, limited park impact fees are accumulated in existing districts 1, 2, and 3; and

WHEREAS, at their February 11, 2016 meeting, the Parks and Recreation Commission recommended that Council amend the park district boundaries to combine districts 1, 2, and 3 into one park district; and

WHEREAS, combining existing districts 1, 2, and 3 into one district will allow distribution of park impact fees over a broader area to which park impacts can be addressed.

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

Section 1. Richland Municipal Code Section 3.24.170, entitled Park Reserve Fund Accounts, as enacted by Ordinance No. 07-02 and last amended by Ordinance No. 34-14, is hereby amended to read as follows:

3.24.170 Park reserve fund accounts.

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

A. ~~North Richland~~ **Horn Rapids** zone (1) bounded by the existing or future Richland urban growth boundary on the north and ~~north~~ **south** west, ~~the Yakima River on the west and south and the Columbia River on the east~~ **Van Giesen Street on the south, and State Route 240 (Bypass Highway) on the east;**

~~B. North Richland zone (2) bounded by the existing or future Richland urban growth boundary on the north, Stevens Drive and State Route 240 (Bypass Highway) on the west, Van Giesen Street on the south, and the Richland city limits line on the east;~~

~~C. Central Richland zone (3) bounded by Van Giesen Street on the north, the Yakima River on the west and south, and the Richland city limits line on the east;~~

~~D. Badger Mountain South Planned Community zone (4) shall be a separate park zone;~~

~~B.E.~~ South Richland zone (~~2~~~~5~~) bounded by the Yakima River on the north, the existing or future Richland urban growth boundary on the west and south and the Richland city limits line on the east with the exception of the development commonly known as Badger Mountain South Planned Community zone.

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

~~D.F.~~ Proceeds from any leases of or on park property or sale of park property shall be placed in the undesignated park account. Monies received from fees upon new development shall be credited to the park zone account in which the plat or subdivision from which the fees are received is located. [Ord. 07-02; Ord. 25-11 § 1.01; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

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

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

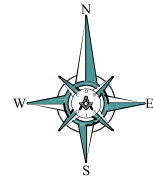
MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

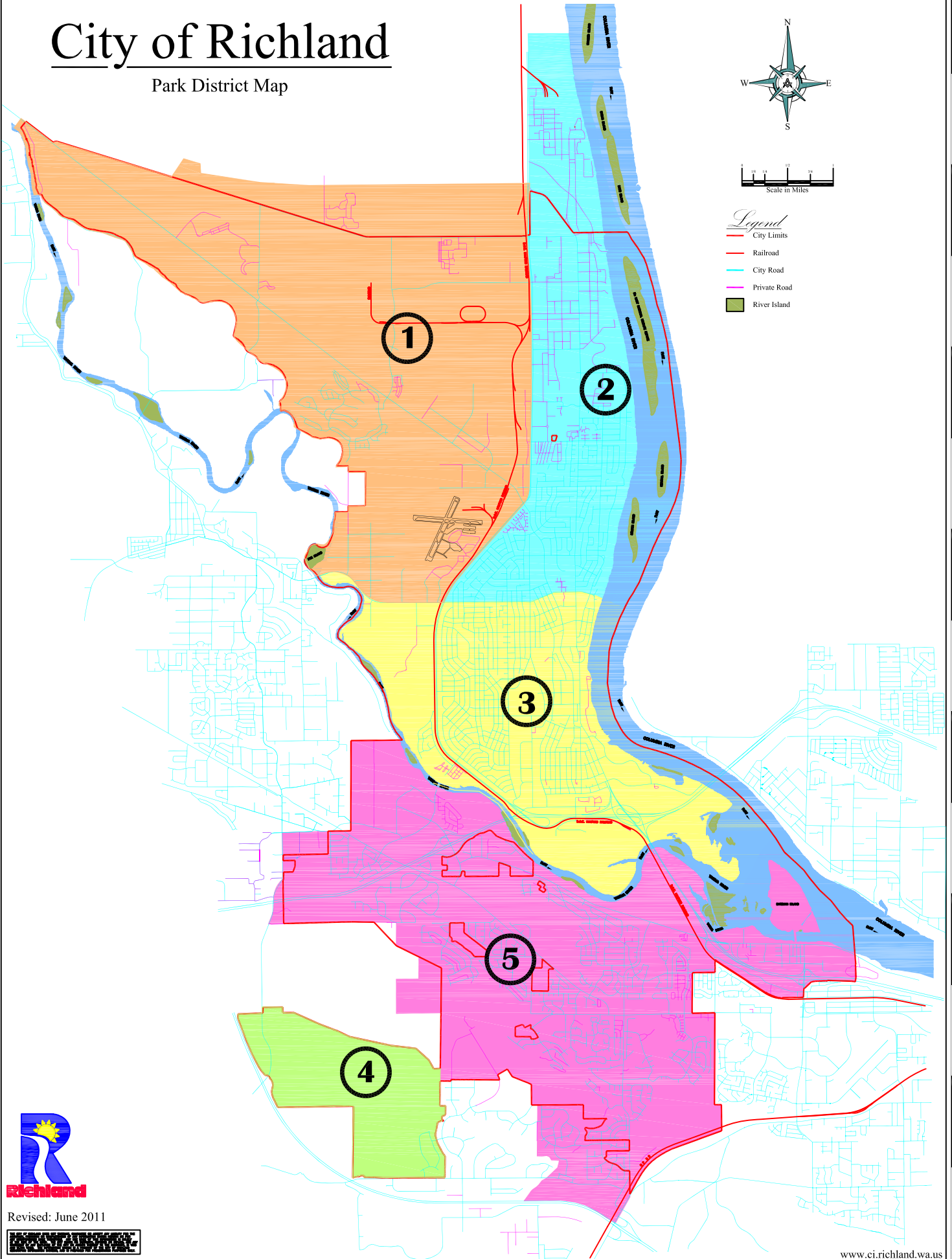
Date Published: _____

City of Richland

Park District Map



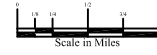
- Legend*
- City Limits
 - Railroad
 - City Road
 - Private Road
 - River Island



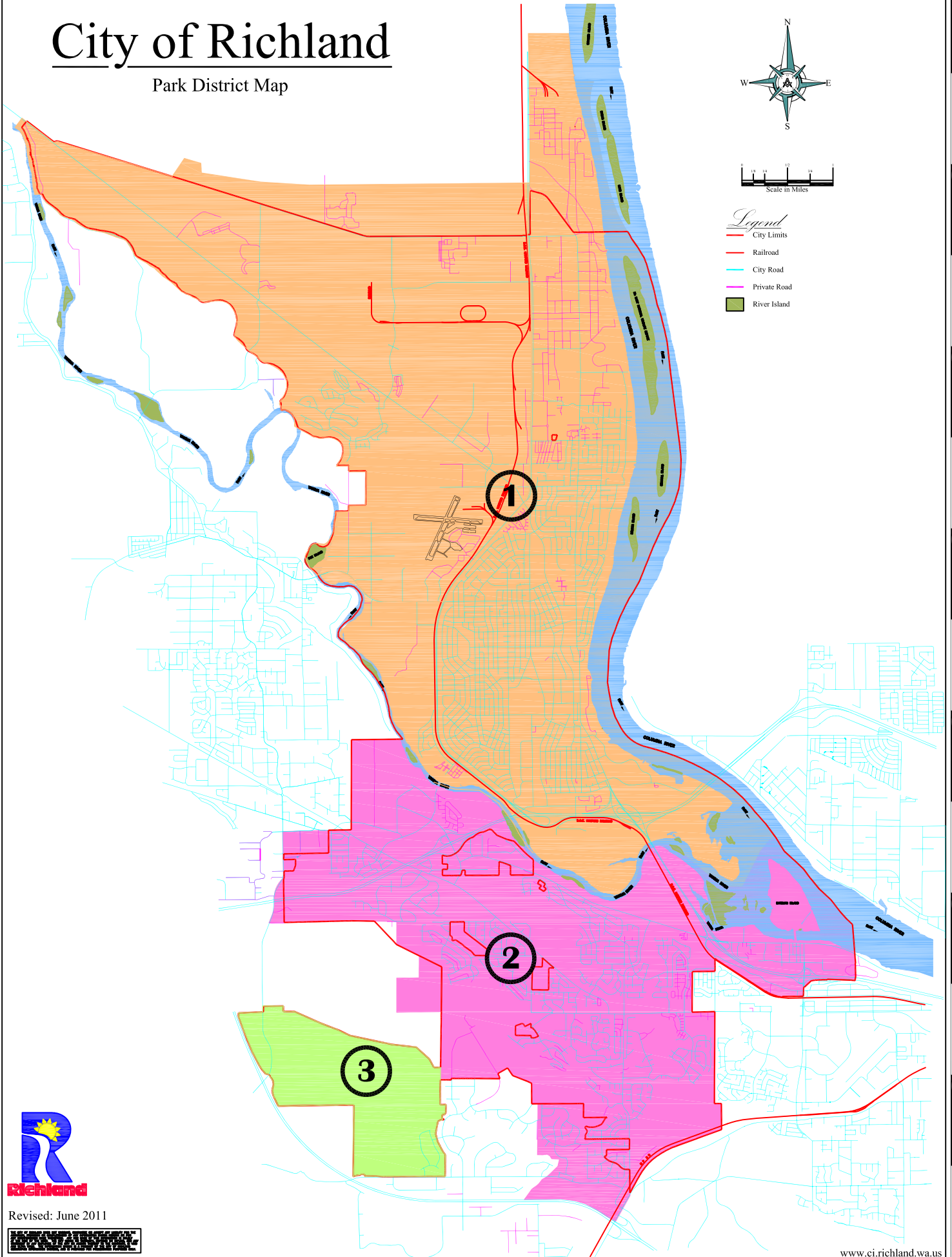
Revised: June 2011

City of Richland

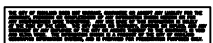
Park District Map



- Legend*
- City Limits
 - Railroad
 - City Road
 - Private Road
 - River Island



Revised: June 2011





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 22-16, Amending RMC Chapter 9.26, Firearms and Other Dangerous Weapons

Department:
City Attorney

Ordinance/Resolution Number:
22-16

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 22-16, Amending Richland Municipal Code Title 9.26, Firearms and Other Dangerous Weapons.

Summary:

The City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law, to eliminate or clarify ambiguity, or to align with current practices. The City, as a requirement imposed by the Department of Health, must engage in bird management at the City's landfill in order to prevent the spread of refuse, and to maintain staff safety during operation of City equipment. Standard methods of bird management at landfill sites include a combination of scare tactics and elimination, which are typically achieved with devices that meet the definition of a firearm under state and local law. This method is the preferred approach by the City of Richland. Therefore, in order for said devices to be used, it is necessary to amend the Richland Municipal Code to authorize discharge of these approved devices at the City's landfill.

Staff recommends approval, for first reading, of Ordinance 22-16.

Fiscal Impact:

None.

Attachments:

I. Proposed Ordinance No. 22-16

ORDINANCE NO. 22-16

AN ORDINANCE of the City of Richland amending Title 9.26, Firearms and Other Dangerous Weapons, of the Richland Municipal Code for the purpose of providing an additional exception to discharging of firearms in the City.

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

WHEREAS, the City, as a requirement imposed by the Department of Health, must engage in bird management at the City's landfill in order to prevent the spread of refuse, and to maintain staff safety during operation of City equipment; and

WHEREAS, standard methods of bird management at landfill sites include a combination of scare tactics and elimination, which are typically achieved with devices that meet the definition of a firearm under state and local law; and

WHEREAS, in order for said devices to be used, it is necessary to amend the Richland Municipal Code to authorize discharge of these approved devices at the City's landfill.

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

Section 1. Richland Municipal Code Section 9.26.020, entitled Discharging firearms, as enacted by Ordinance No. 99-76, and last amended by Ordinance No. 20-11, is hereby amended to read as follows:

9.26.020 Discharging firearms.

It is unlawful for any person ~~wilfully~~ willfully and without lawful authority to fire, set off, or discharge any bomb, gun, pistol or firearm of any kind in the city. Any person violating any provision of this section shall be guilty of a gross misdemeanor, except that this section shall not apply to:

- A. Police officers while in the discharge of their lawful duties;
- B. Persons practicing target shooting in a duly licensed shooting gallery or at a target range maintained and operated by a law enforcement agency or by an organized rifle or gun club affiliated with a national shooting organization; or
- C. Persons firing, setting off or discharging shotguns in areas within the city limits designated by the city council by resolution as areas in which hunting with shotguns is permitted and at times during which hunting is legally permitted; or

D. Designated city staff performing authorized bird management activities with approved firearms at the Horn Rapids Sanitary Landfill.

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

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance 26-16, Amending the 2016 Budget for the Purchase of Getac Tablets/Mobile Data Terminals (MDTs)

Department:
Police Services

Ordinance/Resolution Number:
26-16

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 26-16, Amending the 2016 Budget for the purchase of Getac Tablets/Mobile Data Terminals (MDTs).

Summary:

The Richland Police Department patrol vehicles, excluding ones recently bought with CJST funds, are currently using General Dynamics mobile data terminals (MDTs). These MDTs are four years old and are coming to the end of their serviceable lifecycle. When they were purchased in 2012, the police department purchased them all at one time at a cost of \$200,000.

It is the desire of the department to try to spread the purchase of the next generation of MDTs out over five (5) years to prevent the next generation of these devices from having to be replaced all at once. This year, RPD is scheduled to rotate five (5) patrol cars in the fleet. The money appropriated by this proposed budget adjustment would be used to purchase Getac tablets to replace the General Dynamic laptops in those five (5) patrol cars.

Staff recommends approval, for first reading, of Ordinance 26-16.

Fiscal Impact: A budget adjustment will be made to appropriate \$24,149 of unappropriated general fund balance.

Attachments:

1. Getac Tablet Quote
2. Ordinance No. 26-16



Proposal: PROPOSAL-13866/5
For: City of Richland

Corporate Headquarters 1200 W Mississippi Ave Denver, CO 80223 Phone: 888.836.7841 Email: sales@pcsmobile.com	Print Date: 03/30/2016 09:30 AM Proposal Valid Date: 06/30/2016 03:50 PM Inside Sales Rep: Amy Hale Email: amyh@pcsmobile.com Phone: 888-219-8699 Fax: 940-683-4314 Salesperson: Brian Ferring Email: brianf@pcsmobile.com Proposal Created By: Amy Hale
Customer: City of Richland 505 Swift Blvd. Richland, WA 99352	

Proposal

Customer	Requested By	F.O.B.	Terms	Contract
	Sergey Savchuk	Origination	Net 30 Days	WA DES 08313

Line	Item Number	Description	Price	Quantity	Subtotal
1	FC91FCGA1HXN	Intel Core i7 - 5600U Processor (vPro) 2.6 GHz, 11.6" with Webcam, Microsoft Windows 8 Professional x64 with RAM 8GB, 128GB SSD, Sunlight Readable (LCD + dual mode Touchscreen + digitizer), Multi-Language + US Power Cord, Camera, WiFi + BT + GPS + Gobi + Passthrough, Without any extra option (461F platform ready), RFID option+ 1D/2D Imager Barcode Reader option, 3 year Bumper to Bumper Warranty	\$3,302.00	5.00	\$16,510.00
	GMHRX2	F110 Bracket w/Rotat Hand Strap (for units w/int SmartCard)			
	GE-SVLFPCP5Y	Priority Care Plan - System (Year 1,2,3,4 & 5)			
2	GE-SVTBNFX5Y	Protection Plus + Ext Warranty - Tablet (Year 1,2,3,4 & 5)	\$562.00	5.00	\$2,810.00
3	GDOFU5	Office Dock Station with AC adaptor	\$342.00	5.00	\$1,710.00
4	GDKBU1	F110 Detachable keyboard	\$401.00	1.00	\$401.00
5	ESTIMATED_TAX	ESTIMATED WA TAX	\$1,843.07	1.00	\$1,843.07
				Total	\$23,274.07

Notes
F110

Terms and Conditions

Portable Computer Systems, Inc., dba: PCS Mobile **Standard Reseller: *Terms and Conditions***

1. **Contract Terms.** These Terms and Conditions are attached to and made a part of a "Quote" for resale of products ("Products") provided by Portable Computer Systems, Inc., dba: PCS Mobile ("PCS") to the buyer named therein ("Buyer"); and all further references herein to "this Agreement" mean the Quote, including these Terms and Conditions. Upon acceptance of this Agreement by Buyer, the provisions of this Agreement constitute a binding contract between PCS and Buyer. This Agreement shall be accepted by Buyer upon either receipt from Buyer of any written communication confirming this Agreement or acceptance by Buyer of Products shipped by PCS pursuant to this Agreement. This Agreement supersedes all prior communications relating to the Products covered by this Agreement, and any contrary or supplemental provisions in any Buyer purchase order or other communication from Buyer are specifically rejected.

2. **Payment.** Payment for the Products shall be in US dollars as stated in this Agreement. Unless stated otherwise, prices stated in this Agreement do not include any state or local sale, use or other taxes or assessments or freight charges (beyond delivery by PCS to common carrier), all of which shall be paid by Buyer. A service charge of 1.5% per month will be charged on all past due balances and will be due on demand. All PCS costs of collection, including reasonable attorney's fees, shall be paid by Buyer. Buyer grants PCS a security interest (and the right to file UCC financing statements) in the Products to secure payment of all amounts due. If Buyer fails to make any payment when due, PCS shall have the right to revoke any credit extended, regarding the Products or otherwise, to delay or cancel any or all future deliveries without liability to Buyer. The obligation of PCS to deliver Products shall terminate without notice upon filing of any bankruptcy proceeding by or against Buyer or appointment of any trustee for Buyer or any of its assets. Under no circumstances may Buyer set off against amounts due PCS pursuant to this Agreement any claim Buyer may have against PCS for any reason.

3. **Shipment.** Delivery of all Products shall be F.O.B. place of shipment by or for PCS, unless otherwise agreed in writing. PCS reserves the right to select the means of shipment, point of shipment and routing. Delivery will be deemed complete upon transfer of possession of Products to common carrier as described above, whereupon all risk of loss, damage or destruction to the Products shall pass to Buyer.

4. **Acceptance of Products; Returns.** All Products shall be deemed accepted by Buyer unless Buyer notifies PCS in writing within seven (7) calendar days of receipt of Products of any short shipment, wrong-product shipment, damaged Products or similar discrepancies. Once accepted by Buyer, Products may be returned only with authorization from PCS, in the sole discretion of PCS; and in no case will returns be considered more than thirty (30) days after delivery to Buyer. If accepted for return Products will be subject to a 20% restocking fee.

5. **Warranties.** PCS makes no representation with regard to Products of any kind or nature, express or implied, including any warranty of merchantability or fitness for a particular purposes, or usage of trade. Products are covered by manufacturer's warranty only. Copies of manufacturer's warranty will be provided to Buyer upon written request. PCS assigns to Buyer all warranties on the Products accepted by Buyer; and PCS shall have no obligation relating to processing claims there under, though PCS may assist Buyer therewith at the sole option of PCS.

6. **Limitation on Liability.** In no event shall PCS be liable for any claims for loss of use, revenue, profit or customer, or any direct, indirect, special, incidental or consequential damages of any kind or nature arising out of, or connected with the Products, the use thereof, or the sale thereof by PCS to Buyer. Further, Buyer agrees to indemnify and defend PCS from any such claims.

7. **Force Majeure.** PCS shall not be liable for any delay or failure to perform any obligation of PCS under this Agreement that is caused by events of force majeure, including without limitation strikes, riots, casualties, acts of God, war, governmental action or other cause beyond the reasonable control of PCS.

8. **Miscellaneous.** This Agreement constitutes the entire agreement between PCS and Buyer regarding the Products, and may not be modified except by written agreement signed by the party to be charged with the modification. Buyer's rights under this Agreement may not be assigned without the written consent of PCS. If any provision of this Agreement shall become invalid or illegal under any provision of applicable law, the remainder of this Agreement shall not be affected. This Agreement shall be binding upon both PCS and Buyer, and their respective successors and assigns. This Agreement shall be interpreted in accordance with the internal laws of the State of Colorado.



Quote 1023129529682.1

CITY OF RICHLAND -PURCHASING

Salesperson	Quote Details	Billing Details
Salesperson Name Lesley Boatright	Quote Date 03/30/2016	Company Name CITY OF RICHLAND -PURCHASING
Salesperson Email Lesley_Boatright@Dell.com	Quote Validity 04/29/2016	Customer Number 11681142
Salesperson Phone 18009993355	Solution ID -	Phone Number 1 (509) 6282600
Salesperson Extension 5138241		Address MS 03 PO BOX 190 RICHLAND WA 99352-0190 US

Price Summary

Description	Quantity	Unit Price	Subtotal Price
Dell Flat Panel Monitor	5	\$160.99	\$804.95
3Yr PREMIUM PANEL Ltd. Warranty, 3 yr Advanced Exchange	5	\$0.00	\$0.00

Subtotal	\$804.95
Tax	\$69.23
Shipping and Handling	\$0.00
Environmental Fee	\$0.00
Total	\$874.18

ORDINANCE NO. 26-16

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

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

WHEREAS, the Richland Police Department Patrol vehicles are currently using Mobile Data Terminals (MDTs) that were purchased in 2012; and

WHEREAS, the Richland Police Department has built a five (5) year replacement schedule for these MDTs; and

WHEREAS, this year, five (5) patrol cars are scheduled to receive MDT replacements, creating the opportunity to replace the previous MDTs with Getac tablets; and

WHEREAS, there are funds available, in the amount of \$24,149, in Police Equipment Reserve to use towards the purchase of the Getac tablets; and

WHEREAS, no funds were appropriated in the General Fund for the purchase of five (5) Getac tablets; and

WHEREAS, sufficient unappropriated funds are available in the Police Equipment Reserve to support the required budget adjustment; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on May 3, 2016, regarding the increase in appropriations from beginning fund balance in the General Fund.

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

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

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

Section 3. Amendment of the 2016 Budget. The 2016 Budget is hereby amended to provide additional appropriations in the General Fund from unappropriated fund balance as follows:

General Fund

Current Appropriation: \$ 50,052,634

Increase in Appropriation: \$ 24,149

Amended Appropriation: \$ 50,076,783

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

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance 27-16, Amending RMC Title 9: Related to Trespass - First Degree

Department:
City Attorney

Ordinance/Resolution Number:
27-16

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 27-16, amending RMC Title 9 Crime related to Trespass - First Degree.

Summary:

The City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to promote the health, safety, and general welfare of the citizens of the community. Under its general police powers, the City of Richland has occasion to prohibit individuals from entering dwellings or other structures when the buildings are, by law, uninhabitable due to lack of electrical or water service. However, RCW 9.06.070, as currently written, provides a legal loophole that limits the City's authority to enforce actions that are in the best interest of the health, safety and general welfare of the community. Staff offers the proposed amendment to RMC 9.060.070 to bring the language of Trespass – First Degree into conformance with other municipal codes and the Revised Code of Washington, 9A.52.070(1), and to eliminate the legal loophole.

Fiscal Impact:

None.

Attachments:

I. Proposed Ordinance 27-16

ORDINANCE NO. 27-16

AN ORDINANCE of the City of Richland amending
Title 9: Crime of the Richland Municipal Code related to
Trespass.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to promote the health, safety, and general welfare of the citizens of the community; and

WHEREAS, under its general police powers, the City of Richland has occasion to prohibit individuals from entering dwellings or other structures when the buildings are, by law, uninhabitable due to lack of electrical or water service; and

WHEREAS, RCW 9.06.070, as currently written, provides a legal loophole that limits the City's authority to enforce actions that are in the best interest of the health, safety and general welfare of the community; and

WHEREAS, the proposed amendment will bring the language of Trespass – First Degree into conformance with other municipal codes and the Revised Code of Washington, 9A.52.070(1), and eliminate the legal loophole.

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

Section 1. Section 9.06.070, entitled Trespass – First degree, as created by Ordinance 99-76 and subsequently amended by Ordinance 4-85, Ordinance 20-11, and Ordinance 02-13, is hereby amended to read as follows:

9.06.070 Trespass – First degree.

It is unlawful for any person to knowingly enter or remain, unlawfully, in a building ~~of another~~. For the purpose of this section, a person “enters or remains, unlawfully,” in a building ~~of another~~ when he is not then licensed, invited, or otherwise privileged to so enter or remain.

Trespass in the first degree shall be a gross misdemeanor.

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

PASSED by the City Council of the City of Richland, at a regular meeting on the ____ day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 7 - Neighborhoods & Community Safety

Subject:

Ordinance No. 20-16, Amending RMC Title 23, Related to the Zoning Code to require Buffer Standards when Neighborhood Retail Zoning abuts Single Family Residential Zones

Department:

Community & Development Services

Ordinance/Resolution Number:

20-16

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 20-16, requiring buffer standards when neighborhood commercial property abuts single family residential land.

Summary:

The 2015 amendments to the comprehensive plan included a new land use policy which called for buffers to be provided when neighborhood commercial zones directly abut single family residential zones. Since the amendment was adopted last December, the Planning Commission has been working with staff to develop appropriate buffer standards over the course of several workshops. On March 23, 2016, the Commission held a public hearing and completed its work, unanimously recommending the adoption of the buffer standards that are included in proposed Ordinance No. 20-16.

The buffer standards are intended to provide adequate safeguards for residential lot owners who are located adjacent to neighborhood commercial land while still providing the commercial property owner with reasonable development opportunities. The standards include two options: a prescriptive path that consists of a specific set of requirements, and an alternative approach that would allow for the commercial developer to propose a different type of buffer plan that may not meet the standards but would still provide an equivalent level of mitigation for the adjoining residential uses. In these cases, the City's Hearing Examiner would be tasked with holding a public hearing and making a decision to approve or reject the developer's buffer plan.

First reading was given at the regular council meeting on April 19, 2016. No exceptions were taken. Staff recommends passage of Ordinance No. 20-16.

Fiscal Impact:

The proposed zoning code amendment would not result in direct fiscal impacts to the City.

Attachments:

1. Ordinance No. 20-16
2. Staff Report to Planning Commission

ORDINANCE NO. 20-16

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 23: Zoning Regulations, amending buffer standards between the C-1 Neighborhood Retail zone and single family residential zones.

WHEREAS, in 2015, the City amended its comprehensive plan to include a new policy that states: *"In instances where a commercial zone change results in a commercial zoning boundary being adjacent to residentially zoned property, the commercial property owner shall be responsible for providing a buffer adequate to protect the adjacent residential property from the impacts created by commercial land use, including noise, glare and traffic."*; and

WHEREAS, the Planning Commission, in attempting to implement this policy, held several workshop sessions to develop an appropriate code amendment; and

WHEREAS, on March 23, 2016, the Planning Commission held a legally advertised public hearing to formally consider an amendment to RMC Section 23.22.020(B).

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

Section 1. RMC Title 23, Section 23.22.020, entitled Performance Standards and Special Requirements – Neighborhood Retail Business, shall be amended to read as follows:

Section 23.22.020 Performance Standards and Special Requirements

A. Commercial Limited Business. Residential uses permitted in the C-LB district must comply with the following standards except as provided by footnote (6) of RMC 23.22.040:

1. Minimum Yard Requirements.

- a. Front Yard. Twenty [\(20\)](#) feet except as provided by footnote (3) of RMC 23.18.040;
- b. Side Yards. Each side yard shall provide one [\(1\)](#) foot of side yard for each three [\(3\)](#) feet or portion thereof of building height;
- c. Rear Yards. Twenty-five [\(25\)](#) feet.

2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than twenty (20) feet.

3. Distance Between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two (2) of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of ten (10) feet.

4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than ~~33~~ thirty-three percent (33%) of the area of the lot.

B. Neighborhood Retail Business. All uses permitted in a C-1 district must comply with the following performance standards:

1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted; provided, that such display shall include only those quantities sold in a day's operation.

2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six-foot-high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.

3. Not more than three (3) persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.

5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels.

6. No single retail business, except for a food store, shall operate within a building space that exceeds fifteen thousand (15,000) square feet in area, unless approved by the planning commission through the issuance of a special use permit upon the

finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.

7. In addition to standards 1-6 listed above, any commercial use that is immediately adjacent to a residentially zoned property (including R-1-12 Single Family Residential, R-1-10 Single Family Residential, R-2 Medium Density Residential, R-2S Medium Density Residential Small Lot, or Planned Unit Development that is comprised of single family homes) shall comply with the following standards. For the purposes of this section, the term 'adjacent' includes abutting properties, and any property that is located within seventy-five (75) feet of the nearest residential property. The term 'adjacent' does not include properties that are separated by a public right-of-way.

a. Setback from residential property boundary. Thirty (30) feet;

b. Building design standard. No rooftop mechanical equipment shall be permitted unless screened from view with parapet wall or similar screening;

c. Parking. Vehicle parking areas and any access driveways (pavement) must be setback a minimum of ten (10) feet from residential property boundary. A solid fence or masonry wall between six (6) and eight (8) feet tall is required between any paved parking or access drive and the residential property boundary.

d. Outdoor Lighting. All outdoor lighting must comply with the Pattern Outdoor Lighting Code (USA) standard version 2.0, July 2010. For the purposes of this section, properties subject to this standard shall be considered to be within Lighting Zone 1.

e. Signs. All commercial signs placed on-site shall comply with Section 5 of the Pattern Outdoor Lighting Code (USA) standard version 2.0, July 2010; except that multicolored changeable copy LED signs shall not be permitted.

f. Mechanical Equipment. Any mechanical equipment placed outdoors between the building and the residential property boundary shall be screened to reduce equipment noise levels. Alternatively, the building owner can provide documentation to the City indicating that the specific equipment to be used will not generate noise levels beyond permissible state noise standards.

g. Refuse Areas. Any dumpsters or area for collection of recycled materials shall be setback a minimum of twenty (20) feet from the nearest residential property boundary and shall be screened from view by a solid screen sufficient to block its view from all adjacent residential properties.

h. Landscaping. The portions of a commercial site that lie within thirty (30) feet of a residential property boundary that are not covered with buildings, parking areas, access drives, loading areas or outdoor storage shall be landscaped and/or xeriscaped.

8. An individual proposing development on any commercial use that is immediately adjacent to a residentially zoned property (including R-1-12 Single Family Residential, R-1-10 Single Family Residential, R-2 Medium Density Residential, R-2S Medium Density Residential Small Lot, or Planned Unit Development that is comprised of single family homes) that does not meet the standards contained in 23.22.020(B)(7) may apply for a deviation from these standards by filing an application with the City. Such request shall be reviewed by the Hearing Examiner in accordance with the provisions for a public hearing for a Type II permit application. A request for deviation from these standards shall be granted only when the Hearing Examiner determines that the proposed deviation offers equivalent or better mitigation of impacts from commercial development to the adjacent residential properties than would occur under the basic standards. The Hearing Examiner shall at a minimum consider the type of commercial use proposed; the design of the commercial building or buildings; the topography of the site and adjacent residential properties; the proposed landscaping, lighting, and other mitigation measures proposed by the applicant in making a determination to grant or deny a requested deviation from these standards.

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

PASSED by the City Council of the City of Richland, at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: May 8, 2016

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2016-101

PREPARED BY: RICK SIMON
MEETING DATE: MARCH 23, 2016

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: TEXT AMENDMENTS TO SECTION 23.22.020 – BUFFER
STANDARDS FOR C-1 NEIGHBORHOOD RETAIL ZONING

LOCATION: CITYWIDE

REASON FOR REQUEST:

The City's adoption of a new comprehensive plan policy (Land Use Goal No. 3, Policy 5), calls for the creation of buffer standards for commercial lands that are adjacent to single family residential properties. RMC 23.20.020(B) (7-8) has been drafted to implement this policy.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed zoning text amendments and submits that:

1. The City amended its comprehensive plan in 2015 to add a Policy 5 to Land Use Goal No 3, which states: *In instances where a commercial zone change results in a commercial zoning boundary being adjacent to residentially zoned property, the commercial property owner shall be responsible for providing a buffer adequate to protect the adjacent residential property from the impacts created by commercial land use, including noise, glare and traffic;*
2. Current language contained within the Richland Municipal Code, Section 23.22.020(B) addresses standards for development within the C-1 Neighborhood Retail District but does not do so in a comprehensive fashion;
3. The proposed code amendments provide minimum standards for building setbacks from residential properties; parking setbacks from residential properties; landscape and fencing standards; outdoor lighting and illuminated sign standards, and screening standards for refuse areas and mechanical equipment and so doing work to implement the intent of the policies contained within the comprehensive plan;

4. The proposed code amendments also provide for deviations to the buffer standards to be approved by the Hearing Examiner following a public hearing if the Examiner can determine that the alternative design proposed offers equivalent or better mitigation than the standard buffer requirements and so provides a measure of flexibility that can be applied in unusual circumstances;
5. Based upon the above findings and conclusions, the adoption of the proposed amendments to Chapter 23.22.020(B) of the Richland Municipal Code concerning commercial buffer standards for C-1 Neighborhood Retail zoned properties when adjacent to single family residential properties is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2016-101) and recommend to the City Council adoption of the proposed zoning code amendments to RMC Section 23.22.020(B) (7-8).

ATTACHMENTS

- A. Supplemental Information
- B. Draft Buffer Standards
- C. Pattern Outdoor Lighting Code, Standard Version 2.0, July 2010
- D. Washington Administrative Code 173-60 (Noise Standards)

SUPPLEMENTAL INFORMATION

EXISTING CODE

The current City code relating to C-1 Neighborhood Retail zoning includes performance standards that are intended to provide some protection for nearby residential uses. Section 23.22.020(B) currently states:

B. Neighborhood Retail Business. All uses permitted in a C-1 district must comply with the following performance standards:

- 1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted; provided, that such display shall include only those quantities sold in a day's operation.*
- 2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six-foot-high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.*
- 3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.*
- 4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.*
- 5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels.*
- 6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the planning commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.*

PROPOSED AMENDMENTS

The Commission has reviewed several iterations of draft code language in recent workshops. The draft language has been revised in an effort to address the comments made by individual Commissioners. A copy of the most current draft is attached.

Some of the changes from recent drafts include the following:

- Clarification of the meaning of the term 'adjacent'.
- Adoption of the Pattern Outdoor Lighting Code standards in subsection e. This code was chosen over the other recommended ordinance (the Model Lighting Ordinance produced by the International Dark Sky Association) because of its relative simplicity for ease of use for applicants and for the administration on the part of City staff. A copy of the code is attached.
- Adoption of the same Pattern Outdoor Lighting Code standards as they relate to illuminated outdoor signs.
- A clarification in subsection g relating to the screening of refuse areas to more clearly identify the intent to screen said areas from view of residential properties.
- The elimination of the reference to noise standards, as that reference already exists in the current code language in RMC 23.22.020(B) (5). A copy of the state noise standards is attached.
- Elimination of code language restricting hours of operation, as the requirements associated with noise and lighting standards offer sufficient protection for adjacent residential uses, when combined with the existing code language in RMC Section 23.42.053 which allows drinking establishments, restaurants with lounges, restaurants with entertainment and indoor commercial recreation facilities to be located within the C-1 zone only when the following criteria are met:
 - o The gross floor area of the building is 5,000 square feet or less;
 - o Businesses shall not operate past 11:00 p.m.;
 - o Outdoor seating for customers is permitted only if such areas are screened from view with fencing and/or landscaping and are setback at least 150 feet from single family residential areas.

COMPREHENSIVE PLAN

The Richland Comprehensive Plan establishes goals and policies for commercial development. The City added Policy 5 to its plan in 2015, at the same time that it amended the land use plan map. Land Use Goal No. 3 states:

The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.

Policy 1 – *The City will accommodate all types of commercial land uses including retail and wholesale sales and services, and professional services.*

Policy 2 – *The City will create new land use and zoning designations to facilitate both new development and redevelopment where required to implement the City's goals.*

Policy 3 – *The City will work to develop an attractive Central Business District and to revitalize declining commercial areas.*

Policy 4 – *The City will endeavor to located neighborhood oriented commercial land uses in Neighborhood Activity Centers.*

Policy 5 – *In instances where a commercial zone change results in a commercial zoning boundary being adjacent to residentially zoned property, the commercial property owner shall be responsible for providing a buffer adequate to protect the adjacent residential property form the impacts created by commercial land use, including noise, glare and traffic.*

ANALYSIS

The buffer standards are necessary in order to protect adjacent residential uses from the impacts of commercial development. On the other hand, the restrictions imposed on commercial development also need to consider the impact on the development and operation of viable commercial businesses. The draft standards have been the topic of Commission workshop discussions in November 2015, January 2016 and again earlier this month. The current draft strikes a good balance and would effectively implement the intent of Land Use Goal No. 3, Policy 5.

SUMMARY

The proposed amendments would incorporate reasonable provisions to lessen the impact of commercial development on adjacent residential properties and should be approved.

EXISTING RMC COMMERCIAL CODE SECTION 23.22.020

With Proposed Amendments in underlined, italicized type)

March 23, 2016

Performance standards and special requirements.

B. Neighborhood Retail Business. All uses permitted in a C-1 district must comply with the following performance standards:

1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted; provided, that such display shall include only those quantities sold in a day's operation.

2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six-foot-high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.

3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.

5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels.

6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the planning commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.

7. In addition to the standards 1-6 listed above, any commercial use that is immediately adjacent to a residentially zoned property (including R-1-12 Single Family Residential, R-1-10 Single Family Residential, R-2 Medium Density Residential, R-2S Medium Density Residential Small Lot, or Planned Unit Development that is comprised of single family homes) shall comply with the following standards. For the purposes of this section, the term 'adjacent' includes abutting properties, and any property that is located

within 75 feet of the nearest residential property. The term 'adjacent' does not include properties that are separated by a public right-of-way.

- a. Setback from residential property boundary – 30 feet;
 - b. Building design standard: No mechanical equipment permitted on rooftop unless screened from view with parapet wall or similar screening;
 - c. Parking: vehicle parking areas and any access driveways (pavement) must be setback a minimum of 10 feet from residential property boundary. A solid fence or masonry wall between 6 and 8 feet tall is required between the paved parking or access drive and the residential property boundary.
 - d. Outdoor Lighting: All outdoor lighting must comply with the Pattern Outdoor Lighting Code (USA) standard version 2.0, July 2010. For the purposes of this section, properties subject to this standard shall be considered to be within Lighting Zone 1.
 - e. Signs: All commercial signs placed on-site shall comply with Section 5 of the Pattern Outdoor Lighting Code (USA) standard version 2.0, July 2010; except that multicolored changeable copy LED signs shall not be permitted.
 - f. Mechanical Equipment: Any mechanical equipment placed outdoors between the building and the residential property boundary shall be screened to reduce equipment noise levels. Alternatively, the building owner can provide documentation to the City indicating that the specific equipment to be used will not generate noise levels beyond permissible state noise standards.
 - g. Refuse Areas: Any dumpsters or area for collection of recycled materials shall be setback a minimum of 20 feet from the nearest residential property boundary and shall be screened from view by a solid screen sufficient to block its view from all adjacent residential properties.
 - h. Landscaping: The portions of a commercial site that lie within 30 feet of a residential property boundary that are not covered with buildings, parking areas, access drives, loading areas or outdoor storage shall be landscaped and/or xeriscaped.
8. An individual proposing development on any commercial use that is immediately adjacent to a residentially zoned property (including R-1-12 Single Family Residential, R-1-10 Single Family Residential, R-2 Medium Density Residential, R-2S Medium Density Residential Small Lot, or Planned Unit Development that is comprised of single family homes) that does not meet the standards contained in 23.22.020(B)(7) may apply for a deviation from these standards by filing an application with the City. Such request shall be reviewed by the Hearing Examiner in accordance with the provisions for a public hearing for a Type II permit application. A request for deviation from these standards shall be granted only when the Hearing Examiner determines that the proposed deviation offers equivalent or better mitigation of impacts from commercial development to the adjacent residential properties than would occur under the basic standards. The Hearing Examiner shall at a minimum consider the type of commercial use proposed; the design of the commercial building or buildings; the topography of the site and adjacent residential properties; the proposed landscaping, lighting, and other mitigation measures proposed by the applicant in making a determination to grant or deny a requested deviation from these standards.

Pattern Outdoor Lighting Code (USA)

Standard ver. 2.0
July 2010

This document is based on the USA Pattern Code contained within the *IDA Outdoor Lighting Code Handbook*, published by the International Dark-Sky Association in 2000. It has been revised and updated by the author.

Christian B. Luginbuhl

U.S. Naval Observatory
Flagstaff Station

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Note: ***Bold italics*** indicate terms defined in Section 15.

Section 1. Purpose and Intent.

It is the intent of this Code to define practical and effective measures by which the obtrusive aspects of outdoor light usage can be reduced, while preserving safety, security, and the nighttime use and enjoyment of property. These measures are intended to curtail the degradation of the nighttime visual environment, reduce ***light trespass, glare***, energy and resource waste by encouraging lighting practices that direct appropriate amounts of light where and when it is needed, increasing the use of energy-efficient sources, and decreasing the use of poorly shielded or inappropriately directed ***lighting fixtures***.

Section 2. Conformance with Applicable Codes.

All outdoor lighting shall be ***installed*** in conformance with the provisions of this Code, the Building Code, the Electrical Code, the Energy Code, and the Sign Code of the jurisdiction as applicable and under appropriate permit and inspection.

Section 3. Applicability.

3.1 New Uses, Buildings and Major Additions or Modifications. For all proposed new land uses, developments, buildings, and structures that require a permit, all outdoor lighting shall meet the requirements of this Code. All building additions or modifications of twenty-five (25) percent or more in terms of additional dwelling units, gross floor area, or parking spaces, either with a single addition or with cumulative additions subsequent to the effective date of this provision, shall invoke the requirements of this Code for the entire property, including previously installed and any new outdoor lighting. Cumulative modification or replacement of outdoor lighting constituting twenty-five (25) percent or more of the permitted ***lumens*** for the parcel, no matter the actual amount of lighting already on a non-conforming site, shall constitute a major addition for purposes of this section.

3.2 Minor Additions. Additions or modifications of less than twenty-five (25) percent to existing uses, as defined in Section 3.1 above, and that require a permit, shall require the submission of a complete inventory and site plan detailing all existing and any proposed new ***outdoor lighting fixtures***. Any new ***outdoor lighting fixtures*** on the site shall meet the requirements of this Code with regard to shielding and lamp type; the ***total outdoor light output*** after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this Code, whichever is larger.

3.3 Resumption of Use after **Abandonment**. If a property or use with non-conforming lighting is **abandoned**, then all outdoor lighting shall be reviewed and brought into compliance with this Code before the use is resumed.

3.4 Public Roadways. Lighting for public roadways must comply with the provisions of this Code, except the **total outdoor light output** limits of Section 4.2.

Section 4. General Outdoor Lighting Standards.

4.1 Shielding Standards. All nonexempt **outdoor lighting fixtures** shall have shielding as shown in Table 4.1; outdoor **luminous tube** lighting does not require shielding but total output from **partially shielded** lighting is subject to the limits set forth in Section 4.2.

Use Codes:

A = unshielded, **partially** and **fully shielded fixtures** allowed

P = **partially** and **fully shielded fixtures** allowed

F = only **fully shielded fixtures** allowed

X = not allowed

Table 4.1. LIGHT FIXTURE SHIELDING STANDARDS

Land Use and Lighting Class	Lighting Zone		Notes
	LZ 1	LZ 2	
Commercial, Industrial, Mixed-use and Multi-family Residential uses			
<i>Class 1 lighting</i> (Color Rendition):			
Initial output $\geq$ 2000 <i>lumens</i>	F	F	
Initial output $<$ 2000 <i>lumens</i>	F	P	3
<i>Class 2 lighting</i> (General Illumination):			
Initial output $\geq$ 2000 <i>lumens</i>	F	F	
Initial output $<$ 2000 <i>lumens</i>	F	P	3
<i>Class 3 lighting</i> (Decorative):			1
Initial output $\geq$ 2000 <i>lumens</i>	X	X	
Initial output $<$ 2000 <i>lumens</i>	P	P	3
Initial output $<$ 20 <i>lumens</i>	X	A	
Residential uses:			2
All Classes			
Initial output $\geq$ 2000 <i>lumens</i>	F	F	
Initial output $<$ 2000 <i>lumens</i>	P	P	1,3

Notes to Table 4.1

1. Exception: seasonal decorations using typical low-wattage incandescent lamps shall be permitted in all lighting zones from Thanksgiving through 15 January.
2. For purposes of this section, residential refers to all residential land-use zoning, including all densities and types of housing such as single-family detached and duplexes, but does not include multi-family residential uses.
3. Examples of lamp types of 2,000 and 1,000 *lumens* and below (The acceptability of a particular light is determined by *lumen* output, not wattage; values listed are approximate; check manufacturer's specifications).

Lamp Type and Wattage with Outputs below 2000 **lumens** and 1000 **lumens**

Lamp Type	2000 lumens	1000 lumens
Standard incandescent and less	100 watt	60 watt
Tungsten-halogen (quartz) and less	100 watt	60 watt
Fluorescent and less	25 watt	15 watt
Compact Fluorescent and less	26 watt	13 watt
No available High-Pressure Sodium or Metal Halide		

4.2. **Total Outdoor Light Output** Standards. **Total outdoor light output** (see definition 16.30) shall not exceed the limits in Table 4.2.

Table 4.2. MAXIMUM **TOTAL OUTDOOR LIGHT OUTPUT** STANDARDS

Land Use	LIGHTING ZONE		Notes
	LZ 1	LZ 2	
Commercial Industrial, Mixed-use and Multi-family Residential uses (<i>lumens</i> per <i>net acre</i>)			
total (<i>fully shielded</i> + <i>partially shielded</i> + unshielded)	50,000	100,000	
<i>partially shielded</i> + unshielded only	5,000	10,000	
Residential uses (<i>lumens</i> per residence)			1
total (<i>fully shielded</i> + <i>partially shielded</i>)	10,000	10,000	
<i>partially shielded</i>	3,000	3,000	

Note to Table 4.2

1. For purposes of this section, residential refers to all residential land-use zoning, including all densities and types of housing such as single-family detached and duplexes, but does not include multi-family residential uses.

4.3. Lamp Type Standards. All lamps must conform to the types listed in Table 4.3.

Lamp Types:

wLED = "warm white" light emitting diode with **CCT** ≤ 3500 K

HPS = high-pressure sodium

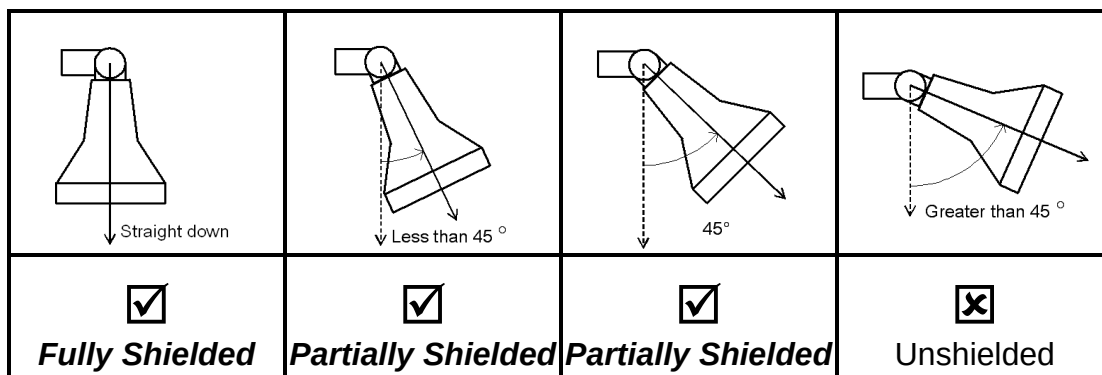
LPS = low-pressure sodium

Table 4.3. ALLOWED LAMP TYPES

LIGHTING CLASS	Allowed Lamp Types	Notes
Commercial, Industrial, Mixed-use and Multi-family Residential uses		
Class 1 lighting (Color Rendition):		
All initial outputs	all types	
Class 2 lighting (General Illumination):		
Initial output $\geq 2,000$ <i>lumens</i>	wLED, HPS, LPS	
Initial output $< 2,000$ <i>lumens</i>	all types	
Class 3 lighting (Decorative):		
All initial outputs	all types	
Residential uses (all Classes):		1
All initial outputs	all types	

Note to Table 4.3

- For purposes of this section, residential refers to all residential land-use zoning, including all densities and types of housing such as single-family detached and duplexes, but does not include multi-family residential uses.
- 4.4. **Spot Light** Aiming Standard. **Light Fixtures** containing **Spot** or **Flood lamps** must be aimed no higher than 45 degrees above straight down (half-way between straight down and straight to the side) (Figure 4.4). When aimed above straight down but at less than 45 degrees, such **light fixtures** shall be considered **partially shielded**; when aimed straight down they shall be considered **fully shielded**.

Figure 4.4. **Spot light** aiming

- 4.5. “House Side” Shielding Standard. Beyond the shielding requirements of Section 4.1, any privately or publicly owned **outdoor light fixture** with a lamp of initial output over 10,000 **lumens** located within 50 feet of any residential (including multi-family residential) property or public right-of-way shall utilize an internal or external “house-side” shield, with the **light fixture** and shield oriented to minimize **light trespass** over the adjacent property or right-of-way line (Figure 4.5). If an external shield is used, the surface of the shield facing the lamp must be a dark or flat black color.

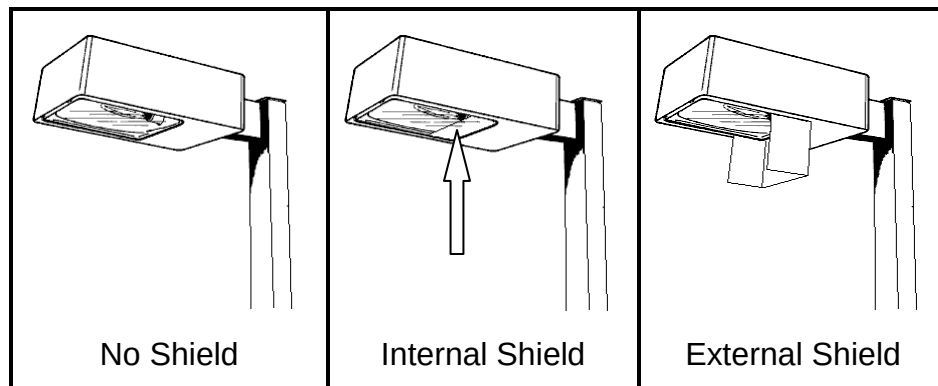


Figure 4.5. House-side shield configurations

- 4.6. Effective Shielding Standard. All **light fixtures** that are required to be **fully shielded** shall be installed and maintained in such a manner that the shielding is effective as described in the definition in Section 15 for **fully shielded fixtures**.
- 4.7. **Multi-Class Lighting** Standard. **Multi-Class lighting** must conform to the shielding and timing restrictions, if any, that apply to the most restrictive included **Lighting Class**.
- 4.8. **Luminous Tube** Lighting. Lighting using **luminous tubes** is included in the total outdoor light output calculations for the site. Lumens for neon lighting are calculated on a per foot basis, rather than per "fixture." Any unshielded neon lighting is limited by the **partially shielded** + unshielded lighting limits of Section 4.2.
- 4.9. Internally Illuminated Architecture. Any architectural element including walls, portions of buildings or canopy edges that is internally illuminated and that is not a sign or fenestration (windows or doors) shall have 100 percent of the initial lamp output of all lamps used to provide such illumination considered **partially shielded** lighting for the purposes of calculating **total outdoor light output** for the site.
- 4.10. Indoor Lighting. Any indoor lighting fixture within a non-residential structure containing a lamp with initial output over 2,500 lumens and mounted such that

any part of the fixture is lower than the upper edge of a window or door must be fully shielded (See Figure 4.10).

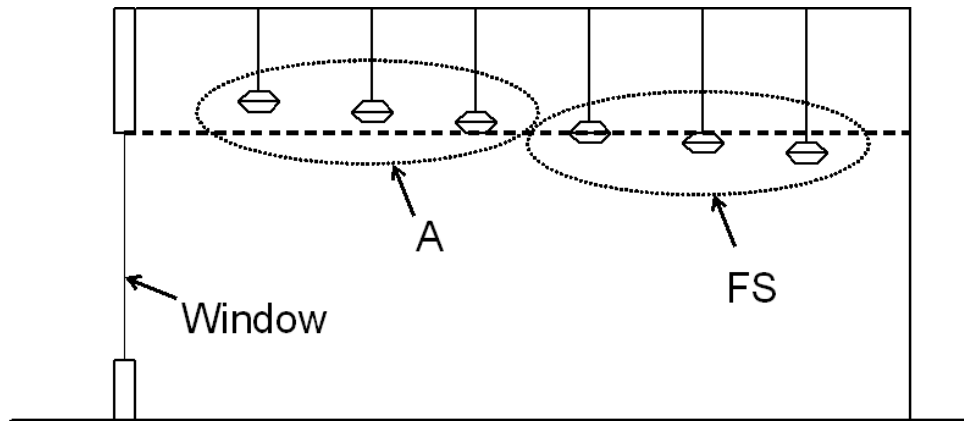


Figure 4.10. Elevation cross-section view showing required shielding for indoor non-residential lighting (FS = **fully shielded**; A = allowed, **fully shielded**, **partially shielded** or unshielded)

4.11. Time Limits.

- A. **Class 3 lighting** shall be extinguished between 10:00pm (or when the business closes, whichever is later) and the time the business re-opens.
- B. **Class 2 lighting** located 75 feet or more from the nearest building, **display area** or storage area shall be extinguished between 10:00pm (or within 30 minutes of the business closing, whichever is later) and the time the business re-opens.

Section 5. Outdoor Advertising Sign Lighting Standards.

5.1 **Externally Illuminated Sign** Lighting Standards. External illumination for signs, including **billboards**, shall conform to the provisions of this Code. Such lighting shall be treated as **Class 1 lighting** and shall conform to the lamp source, shielding restrictions and **total outdoor light output** limits of Section 4 (except as provided in Section A below). All upward-directed sign lighting is prohibited.

- A. Lighting for externally illuminated **billboards** may use up to 200 initial lamp **lumens** per square foot of sign face. Lighting for billboards is not included toward the **total outdoor light output** limits of Section 4.2.

5.2 **Internally Illuminated Sign, Neon Sign, Multicolor Fixed-Copy LED Sign and Single-Color LED Sign** Lighting Standards.

- A. Outdoor ***internally illuminated signs*** must either be constructed with an ***opaque*** background and translucent text and symbols, or with a colored background and generally LIGHTER text and symbols (Figure 5.2.A). Lamps used for internal illumination of ***internally illuminated signs*** shall not be counted toward the ***total outdoor light output*** limits in Section 4.2.

Light Background ✗	Colored Background ✓	Opaque Background ✓
		
		

Figure 5.2.A. ***Internally illuminated sign*** styles

- B. ***Neon signs, multicolor fixed-copy LED Signs*** and ***single-color LED signs*** (Figure 5.2.B) shall be treated as ***internally illuminated signs*** for the purposes of this Code, and shall not have their outputs counted toward the ***total outdoor light output*** limits in Section 4.2. Any lighting extending beyond the area considered to be the sign area (as defined in the Sign Code of this jurisdiction) shall conform to all provisions of this Code. In particular, such lighting shall be treated as ***Class 3 lighting*** (decorative) and shall conform to the ***total outdoor light output*** limits of Section 4.

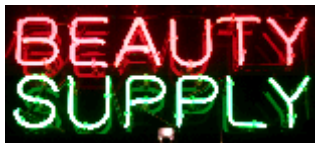
Neon	Multicolor Fixed-Copy LED	Single-Color LED
		

Figure 5.2.B. ***Neon, multicolor fixed-copy LED*** and ***single-color LED signs***

- C. Other internally-illuminated panels or decorations not considered to be signage according to the sign code of this jurisdiction (such as illuminated

canopy margins or building faces), shall be considered **Class 3 lighting** (decorative), and shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards and **total outdoor light output** limits of Section 4.2.

5.3 Multicolor Changeable-Copy LED Sign Lighting Standards. Lighting for **multicolor changeable-copy LED signs** (Figure 5.3.A) must meet the following:

A. [ALTERNATIVE A] **Multicolor changeable-copy LED signs** are not permitted.

[ALTERNATIVE B] **Multicolor changeable-copy LED signs** must be adjusted to prevent overly bright **luminance** at night: automatic controls must limit night **luminance** to a maximum of 100 **nits** when the display is set to show maximum brightness white (100% full white mode). The applicant shall provide a written certification from the sign manufacturer that the nighttime light intensity has been factory pre-set not to exceed this level, and that this setting is protected from end-user modification by password-protected software or other method as deemed appropriate by the Planning Director.



Figure 5.3.A. **Multicolor changeable-copy LED sign**

5.4 Time Limits. Illumination for all **on-site advertising signs** except **billboards**, shall be turned off by the times listed in Table 5.4 or when the business closes, whichever is later. Signs subject to time limits are required to have functioning and properly adjusted automatic shut-off timers. Light background (white, off-white, light gray, cream or yellow) **internally illuminated signs, installed** legally before enactment of this code [enter date], may continue to be used and illuminated but must conform to the time limits as indicated.

Table 5.4. ILLUMINATED SIGN TIME LIMITS

Sign Type	Lighting Zone	
	LZ 1	LZ 2
<i>Internally illuminated</i> , light background	6pm	8pm
<i>Multicolor Changeable-Copy LED</i>	6pm	8pm
All other types	9pm	10pm

Section 6: Special Use Lighting Standards.

6.1 Recreational Facilities.

- A. Class of Play: Fields designed primarily for use by municipal or amateur leagues, training, recreational or social levels, shall be considered ***Sports Class IV*** as defined by the Illuminating Engineering Society of North America (IESNA). Fields designed primarily for college, semiprofessional, professional or national levels shall be considered ***Sports Class I, Sports Class II*** or ***Sports Class III*** as defined by IESNA.
- B. Lighting Class and Amount: Lighting for outdoor athletic fields, courts or tracks shall be considered ***Class 1 lighting*** (Color Rendition), and shall be exempt from the ***lumens*** per acre limits of Section 4.2. ***Illuminance*** shall be designed to achieve no greater than the minimal levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA) for the ***Sports Class*** as described in Section 6.1.A.
- C. Shielding:
 1. Facilities designed for ***Sports Class III*** and ***Sports Class IV***: lighting for the field shall use ***fully shielded lighting fixtures***. Where ***fully shielded fixtures*** are not available, ***lighting fixtures*** using external louvers or shields that, in the final installed configuration, extend to within 3 inches on the lowest portion of the light fixture opening are required (Figure 6.1.C.1). The fixtures shall be ***installed*** and maintained with aiming angles that permit no greater than 1% of the light emitted by each fixture to project above the horizontal.

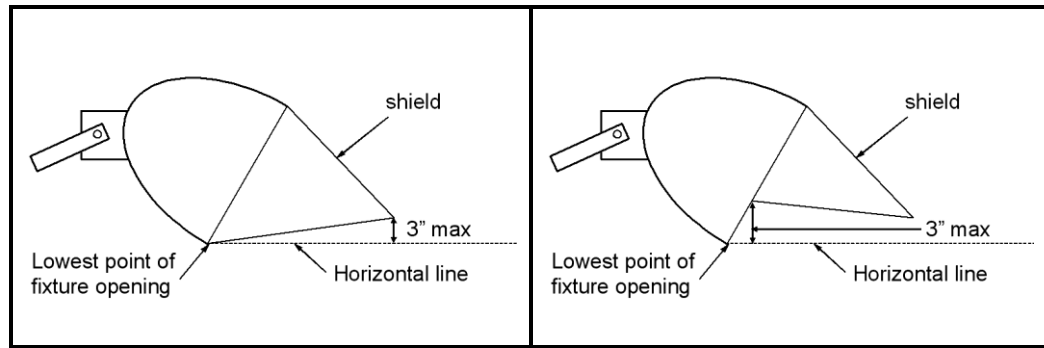


Figure 6.1.C.1. **Sports Class III** and **IV** lighting shield configurations.

2. Facilities designed for **Sports Class I** and **Sports Class II**: lighting for the field shall use **lighting fixtures** with internal and/or external control louvers or shields to minimize off-site **glare** and **light trespass**. The fixtures shall be **installed** and maintained with aiming angles that permit no greater than 5% of the light emitted by each fixture to project above the horizontal.
- D. Certification: Every such lighting system design and installation shall be certified by a registered engineer, architect or landscape architect as conforming to all applicable restrictions of this Code.
- E. Time Limit: All field lighting shall be extinguished within 30 minutes of cessation of play, and events shall be scheduled so as to complete activity before 11pm. Illumination of the playing field, court or track shall be permitted after the time limit only to conclude a scheduled event that did not conclude before the time limit due to unusual circumstances.

6.2. **Frontage Row of Vehicle Display Areas**

- A. Lighting Class: Lighting for **frontage row of vehicle display areas** shall be considered **Class 1 lighting** (Color Rendition).
- B. Shielding: All **frontage row vehicle display area** lighting shall utilize **fully shielded light fixtures** that are **installed** in a fashion that maintains the **fully shielded** characteristics.
- C. **Lumen** Limit: **Total outdoor light output** for the **frontage row of vehicle display areas** is exempt from the **total outdoor light output** limits in Section 4.2, but shall not exceed 60 **lumens** per square foot.
- D. Time Limit: The **frontage row of vehicle display area** lighting exceeding the **lumens** per acre cap of Section 4.2 shall be turned off at 10 p.m. or within thirty minutes after closing of the business, whichever is later. Lighting in the **frontage row of vehicle display areas** after the time limit

shall be considered **Class 2 lighting**, and shall conform to all restrictions of this Code applicable for **Class 2 lighting**, including the **total outdoor light output** limits in Section 4.2.

6.3 Service Station Canopies.

- A. Lighting for service station canopies shall be considered **Class 1 lighting** (Color Rendition).
- B. Shielding: All **light fixtures** mounted on or recessed into the lower surface of service station canopies shall be **fully shielded** and utilize flat lenses.
- C. Total Under-Canopy Output: The total light output used for illuminating service station canopies, defined as the sum of all under-canopy initial bare-lamp outputs in **lumens**, shall not exceed 60 **lumens** per square foot of canopy. All lighting mounted under the canopy, including but not limited to **light fixtures** mounted on the lower surface or recessed into the lower surface of the canopy and any lighting within signage or illuminated panels over the pumps, is to be included toward the total at full initial **lumen** output.
- D. The **lumen** output of lamps mounted on or within the lower surface of a canopy is included toward the **total outdoor light output** limits in Section 4.2 according to the method defined for **total outdoor light output**. Other lighting located under a canopy but not mounted on or within the lower surface is included toward the **total outdoor light output** limits in Section 4.2 at full initial output.

6.4 Other Lighting on Parcels with Special Uses. All lighting not directly associated with the special use areas above shall conform to the lighting standards described in this Code at all times, including but not limited to the shielding requirements of Section 4.1, the **total outdoor light output** limits of Section 4.2 and the lamp type standards of Section 4.3. The **net acreage** for the determination of compliance with Section 4.2 shall not include the area of the athletic field or **frontage row of vehicle display area**; the area of any service station canopy shall be included in the **net acreage**.

Section 7. Submission of Plans and Evidence of Compliance with Code, Subdivision Plats.

7.1 Submission Contents. The applicant for any permit required by any provision of the laws of this jurisdiction in connection with proposed work involving **outdoor lighting fixtures** shall submit (as part of the application for permit) evidence that the proposed work will comply with this Code. Even should no other such permit be required, the installation or modification of any exterior lighting (except for routine servicing and same-type lamp replacement) shall

require submission of the information described below. The submission shall contain but shall not necessarily be limited to the following, all or part of which may be part of or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit:

- A. plans indicating the total number and location on the premises of all **outdoor lighting fixtures**, both proposed and any already existing on the site;
- B. description of all **outdoor lighting fixtures**, both proposed and existing. The description may include, but is not limited to, catalog cuts and illustrations by manufacturers (including sections where required); lamp types, wattages and initial **lumen** outputs;

7.2 Additional Submission. The above required plans, descriptions and data shall be sufficiently complete to enable the designated official to readily determine whether compliance with the requirements of this Code will be secured. If such plans, descriptions and data are not sufficient, the applicant shall submit such additional evidence as reasonably requested by the jurisdiction, including certified reports of tests performed and certified by a recognized testing laboratory.

7.3 Subdivision Plats. If any subdivision proposes to have **installed** street or other common or public area outdoor lighting, submission of the information as described in Section 7.1 shall be required for all such lighting.

7.4 Lamp or Fixture Substitution. Should any **outdoor light fixture** or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the designated official for approval, together with adequate information to assure compliance with this Code. Approval must be received prior to substitution.

7.5 Plan Approval. If the designated official determines that the proposed lighting does not comply with this Code, the permit shall not be issued or the plan approved.

7.6 Certification of Installation. For projects using 200,000 lumens or more a registered engineer shall certify in writing to the City that all lighting was installed in accordance with the approved plans.

Section 8. Prohibitions.

8.1 Sale of Non-Conforming Fixtures and Lamps. The installation, sale, offering for sale, lease or purchase of any outdoor lighting fixture or lamp the use of which is not allowed by this Code is prohibited.

8.2 Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal, is prohibited.

8.3 Searchlights. The operation of searchlights for advertising purposes is prohibited.

Section 9. Temporary Exemption.

9.1 Request; Renewal; Information Required. Any person may submit, on a form prepared by the jurisdiction, to the designated official, a temporary exemption request. The request shall contain the following information:

- A. specific Code exemption(s) requested;
- C. duration of requested exemption(s);
- E. proposed location on premises of the proposed light fixture(s);
- B. purpose of proposed lighting;
- D. information for each light fixture and lamp combination as required in section 7.1;
- F. previous temporary exemptions, if any, and addresses of premises thereunder;
- G. such other data and information as may be required by the designated official.

9.2 Approval; Duration. The designated official shall have five (5) business days from the date of submission of the request for temporary exemption to act, in writing, on the request. If approved, the exemption shall be valid for not more than thirty (30) days from the date of issuance of the approval. The approval shall be renewable upon further written request, at the discretion of the designated official, for a maximum of one (1) additional thirty (30) day period. The designated official is not authorized to grant more than one (1) temporary permit and one (1) renewal for a thirty (30) day period for the same property within one (1) calendar year.

9.3 Disapproval; Appeal. If the request for temporary exemption or its extension is disapproved, the person making the request will have the appeal rights provided in Section 11.

Section 10. Other Exemptions.

10.1 Nonconformance

- A. Bottom-mounted or unshielded outdoor advertising sign lighting shall not be used beginning five years after enactment of this Code.

B. All other outdoor light fixtures lawfully installed prior to and operable on the effective date of this Code are exempt from all requirements of this Code. There shall be no change in use or lamp type, or any replacement (except for same-type and same-output lamp replacement) or structural alteration made, without conforming to all applicable requirements of this Code. Further, if the property is abandoned, or if there is a change in use of the property, the provisions of this Code will apply when the abandonment ceases or the new use commences.

10.2 State and Federal Facilities. Compliance with the intent of this Code at all State and Federal facilities is encouraged.

10.3 Emergency Lighting. Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all requirements of this code for as long as the emergency exists.

10.4 Swimming Pool and Fountain Lighting. Underwater lighting used for the illumination of swimming pools and fountains is exempt from the lamp type and shielding standards of Section 4.1, though it must conform to all other provisions of this code.

Section 11. Appeals.

Any person substantially aggrieved by any decision of the designated official made in administration of the Code has the right and responsibilities of appeal to the Advisory/Appeals Board of this jurisdiction.

Section 12. Law Governing Conflicts.

Where any provision of federal, state, county, township or city statutes, codes, or laws conflicts with any provision of this Code, the most restrictive shall govern unless otherwise regulated by law.

Section 13. Violation and Penalty.

It shall be a civil infraction for any person to violate any of the provisions of this Code. Each and every day or night during which the violation continues shall constitute a separate offense. A fine shall be imposed of not less than fifty dollars nor more than seven hundred dollars for any individual or not less than 100 nor more than ten thousand dollars for any corporation, association, or other legal entity for each offense. The imposition of a fine under this Code shall not be suspended.

Section 14. Severability.

If any of the provisions of this Code or the application thereof is held invalid, such invalidity shall not affect other provisions or applications of this Code which can be given effect, and to this end, the provisions of this Code are declared to be severable.

Section 15. Definitions.

As used in this Code, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

15.1 **Abandoned.** Abandonment shall be determined as provided in Section _____ of the City/Town's Zoning Ordinance. [Consider "cessation of use" here instead, depending on advice of local counsel]

15.2 **Billboard.** Any sign designed for use with changeable advertising copy and which is normally used for the advertisement of goods produced or services rendered at locations other than the premises on which the sign is located.

15.3 **CCT.** Correlated color temperature. A numerical figure used to describe the apparent color of white or nearly white light sources such as LEDs or metal halide.

15.4 **Class 1 Lighting.** All outdoor lighting used for, but not limited to, outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities and other similar applications where COLOR RENDITION IS IMPORTANT to preserve the effectiveness of the activity. Designation of lighting as **Class 1 lighting** requires a finding by the Planning Director of the essential nature of color rendition for the application. Recognized **Class 1 lighting** uses are: outdoor eating and retail food or beverage service areas; outdoor maintenance areas where regularly scheduled maintenance activity occurs after dark; **display areas**; assembly areas such as concert or theater amphitheaters.

15.5 **Class 2 Lighting.** All outdoor lighting used for, but not limited to, illumination for walkways, roadways, equipment yards, parking lots and outdoor security where GENERAL ILLUMINATION for visibility, safety or security of the grounds is the primary concern.

15.6 **Class 3 Lighting.** Any outdoor lighting used for DECORATIVE effects including, but not limited to, architectural illumination, flag and monument lighting, and illumination of trees, bushes, etc.

15.7 Development Project. Any residential, commercial, industrial or mixed-use subdivision plan or development plan which is submitted to the City for approval.

15.8 Display Area. Outdoor areas where active nighttime sales activity occurs AND where accurate color perception of merchandise by customers is required. Recognized **display area** uses include automobile and recreational vehicle sales, boat sales, tractor sales, building supply sales, gardening or nursery sales, swap meets. Uses not on this list must be approved as **display area** uses by the Planning Director.

15.9 Frontage Row of Vehicle Display Area. That portion of a **display area** used for vehicles located adjacent to the parcel frontage. Includes only the front row of vehicles adjacent to the parcel frontage; does not include the driving area located behind the parked vehicles or the remainder of the **display area** not adjacent to the frontage. (Figure 15.9)

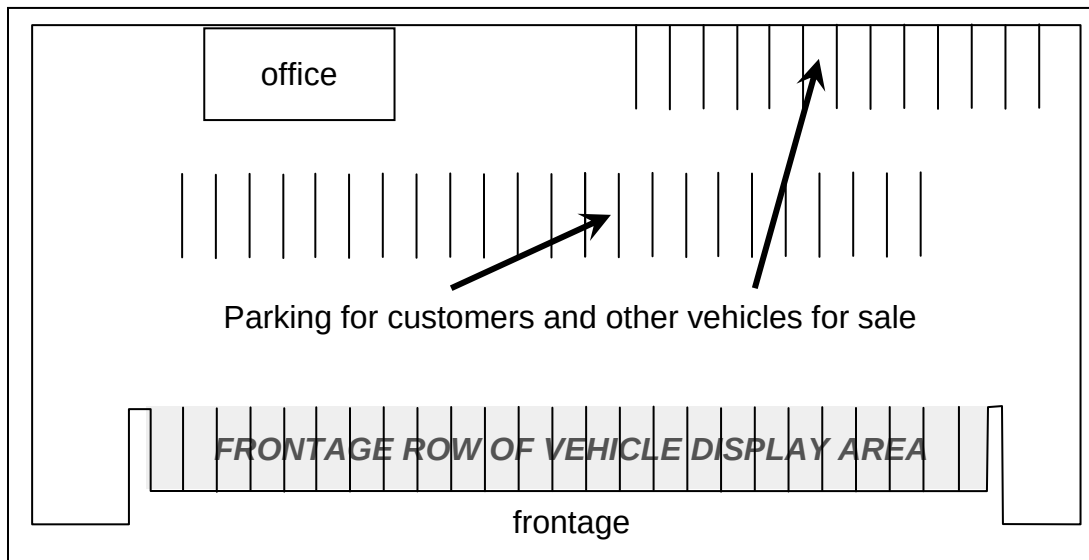


Figure 15.9. **Frontage Row of Vehicle Display Area**

15.10 Flood Lamp. See **Spot Lamp**.

15.11 Footcandle. The standard imperial unit used to measure **illuminance**, or the amount of light falling onto a surface, such as a roadway or athletic field. One **footcandle** equals one **lumen** per square foot. One **footcandle** equals approximately 10 **lux**.

15.12 Fully Shielded (Light Fixture). A **light fixture** constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the **fixture**, is projected below the horizontal. Any structural part of the **light**

fixture providing this shielding must be permanently affixed, and part of the fixture, not part of any surrounding building or architectural elements.

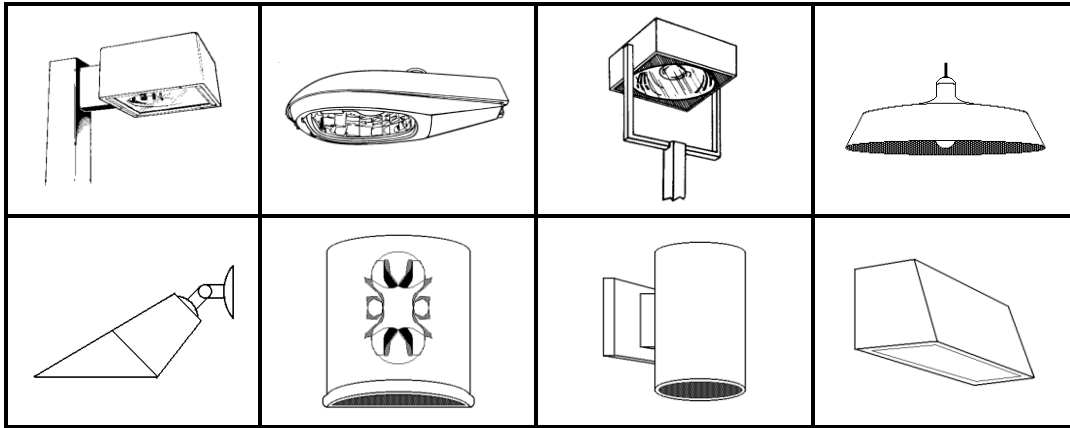


Figure 15.12a. Examples of **fully shielded fixtures**.

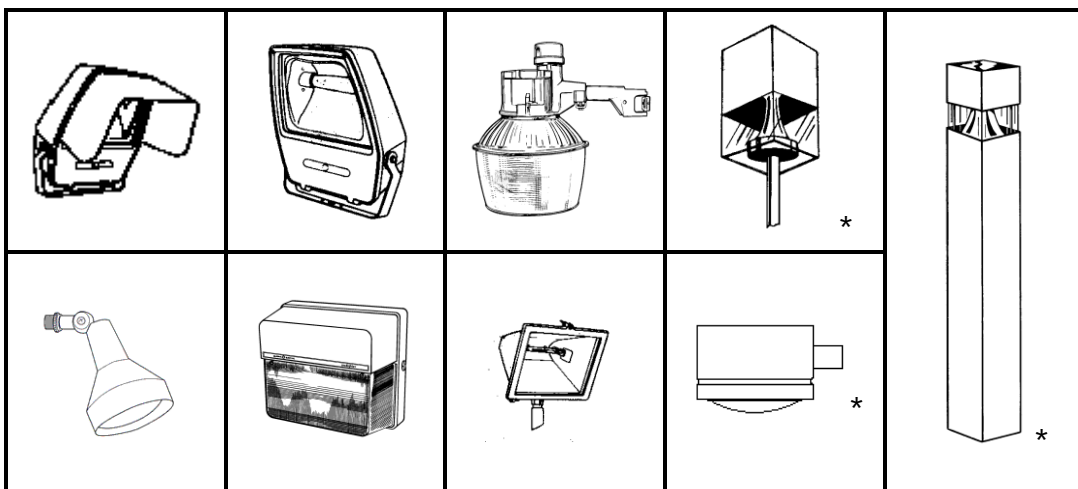


Figure 15.12b. Examples of fixtures that are NOT **fully shielded** (*even though the lamp in these fixtures is shielded from direct view when viewed from the side or above, reflective surfaces and/or lens covers are visible from the side).

15.13 **Glare**. The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility; blinding light.

15.14 **Illuminance**. The amount of light falling onto a unit area of surface (luminous flux per unit area) - measured in **footcandles** or **lux**.

15.15 **Installed**. The attachment, or assembly fixed in place, whether or not connected to a power source, of any **outdoor light fixture**.

15.16 **LED**. Light emitting diode.

15.17 **Light Fixture, Outdoor**. A complete lighting assembly (including the lamp, housing, reflectors, lenses and shields), less the support assembly (pole or mounting bracket). Includes **luminous tubes**, lamps or similar devices, permanently **installed** or portable, used for illumination, decoration, or advertisement. Such devices shall include, but are not limited to lights used for:

- A. parking lot or **parking garage** lighting;
- B. roadway and driveway lighting;
- C. pedestrian or walkway lighting;
- D. entryway lighting;
- E. recreational areas;
- F. landscape lighting;
- G. **billboards** and other signs (advertising or other);
- H. **display area** lighting;
- I. building or structure decoration;
- J. building overhangs and open canopies.

For purposes of determining **total light output from a light fixture**, lighting assemblies which include multiple lamps within a single **light fixture** or on a single pole or standard shall be considered as a single unit (Figure 15.18).

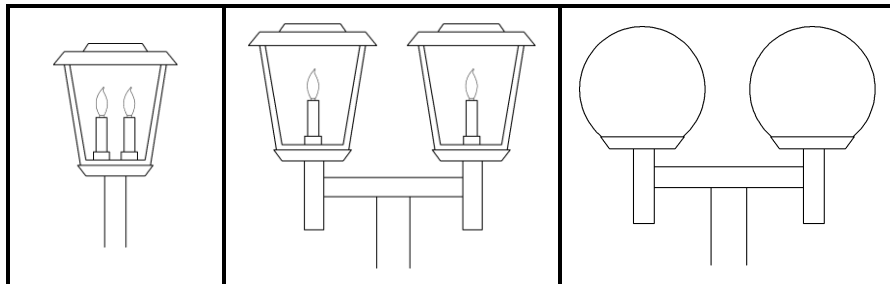


Figure 15.17. **Light fixtures** with multiple lamps in a single fixture (left) and on a single pole or bracket (center, right)

15.18 **Light Trespass**. Light falling across property boundaries, onto property not containing the originating light source.

15.19 **Lighting Zones**. The **lighting zones** are defined on the Lighting Zone Map, by this reference made a part of this Code. Guidelines used to guide the delineation of the **lighting zones** are:

- A **Lighting Zone LZ 1**. This Zone includes predominantly residential areas, including small neighborhood commercial or industrial areas mostly surrounded by residential areas

B Lighting Zone LZ 2. This Zone includes urban areas with primary land uses for commercial, business and industrial activity, including urban multi-family residential areas mostly surrounded by commercial areas.

15.20 **Lumen.** Unit of luminous flux; used to measure the amount of light emitted by lamps.

15.21 **Luminaire.** See *Light Fixture, (Outdoor)*.

15.22 **Luminance.** The intensity of light reflected or emitted from a unit area of surface, such as a sign face - measured in *nits*.

15.23 **Luminous Tube.** A glass tube filled with a gas or gas mixture (including neon, argon, mercury or other gasses), usually of small diameter (10-15 millimeter), caused to emit light by the passage of an electric current, and commonly bent into various forms for use as decoration or signs. A "neon" tube. Does not include common fluorescent tubes or compact fluorescent lamps.

15.24 **Lux.** The standard metric unit used to measure *illuminance*, or the amount of light falling onto a surface, such as a roadway or athletic field. One *lux* equals one *lumen* per square meter. One *lux* equals approximately 0.1 *footcandles*.

15.25 **Multi-Class Lighting.** Any outdoor lighting used for more than one purpose, such as security and decoration, such that its use falls under the definition of two or more Classes as defined for *Class 1, 2 and 3 Lighting*.

15.26 **Neon Tube.** See *Luminous Tube*.

15.27 **Net Acreage.** The remaining area after deleting all portions for proposed and existing streets within a parcel, subdivision or multiple contiguous parcels proposed for development. For parcels including special uses listed in Section 6 that are exempted from the *total outdoor light output* limits of Section 4.2, the area devoted to the special use only shall also be excluded from the *net acreage*.

15.28 **Nit.** The standard unit used to measure the brightness of a surface, such as a sign.

15.29 **Outdoor Light Fixture.** See *Light Fixture, Outdoor*.

15.30 **Opaque.** *Opaque* means that a material does not transmit light from an internal illumination source. Applied to sign backgrounds, means that the area surrounding any letters or symbols on the sign allows no light from an internal source to shine through it.

15.31 **Outdoor Light Output, Total.** The initial total amount of light, measured in **lumens**, from all lamps used in **outdoor light fixtures**. Includes all lights and **luminous tubes** used for **Class 1, Class 2, Class 3** and **multi-Class lighting**, and lights used for external illumination of signs, but does not include lights used to illuminate **internally illuminated signs**, **luminous tubes** used in **neon signs**, or seasonal lighting from typical low-output lamps permitted between Thanksgiving and January 15th. For lamp types that vary in their output as they age (such as high pressure sodium, fluorescent and metal halide), the initial lamp output, as defined by the manufacturer, is the value to be considered. For **LED** fixtures, the light output of the fixture, as defined by the manufacturer, is the value to be considered. For determining compliance with Section 4.2 [**Total Outdoor Light Output**] of this Code, the light emitted from lamps and **luminous tubes** is to be included in the total output as follows (see Figures 15.31a/b):

- A. **outdoor light fixtures installed** on poles (such as parking lot **light fixtures**) and **light fixtures** or **luminous tubes installed** on the sides of buildings or other structures, when not shielded from above by the structure itself as defined in parts B, C and D below, are to be included in the **total outdoor light output** by simply adding the initial **lumen** outputs of the lamps and tubes;
- B. **outdoor light fixtures** and **luminous tubes installed** under canopies, buildings (including **parking garage** decks), overhangs or roof eaves where all parts of the lamp, tube or **light fixture** are located at least five (5) feet but less than ten (10) feet from the nearest edge of the canopy or overhang are to be included in the **total outdoor light output** as though they produced only one-quarter (0.25) of the lamp's rated initial **lumen** output;
- C. **outdoor light fixtures** and **luminous tubes installed** under canopies, buildings (including **parking garage** decks), overhangs or roof eaves where all parts of the lamp, tube or **light fixture** are located at least ten (10) feet but less than thirty (30) feet from the nearest edge of the canopy or overhang are to be included in the total outdoor light output as though they produced only one-tenth (0.10) of the lamp's or tube's rated initial **lumen** output.
- D. **outdoor light fixtures** and **luminous tubes installed** under canopies, buildings (including **parking garage** decks), overhangs or roof eaves where all parts of the lamp or light fixture are located thirty (30) or more feet from the nearest edge of the canopy or overhang are not to be included in the **total outdoor light output**. Such lamps and tubes must however conform to the lamp source and shielding requirements of Section 4.

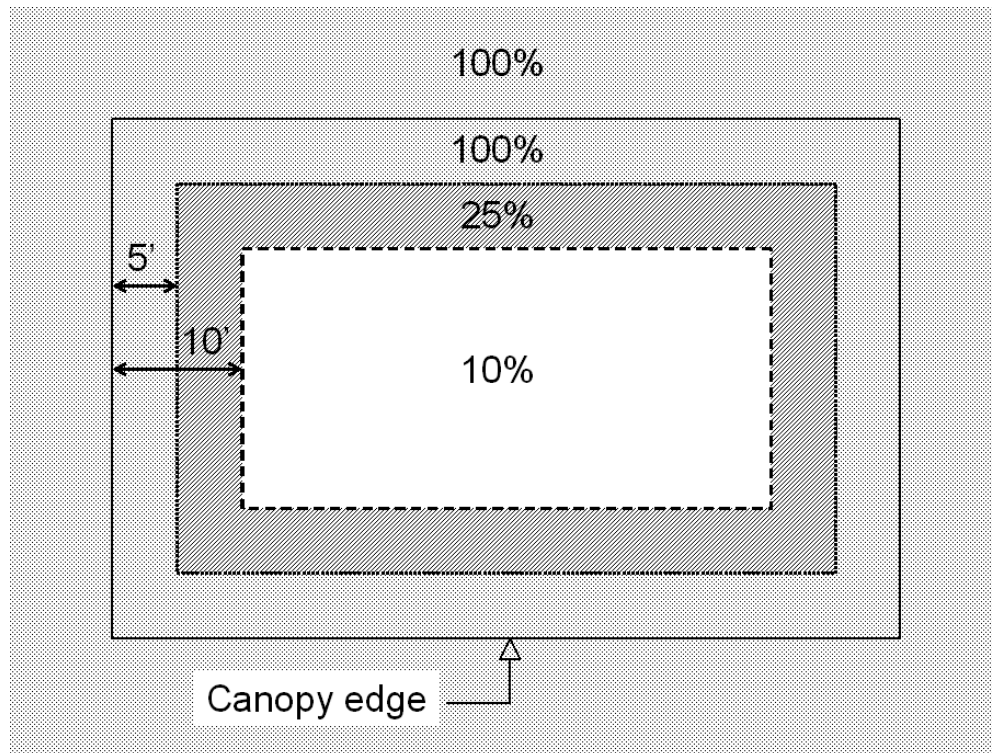


Figure 15.31a. Plan view of a canopy, showing fixture location and initial lamp output percentage counted toward **Total Outdoor Light Output**.

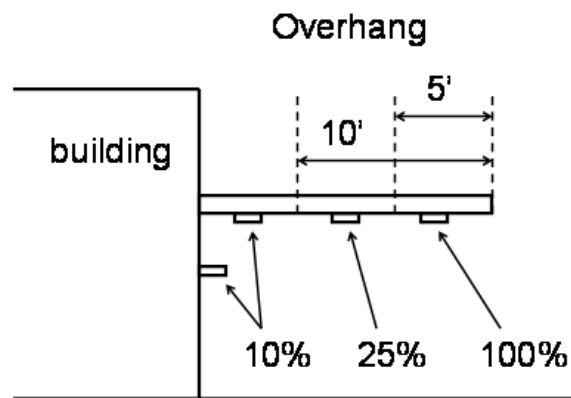


Figure 15.31b. Elevation view of a canopy or overhang attached to a building, showing location of **fully shielded fixtures** and initial lamp output percentage counted toward **Total Outdoor Light Output**.

15.32 Parking Garage. A multi-level or covered structure for parking that is open to the outside air. Includes parking facilities under buildings when the area is open to the outside at more locations than just the automobile entries and exits.

15.33 **Partially Shielded** (Light Fixture). A **light fixture** constructed and mounted such that most light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal. Light emitted at or above the horizontal direction (sideways or upwards) arises only from decorative elements or strongly colored or diffusing materials such as "honey" or colored glass or plastic. Fixtures using spot or flood lamps are considered **partially shielded** if the lamps are aimed no higher than 45 degrees above straight down (half-way between straight down and straight to the side).

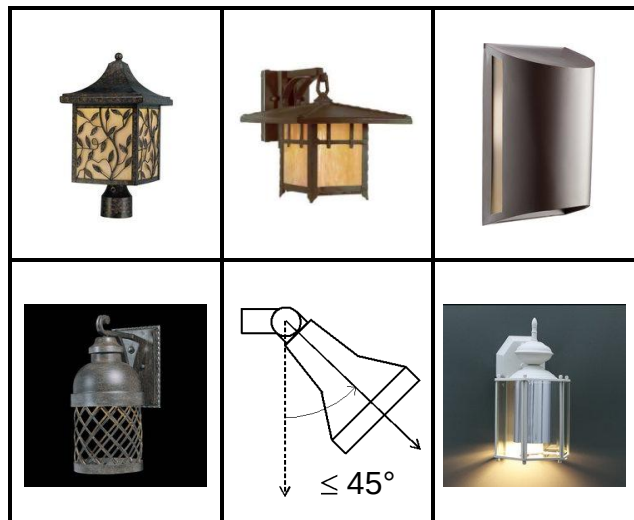


Figure 15.33. Examples of **partially shielded fixtures**:

15.34 **Person**. any individual, tenant, lessee, owner, or any commercial entity including but not limited to firm, business, partnership, joint venture, or corporation.

15.35 **Searchlight**. A lighting assembly designed to direct the output of a contained lamp in a specific tightly focused direction (a beam) with a reflector located external to the lamp, and with a swiveled or gimbaled mount to allow the assembly to be easily redirected. Such lights are used commonly to sweep the sky for advertisement purposes.

15.36 **Sign, Externally Illuminated**. A sign illuminated by light sources from the outside.

15.37 **Sign, Internally Illuminated**. A sign illuminated by light sources enclosed entirely within the sign cabinet and not directly visible from outside the sign.

15.38 **Sign, Multicolor Changeable-Copy LED**. A sign composed of **LEDs** of more than one color and programmable to allow changing displays.

- 15.39 **Sign, Multicolor Fixed-Copy LED.** A sign composed of **LEDs** of more than one color with a fixed (not changeable or programmable) copy display.
- 15.40 **Sign, Neon.** A sign including **luminous tubes** formed into text, symbols or decorative elements and directly visible from outside the sign cabinet.
- 15.41 **Sign, On-Site Advertising.** A sign used primarily to advertise goods or services offered on the same parcel on which the sign is located. Such a sign may include incidental non-advertising information (for example time and temperature; does not include publicly owned signs providing general interest information exclusively (such as road names or highway conditions)
- 15.42 **Sports Class I/II/III/IV.** Level of sports play as defined by the Illuminating Engineering Society of North America. This level is primarily determined by the number and distance of spectators; the higher recommended illumination levels facilitate the spectator's ability to view the action. **Sports Class IV** is the most common level, and is typical of municipal and amateur league and social level sports, with minimal accommodations for spectators, typically including bleachers located close to the field. **Sports Class III** includes increased accommodation for spectators. **Sports Class II** and **Sports Class I** apply to large sports facilities where thousands of spectators may be located hundreds of feet from the field, and television broadcasting may be a consideration.
- 15.43 **Spot Lamp.** A specific form of lamp designed to direct its output in a specific direction (a beam) with a reflector formed from the glass envelope of the lamp itself, and with a clear or nearly clear glass envelope: Such lamps are so designated by the manufacturers, and typically used in residential outdoor area lighting (Figure 15.43).

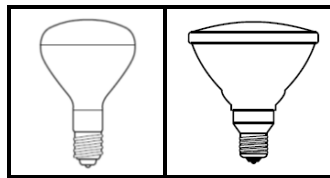


Figure 15.43. **Spot lamps**

- 15.44 **Spot Light.** A **light fixture** containing a **Spot Lamp**.
- 15.45 **Temporary Lighting.** Lighting which does not conform to the provisions of this Code and which will not be used for more than one thirty (30) day period within a calendar year, with one thirty (30) day extension. Temporary lighting is intended for uses which by their nature are of limited duration; for example holiday decorations, civic events, or construction projects in.

WAC 173-60-030 State Noise Standards

Identification of environments.

(1) Except when included within specific prior designations as provided in subsections (2), (3), and (4) of this section, the EDNA of any property shall be based on the following typical uses, taking into consideration the present, future, and historical usage, as well as the usage of adjacent and other lands in the vicinity.

(a) Class A EDNA - Lands where human beings reside and sleep. Typically, Class A EDNA will be the following types of property used for human habitation:

- (i) Residential
- (ii) Multiple family living accommodations
- (iii) Recreational and entertainment, (e.g., camps, parks, camping facilities, and resorts)
- (iv) Community service, (e.g., orphanages, homes for the aged, hospitals, health and correctional facilities)

(b) Class B EDNA - Lands involving uses requiring protection against noise interference with speech. Typically, Class B EDNA will be the following types of property:

- (i) Commercial living accommodations
- (ii) Commercial dining establishments
- (iii) Motor vehicle services
- (iv) Retail services
- (v) Banks and office buildings
- (vi) Miscellaneous commercial services, property not used for human habitation
- (vii) Recreation and entertainment, property not used for human habitation (e.g., theaters, stadiums, fairgrounds, and amusement parks)
- (viii) Community services, property not used for human habitation (e.g., educational, religious, governmental, cultural and recreational facilities).

(c) Class C EDNA - Lands involving economic activities of such a nature that higher noise levels than experienced in other areas is normally to be anticipated. Persons working in these areas are normally covered by noise control regulations of the department of labor and industries. Uses typical of Class A EDNA are generally not permitted within such areas. Typically, Class C EDNA will be the following types of property:

- (i) Storage, warehouse, and distribution facilities.
- (ii) Industrial property used for the production and fabrication of durable and nondurable man-made goods
- (iii) Agricultural and silvicultural property used for the production of crops, wood products, or livestock.

(d) Where there is neither a zoning ordinance in effect nor an adopted comprehensive plan, the legislative authority of local government may, by ordinance or resolution, designate specifically described EDNAs which conform to the above use criteria and, upon departmental approval, EDNAs so designated shall be as set forth in such local determination.

(e) Where no specific prior designation of EDNAs has been made, the appropriate EDNA for properties involved in any enforcement activity will be determined by the investigating official on the basis of the criteria of (a), (b), and (c) of this subsection.

(2) In areas covered by a local zoning ordinance, the legislative authority of the local government may, by ordinance or resolution designate EDNAs to conform with the zoning ordinance as follows:

- (a) Residential zones - Class A EDNA
- (b) Commercial zones - Class B EDNA
- (c) Industrial zones - Class C EDNA

Upon approval by the department, EDNAs so designated shall be as set forth in such local determination. EDNA designations shall be amended as necessary to conform to zone changes under the zoning ordinance.

(3) In areas not covered by a local zoning ordinance but within the coverage of an adopted comprehensive plan the legislative authority of the local government may, by ordinance or resolution designate EDNAs to conform with the comprehensive plan as follows:

- (a) Residential areas - Class A EDNA
- (b) Commercial areas - Class B EDNA
- (c) Industrial areas - Class C EDNA

Upon approval by the department EDNAs so designated shall be as set forth in such local determination. EDNA designations shall be amended as necessary to conform to changes in the comprehensive plan.

(4) The department recognizes that on certain lands, serenity, tranquillity, or quiet are an essential part of the quality of the environment and serve an important public need. Special designation of such lands with appropriate noise level standards by local government may be adopted subject to approval by the department. The director may make such special designation pursuant to the procedures of the Administrative Procedure Act, chapter [34.04](#) RCW.

WAC 173-60-040

Maximum permissible environmental noise levels.

(1) No person shall cause or permit noise to intrude into the property of another person which noise exceeds the maximum permissible noise levels set forth below in this section.

(2)(a) The noise limitations established are as set forth in the following table after any applicable adjustments provided for herein are applied.

	EDNA OF NOISE SOURCE			EDNA OF RECEIVING PROPERTY		
	Class A	Class B	Class C	Class A	Class B	Class C
CLASS A	55 dBA	57 dBA	60 dBA			
CLASS B	57	60	65			
CLASS C	60	65	70			

(b) Between the hours of 10:00 p.m. and 7:00 a.m. the noise limitations of the foregoing table shall be reduced by 10 dBA for receiving property within Class A EDNAs.

(c) At any hour of the day or night the applicable noise limitations in (a) and (b) above may be exceeded for any receiving property by no more than:

- (i) 5 dBA for a total of 15 minutes in any one-hour period; or
- (ii) 10 dBA for a total of 5 minutes in any one-hour period; or
- (iii) 15 dBA for a total of 1.5 minutes in any one-hour period.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 7 - Neighborhoods & Community Safety

Subject:

Ordinance No. 21-16, Amending RMC Title 23, Related to the Zoning Classification on .3 acres owned by Luther Senior Center to provide for Medium Residential Small Lot Zoning (R2-S)

Department:

Community & Development Services

Ordinance/Resolution Number:

21-16

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 21-16, amending the zoning classification on .3 acres owned by Luther Senior Center to provide for R2S Medium Density Residential Small Lot zoning.

Summary:

Luther Senior Center owns .32 acres located at 1925 Luther Place, which is part of a complex that has been developed with duplexes operated to provide housing for low income seniors. The owners desire to divide this site into two lots and construct two additional duplexes for low income seniors. The existing R2 zoning, while permitting duplexes, has a minimum lot size requirement that would preclude two duplexes on this particular site. Consequently, the applicants have proposed R2-S zoning which would allow for the proposed use.

The Richland Hearing Examiner held a public hearing on March 24, 2016 to consider this application for a change in zoning, and issued a recommendation on April 6, 2016 to approve the request subject to a property use and development agreement that would limit construction on the site to duplexes for low income seniors. A draft ordinance that would implement this recommendation has been prepared for Council's consideration.

Fiscal Impact:

This proposed rezone is not anticipated to have any fiscal impacts to the City.

Attachments:

1. Ordinance No. 21-16
2. Hearing Examiner Recommendation
3. Staff Report to Hearing Examiner

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
505 Swift Boulevard
Richland, WA 99352

ORDINANCE NO. 21-16

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts by amending Title 23: Zoning Regulations, of the Richland Municipal Code and the Official Zoning Map of the City by amending Sectional Map No. 15 so as to change the zoning on .3 acres from Medium Density Residential (R2) to Medium Density Residential Small Lot (R2-S), contingent upon the recording of a properly executed, delivered and accepted Property Use and Development Agreement. Said property is located at 1925 Luther Place (Luther Senior Center).

WHEREAS, on March 24, 2016, the Richland Hearing Examiner held a properly advertised public hearing to consider a petition to change the zoning of the property hereafter described; and

WHEREAS, following the March 24, 2016 public hearing, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone on April 6, 2016; and

WHEREAS, the Richland City Council has considered the record created at the March 24, 2016 public hearing and has considered the written recommendations of the Richland Hearing Examiner.

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

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Medium Density Residential Small Lot (R2-S) when consideration is given to the interest of the general public.

Section 2. Contingent upon the recording, as in Section 4 hereof, and within 90 days of the passage of this ordinance, of a properly executed, delivered and accepted "Property Use and Development Agreement" substantially in the form attached hereto as Exhibit A by the petitioner for rezone of the property, restricting the use and development of such property that is more particularly described as follows:

Lot 7, Block 3, Chief Joseph Third Addition, according to the plat thereof recorded in Volume 8 of Plat, Page 99, records of Benton County, Washington.

Such land is rezoned from Medium Density Residential (R2) to Medium Density Residential Small Lot (R2-S).

Section 3. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map No. 15 which is one of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Map No. 15 and bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 4. Upon receipt of a properly executed "Property Use and Development Agreement," as contemplated in Section 2 hereof, the City Manager is authorized to accept the same for and on behalf of the City, and upon such acceptance is authorized and directed to indicate such acceptance thereon, and, to cause said agreement to be recorded in the records of the Benton County Auditor, and to file said recorded agreement with the City Clerk.

Section 5. 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 No. 15, duly certified by the Clerk as a true copy.

Section 6. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: May 8, 2016

Exhibit A

*After recording please return to:
Richland City Attorney
Attn: Heather Kintzley
P.O. Box 190 MS-07
Richland, WA 99352*

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2016,
by and between the **City of Richland** ("City"), a Washington Municipal Corporation, and
Luther Senior Center, a Washington Non-Profit Corporation ("Petitioner").

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by the Luther Senior Center for a change of zone covering a .32 acre site located at 625 Luther Place ("Property") and more particularly described in Ordinance No. 21-16; and

WHEREAS, the City desires to ensure that the residences constructed are, in fact, built for the purpose of serving low-income seniors per the stated mission of Luther Senior Center; and

WHEREAS, the Petitioner agrees to provide such housing by way of duplex facilities in the event the requested change of zone is authorized by the City of Richland.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from R2 - Medium Density Residential to R2-S - Single Family Residential Small Lot, the Petitioner, for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

1. Development of the subject property shall consist of two (2) duplexes designed for low income seniors. Each of the duplex units shall contain only one (1) bedroom.
2. For the purpose of this Agreement, "low income" refers to individuals who are at 80% or less of the area median income.
3. For the purposes of this Agreement, "senior" refers to individuals who are 62 years of age or older.
4. The obligation of the Petitioner under this Agreement is to construct duplexes designed for low income seniors. This Agreement shall be fulfilled, and all obligations of Petitioner hereunder shall be deemed satisfied, when construction of the duplexes is complete and a certificate of occupancy is issued.
5. Once the provisions of this Agreement are fulfilled as identified in Section 4 above, the City shall record with the Benton County Auditor a Satisfaction and Release relevant to the affected parcel (Parcel ID: 1-3508-306-0003-007). The City is not obligated, nor does it intend, to monitor the income and/or age of the individuals residing within the duplexes over time.

This agreement shall be placed on record and the terms and conditions thereof shall be a covenant running with the land until Petitioner's obligations have been satisfied as set forth above. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

LUTHER SENIOR CENTER

Cynthia D. Reents, ICMA-CM
City Manager

Gary A. Weible
Title:

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

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

Regarding the Application to **Rezone** a)
vacant .32 acre site located at 1925)
Luther Place from R-2 (Medium Density)
Residential) to R-2S (Medium Density)
Residential Small Lot), submitted by the)
property owner)

File No. Z2016-100

Luther Senior Center,)
Applicant,)
)
)
)

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

The applicant has met its burden of proof to demonstrate that its requested rezone merits approval. The site is already designated as suitable for medium density residential land uses under the City's Comprehensive Plan, and the applicant is only seeking a change from one type of medium-density Residential zone to another. The applicant has plans to short-plat the property into two 7,000 square foot lots, and construct two new duplexes (with four small 1-bedroom units) to serve very-low-income seniors. City staff and the applicant worked together to propose a property use and development agreement between the City and the applicant, to be adopted at the time of the proposed rezone, which would limit initial construction on the site to the small duplexes identified in the pending rezone application materials. After public notices provided in accord with law, there was no opposition, and no environmental or other special development limitations appear warranted. Accordingly, the undersigned Examiner recommends APPROVAL by the Richland City Council, with conditions as reflected in the proposed Property Use and Development Agreement

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: LUTHER SENIOR
CENTER'S REZONE APPLICATION TO CHANGE
A SITE LOCATED AT 1925 LUTHER PLACE FROM
R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-2S
(MEDIUM DENSITY RESIDENTIAL SMALL LOT)
FILE NO. Z2016-100**

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL - 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

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II. BACKGROUND and APPLICABLE LAW.

In this matter, the Hearing Examiner has jurisdiction to conduct an open record public hearing on the site-specific rezone application at issue, and is directed to issue a written recommendation for consideration and final action by the Richland City Council. *See* Richland Municipal Code (RMC) 19.20.010(C)(2)(identifies “site-specific rezone” as a Type III permit application); RMC 19.20.030(jurisdiction to conduct public hearing, issue recommendation); RMC 19.25.110(authority for Examiner actions, including conditions of approval on applications or appeals); and RCW 35A.63.170(state statute regarding hearing examiner system).

The applicant bears the burden of proof to show that its application conforms to the relevant elements of the city’s development regulations and comprehensive plan, and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060. And, because a site-specific rezone application is a Type III matter, the City’s code mandates that a concurrency review must be undertaken to determine the transportation impacts (if any) that could be created by the proposed action. RMC 19.50.010(C).

Finally, Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a rezone must demonstrate that there has been a change of circumstances since the original zoning, PROVIDED if a proposed rezone implements the policies of a comprehensive plan, a showing of changed circumstances is usually not required¹; and (3) the rezone must have a substantial relationship to the public health, safety, morals, or general welfare. *Woods v. Kittitas County*, 162 Wn.2d 597 (2007), citing *Citizens for Mount Vernon*, 133 Wn.2d 861, at 875 (1997); *Parkridge v. City of Seattle*, 89 Wn.2d 454, 462 (1978).

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¹ *Save Our Rural Env't v. Snohomish County*, 99 Wn.2d 363, 370-71 (1983); *Henderson v. Kittitas County*, 124 Wn. App. 747, 754 (Div. III, 2004); *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846 (Div. III, 1995).

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III. QUESTIONS PRESENTED.

For purposes of the pending rezone application, the central questions presented are:

A. Whether the requested rezone implements policies of the City's Comprehensive Plan, and/or whether there has been a change of circumstances since the original R-2 zoning was adopted for the site?

Short Answer: Yes.

B. Whether the rezone bears a substantial relationship to the public health, safety, morals, or general welfare?

Short Answer: Yes.

IV. RECORD.

Exhibits entered into evidence as part of the record, and an audio recording of the public hearing, are maintained by the City of Richland, and may be examined or reviewed by contacting the City Clerk's Office.

Hearing Testimony: The following individuals presented testimony under oath at the duly noticed public hearing for the underlying application, held on March 24, 2016:

1. Rick Simon, Development Services Manager for the City of Richland; and
2. Sheryldene Rogers, development consultant, representing the applicant, Luther Senior Center.

Exhibits: The Development Services Division Staff Report, including a recommendation of approval, was provided to the Examiner in the week before the hearing. The Staff Report, and the following Exhibits, were all accepted into the Record in their entirety without modification:

1. Application Form.
2. Site plan.

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1 3. Site photos.

2 4. Public Notices.

3 5. Proposed Property Use and Development Agreement (NOTE: this item was
4 replaced on the night of the hearing with a revised copy, reflecting changes that were
agreeable to the city and the applicant).

5 No one submitted any written comments regarding the pending rezone application.

6 The Examiner visited the road network and vicinity of the proposed rezone on the
7 day following the public hearing, and is fully advised on matters at issue herein, including
8 without limitation applicable law, application materials, and relevant comprehensive plan
provisions.

9 **V. FINDINGS OF FACT.**

10 Based upon the record, the undersigned Examiner issues the following Findings of
11 Fact.

12 ***Application, Public Notice, and Review***

13 1. On or about February 10, 2016, the owner of the subject-property, Luther Senior
14 Center Inc., a Washington Corporation, submitted an application seeking to rezone its
15 property located at 1925 Luther Place (Parcel No. 1-3508-306-0003-007) in the City of
16 Richland, Washington, from one Residential zoning designation to another – specifically
17 from R-2 (Medium Density Residential) to R-2S (Medium Density Residential Small Lot).
(Exhibit 1, application form; Exhibit 4, 5th page, Chicago Title report listing legal owner
and tax parcel number)

18 2. The application includes the following notation as “Justification” for the requested
19 rezone: *“Luther Senior Center is spinning it off [the vacant parcel addressed in the
rezone] to develop two new duplexes (4 units) to serve very-low-income seniors.”* (Ex. 1).

20 3. Following receipt, City staff complied with all applicable public notice requirements
21 for the rezone application and the public hearing held for the matter. *Staff Report, Page 6,
and Exhibit 4, copies of various public notices published and mailed.*

22 4. Because staff deemed the application to be consistent with the City’s
23 Comprehensive Plan, which already designates the rezone site as suitable for medium

24 FINDINGS OF FACT, CONCLUSIONS AND
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density residential uses, and the City's plan was analyzed in an environmental impact statement at the time of its adoption, the pending application is categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). *Staff Report, page 7.*

5. Although notices were duly published, posted and mailed as required by law, no one provided any written comments regarding the pending application. *Staff Report, page 6; Testimony of Mr. Simon.*

Site location, transportation concurrency.

6. The rezone site is currently vacant, flat, and surrounded (to the north, west and southwest) by other properties owned and managed by Luther Senior Center, which have existing multi-family units that serve low-income seniors. Properties immediately south of the site and across the street along Luther Place are developed with duplexes on individual lots. There are no single family homes located on Luther Place. *Staff Report, pages 5-6.*

7. Here, the applicant's proposed small-duplexes will have no material impact on capacity provided by the existing local street system that serves the property. Luther Place is already fully developed, with curbs, gutters and sidewalks, and it has sufficient capacity to support the limited future development on the site. *Staff Report, page 7, and page 8, at Finding 4; Site Visit; Ex. 3, site photos.*

Summary of Public Hearing.

8. At the public hearing, Mr. Simon made a brief presentation regarding the application, the site, and his recommendation, as explained in the Staff Report. He observed that the entire block, minus the fire station, is already developed with multi-family units.

9. The applicant's representative, Ms. Rogers, expressed the applicant's satisfaction with the staff recommendation and she raised no objections to its content. She briefly explained that in order to achieve the goal of building very-low-income duplexes on the site, the property must be separate from the recently re-mortgaged existing multi-family housing units owned by Luther Senior Center on surrounding properties in the same general location. She summarized the Luther Senior Center's commitment and plans to continue providing affordable senior housing options in the existing 75 or so units within the same block, and how HUD refinancing options may be used to draw equity and purchase remaining duplexes on the Southeast corner of the block, which could provide affordable family units.

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1 ***Public services and utilities are adequate and readily available to serve the site.***

2 10. As part of the review process, City staff confirms that adequate utilities, including
3 without limitation water, power, and sewer, are in place and/or readily available to serve the
4 parcel that is at issue in this matter. *Staff Report, page 7.*

5 ***Surrounding uses and zones.***

6 11. As noted above, the rezone-site is surrounded by existing residential multi-family
7 and duplex housing units, and those that are owned Luther Senior Center have long
8 provided affordable housing options for low-income seniors. *Testimony of Ms. Rogers and
9 Mr. Simon.*

10 12. Properties adjacent to and surrounding the site to the north, east, south and west are
11 all zoned R-2; the southwest corner of the block is zoned C-LB, and includes multi-family
12 housing structures and a city fire station. *Staff Report, pages 4-5.*

13 ***Relevant distinctions between R-2 and R-2S zones.***

14 13. The applicant's proposed use of the rezone-property, small-duplex units for low-
15 income seniors on a relatively small development site, serves to justify the proposed rezone
16 request. The existing R-2 zone requires 10,000 square feet lot area for any duplex, whereas
17 the R-2S zone only requires 7,000 square feet. Further, lot coverage and setbacks are less
18 restrictive in the proposed R-2S zone. *Staff Report, page 6, Table 1 – Comparison of R-2 &
19 R-2S Dimensional Standards.*

20 ***Consistency with City Codes and Comprehensive Plan.***

21 14. The rezone application is consistent with existing city codes, particularly RMC
22 23.18.010(D), which provides in relevant part as follows: “

23 *The medium-density residential small lot (R-2S) is a residential zone classification
24 permitting a higher density of population, encouraging small lot development
25 conducive to energy conservation and to other factors contributing to the
26 production of affordable housing, and including the establishment of duplex
dwellings... [] This zoning classification is intended to be applied to some portions
of the city that are designated medium-density residential (5.1 to 10 dwellings per
acre) under the city of Richland comprehensive plan.”*

27 **FINDINGS OF FACT, CONCLUSIONS AND
28 RECOMMENDATION RE: LUTHER SENIOR
29 CENTER'S REZONE APPLICATION TO CHANGE
30 A SITE LOCATED AT 1925 LUTHER PLACE FROM
31 R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-2S
32 (MEDIUM DENSITY RESIDENTIAL SMALL LOT)
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1 15. Based on the record, particularly the two medium-density residential zoning
2 classification options that are available for properties in the area of the rezone, the
3 Examiner finds and concludes that the requested rezone from R-2 to R-2S is not different
4 from or inconsistent with existing land uses located on or zoning designations assigned to
5 surrounding properties in the area.

6 16. Standing alone, the requested rezone conforms to the Comprehensive Plan, because
7 the plan already identifies the property as suitable for medium density residential uses. The
8 City's zoning code includes two medium-density residential classifications available for
9 portions of the City that are designated as suitable for medium density residential in the
10 City's Comprehensive Plan. See RMC 23.18.010(C) and (D). The pending rezone would
11 simply change the zoning classification from one type of medium-density residential zoning
12 to another, permitting construction of the proposed, small-duplexes on relatively small
13 7,000 square foot lots.

14 ***General findings.***

15 17. The requested rezone bears a substantial relationship to the public health, safety,
16 and general welfare. It allows for development of additional, affordable housing choices
17 for seniors and it promotes infill housing on a vacant, flat parcel that is already served by a
18 full-range of public services, including adequate utilities, roads, and sidewalks.

19 18. The requested rezone is appropriate in the context of adjacent properties,
20 particularly evidence that shows demand for affordable housing options for seniors living in
21 the Richland area. The requested rezone will allow for small-unit duplexes on small 7,000
22 square foot lots that the applicant plans to create on the site, which would not be possible
23 under the R-2 zone that was initially adopted for the site.

24 19. The Development Services Manager's Staff Report includes a number of specific
25 findings and explanations that establish how the underlying application satisfies provisions
26 of applicable law and is consistent with the city's Comprehensive Plan and zoning
regulations. Except as modified in this Recommendation, all Findings contained in the
Staff Report are incorporated herein by reference as Findings of the undersigned-hearing
examiner.

20 20. Any factual matters set forth in the foregoing or following sections of this
21 Recommendation are hereby adopted by the Hearing Examiner as findings of fact, and
22 incorporated into this section as such.

23
24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: LUTHER SENIOR**
26 **CENTER'S REZONE APPLICATION TO CHANGE**
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VI. CONCLUSIONS.

Based upon the record, and the Findings set forth above, the Examiner issues the following Conclusions:

1. The applicant has met its burden to demonstrate that the requested rezone conforms to, and in fact implements objectives of, the City's Comprehensive Plan. *Findings; Staff Report, at pages 3-4.*

2. The applicant has met its burden to demonstrate that the requested rezone bears a substantial relationship to the public health, safety, or welfare.

3. The Staff Report and testimony on the record demonstrate that the proposed rezone will not require new public facilities and that there is capacity within the transportation network, the utility system, and other public services, to accommodate the relatively small, and limited number (four) additional housing units such as that envisioned for the rezone site. The rezoned property can provide for an appropriate level of affordable, duplex, residential development in a manner that is compatible with the character of the existing uses and zoning districts surrounding the property.

4. The rezoned site will not be materially detrimental to uses or property in the immediate vicinity of the subject property

5. The rezone supports Richland's commitment to encourage small lot development that contributes to production of affordable housing and duplex dwellings, consistent with the purpose of the R-2S zoning district

6. As in all dynamic urban areas, circumstances in the area of the rezone site have, and will continue to change, from those in existence when the original R-2 zoning was adopted for the site. The rezone will accommodate the changed circumstance where current demand for affordable senior housing options warrants small-lot infill development projects that can provide small residential units, that can be built at lower cost, and offered for rent at more affordable rates in a R-2S zone than could be achieved with larger lots and more restrictive dimensional standards imposed by the current R-2 zone.

7. While the pending rezone application is categorically exempt from formal SEPA review, the record demonstrates that the potential for adverse impacts is very unlikely. And, despite the ample public notice issued for the application, no one spoke or submitted any written comments opposing the pending rezone request.

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1 8. As required by RMC 19.50.010(C), the record includes staff assurances that the
2 transportation system is sufficient to accommodate the type of development envisioned
3 with the proposed rezone. The site visit to the area confirms that the road and sidewalk
4 network is fully functional, and no transportation concurrency problems should arise as a
result of the four, relatively small one-bedroom residential units, that the proposed property
use and development agreement will facilitate.

5 9. Based on the record, the applicant demonstrated its rezone application merits
6 approval, meeting its burden of proof imposed by RMC 19.60.060.

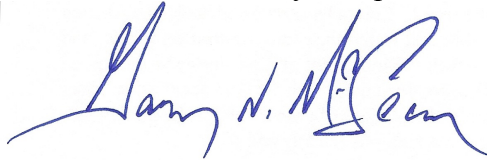
7 10. Approval of this rezone will not and does not constitute, nor does it imply any
8 expectation of, approval of any permit or subsequent reviews that may be required for
development or other regulated activities on the site of the subject rezone.

9 11. Any finding or other statement contained in this Recommendation that is deemed to
10 be a Conclusion is hereby adopted as such and incorporated by reference.

11 **VII. RECOMMENDATION.**

12
13 Based upon the preceding Findings and Conclusions, the Hearing Examiner
14 recommends that Luther Senior Center's application to rezone its vacant .32-acre site
15 located at 1925 Luther Place from R-2 to R-2S, should be **APPROVED**, subject to the
terms and conditions set forth in the proposed Property Use and Development Agreement
included in the Record as Exhibit 5.

16
17 ISSUED this 6th Day of April, 2016

18
19 

20
21 _____
Gary N. McLean
Hearing Examiner

22
23
24 FINDINGS OF FACT, CONCLUSIONS AND
25 RECOMMENDATION RE: LUTHER SENIOR
26 CENTER'S REZONE APPLICATION TO CHANGE
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RICHLAND, WASHINGTON 99352

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

GENERAL INFORMATION:

PROPOSAL NAME: Luther Senior Center Rezone

LOCATION: 1925 Luther Place

APPLICANT: Luther Senior Center

FILE NO.: Z2016-100

DESCRIPTION: Request to change zoning on .32 acres from R-2 Medium Density Residential to R2-S Medium Density Residential Small Lot

PROJECT TYPE: Type 3 Site-specific rezone

HEARING DATE: March 24, 2016

REPORT BY: Rick Simon, Development Services Manager

RECOMMENDED
ACTION: Approval, with conditions.



Figure 1 - Vicinity Map

(site outlined in red)

DESCRIPTION OF PROPOSAL

The applicants, the Luther Senior Center, are the owners of the subject property, and have filed a rezone request to change the zoning on a .32 acre site from R-2 Medium Density Residential to R-2S Medium Density Residential Small Lot. The applicants have indicated that they intend to subdivide the property into two 7,000 square foot lots and construct small duplexes on each of the lots. Refer to the attached application and site plan.

SITE DESCRIPTION & ADJACENT LAND USES

The site is flat, vacant land, measuring approximately 104 feet by 135 feet.

The site is part of the larger Luther Senior Center ownership, which includes the adjoining properties to the north, west and south west. All of these properties are developed with multi-family units and are managed as low income senior housing. Adjacent property to the south and property across Luther Place to the east are developed with duplexes on individual lots. There are no single family residences located on Luther Place.

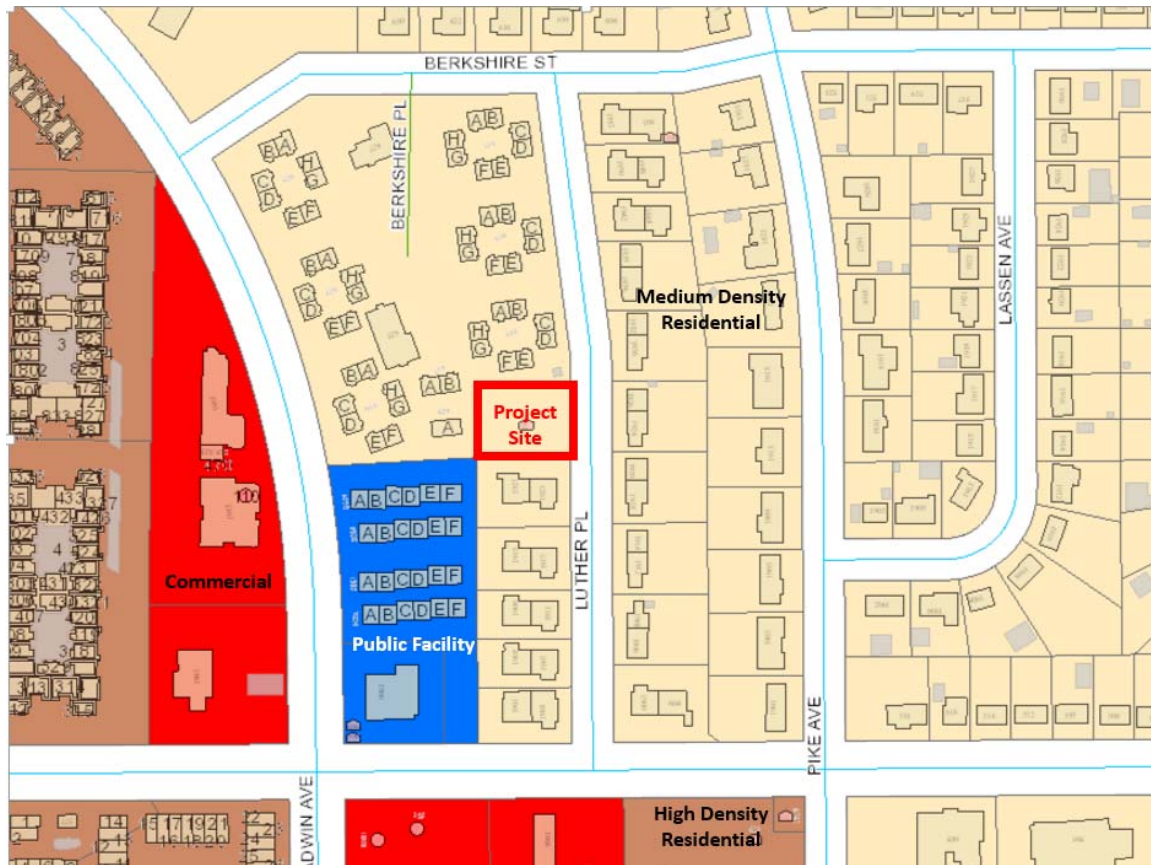


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for medium density land uses, at densities ranging from 5 to 10 units per acre. Land use goal #4 states: *"The City will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities."*

Policies within this goal are as follows:

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

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

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

Under the City's Housing element of the comprehensive plan, Goal #2 states: *"Provide a range of housing types for all economic segments of the Richland Community."*

Policies within that goal state:

Policy 1 - Through the comprehensive plan, zoning code, and subdivision code, allow for a variety of housing types and lot configurations including multi-family housing, mixed use development, cluster development, live/work housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, planned unit development, and non-traditional housing forms such as group homes as alternative means of accommodating residential growth and providing affordable housing options.

a - Allow for a variety of lot sizes in low density residential districts.

b - Allow and encourage a range of housing choices for seniors and special needs households, such as independent living, various degrees of assisted living, and skilled nursing care facilities. Strive to locate new housing along transit routes and near retail and professional service areas.

Policy 2 - Promote higher density and infill housing located near transportation links.

Policy 3 - Allow the use of modular housing, conforming to the standards of the State of Washington building and energy codes, and manufactured housing, built to standards established by the United States Department of Housing and Urban Development. Modular and manufactured houses shall be permitted on individual lots in any land use zone where residential uses are permitted.

Policy 4 - Promote and foster, where appropriate, innovative and non-traditional housing types.

EXISTING ZONING

Properties adjacent to the project site and along Luther Place are zoned R-2 Medium Density Residential. Properties to the southwest are zoned C-LB Commercial Limited Business. The C-LB zone is primarily intended for multi-family housing and office uses.



Figure 3 – Zoning Map

The stated purposes of the R-2 and R2-S zones (as set forth in RMC 23.18.010) are as follows:

The medium-density residential (R-2) is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards,

objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

The two zones are similar in terms of the types of uses that are permitted, as both allow for single family and duplex dwellings. However, there are some differences in the dimensional requirements associated with the existing and proposed zone, as shown in the following table:

Zoning	Proposed R2-S	Existing R-2
STANDARD	REQUIRED/ALLOWED	REQUIRED/ALLOWED
Min. Lot Area – Single Family	4,000 square feet	6,000 square feet
Min. Lot Area – Duplex	7,000 square feet	10,000 square feet
Max. Lot Coverage	50%	40%
Building Setbacks		
Front	15/18 ft.*	20 ft.
Side(s)	6 ft.	6 ft.
Rear	20 ft.	25 ft.
Building Height	30 ft.	30 ft.

*Not less than 15 feet in front of living areas and not less than 18 feet in front of all other areas

Table 1 – Comparison of R-2 & R-2S Dimensional Standards

PUBLIC NOTICE

Application Date:	February 10, 2016
Notice of Application & Hearing Mailed:	February 25, 2016
Notice of Application & Hearing Published:	February 27, 2016
Notice of Application & Hearing Posted:	March 9, 2016
Public Hearing:	March 24, 2016

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 4. As of the date of this report, no comments were received from the public.

UTILITY AVAILABILITY

Sewer and water mains are located within the Luther Place right-of-way located adjacent to the subject property. There is an existing fire hydrant adjacent to the site. Electrical service lines currently run along the western property boundary. All utility services are adequate to serve the proposed level of development.

TRANSPORTATION

Luther Place is classified as a local street in the City's Transportation Plan. It is a fully completed street, with curbs, gutters and sidewalks.

SEPA

No environmental review was conducted as part of this rezone application, based on the categorical exemption in WAC 197-11-800(6) (c) which provides for exemptions under the following circumstances:

Where an exempt project requires a rezone, the rezone is exempt only if:

- (i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;*
- (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
- (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 1997.

ANALYSIS

The subject site is designated as medium density residential under the comprehensive plan. The City zoning code includes two zoning districts which would be consistent with the medium density residential comprehensive plan designation including both the existing R-2 zone and the proposed R-2S zone.

The R-2S zone allows smaller lot sizes, a duplex lot in the R-2S zone requires only 7,000 square feet, as opposed to the 10,000 square feet required in the R-2 zone. The applicants have indicated an intention to divide the subject site into two 7,000 square foot lots and build one-bedroom duplex units on each of the lots for low income seniors.

While the proposed rezone would provide for additional dwellings units above what is allowed under the current zoning, the relative small size of the units would tend to limit the impacts of this additional development. Additionally, the subject site is located in an area where numerous duplexes and multi-family, low income senior housing already exists. If approved, the applicants would be able to construct two additional units of low income senior housing. This would be consistent with policies in the comprehensive plan which speak to providing for a variety of lot sizes; encouraging a range of housing choices for seniors and special needs households and providing a range of housing for all economic segments of the community.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2016-100) and recommends approval of the request subject to a property use and development agreement that would limit future development of the site to low income senior housing. This recommendation is based on the following:

1. The City of Richland Comprehensive Plan designates the subject site as suitable for medium density residential land uses;
2. Medium density residential development of the site, whether zoned R-2 Medium Density Residential or R-2S Medium Density Residential Small Lot is consistent with the intent of the comprehensive plan;
3. City water and sewer mains are immediately adjacent to the site and have adequate capacity to serve future development of the site;
4. The local street system that serves the project site has capacity to support the limited future development of the site that would be possible if the requested rezone were approved;
5. The applicant has signaled an intent to divide the property into two lots and then to construct two duplexes on the site for low income senior housing;
6. The subject property is immediately adjacent to an existing low income senior housing multi-family property and is also located on Luther Place, a local street that is developed with duplex dwellings;

7. A property use and development agreement entered into between the City and the applicant would restrict the future development of the subject site to low income senior housing and in so doing would advance housing goal #2 of the comprehensive plan by providing additional affordable housing for seniors;
8. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6) (c); and
9. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Application Form
2. Site Plan
3. Site Photos
4. Public Notices
5. Proposed Property Use and Development Agreement

Planning & Development Services Division • Current Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

Petition for Change of Zoning District Classification

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

The following required information must be typed or printed legibly in the appropriate spaces.

SECTION I – APPLICANT INFORMATION			
Applicant's Name: <u>Luther Senior Center</u>			
Address: <u>625 Berkshire Place</u>			
City: <u>Richland</u>	State: <u>WA</u>	Zip: <u>99352</u>	
Phone: <u>509-979-6028</u>	Fax:	Other and/or e-mail address: <u>Srogers@grb.com</u>	
Please check under what capacity you are filing:			
☒ Recorded owner of the property as of		☐ Purchasing under contract as of	
☐ The lessee as of		☐ The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).	
SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION			
Street address(es) of property for which the zone change is requested, if applicable:			
<u>vacant land facing Luther Place, part of 625 Berkshire</u>			
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue):			
<u>.. ..</u>			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement):			
<u>Vacant – lawn</u>			
Size of petition area	acres and	square feet	
		<u>14,000</u>	
SECTION III - CHANGE OF ZONE REQUEST			
A change of zone from <u>R2</u>		To <u>R2S</u>	
is requested for the property described in Section II of this application.			
SECTION IV – JUSTIFICATION			
State the reason(s) for the requested change of zone:			
<u>Luther Senior Center is spinning it off, to develop two new</u>			
<u>duplexes (4 units) to serve very-low-income seniors.</u>			
<u>Must be separate from newly mortgaged existing units</u>			

[Continued

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 10 DAY OF FEB, 2016


Applicant's Signature

Luther Senior Center
625 Berkshire Place

Address

Richland, WA 99354
City, State, Zip

509-979-6028

Phone Agent - Sheryl Renee Rogers

Applicant's Signature

Address

City, State, Zip

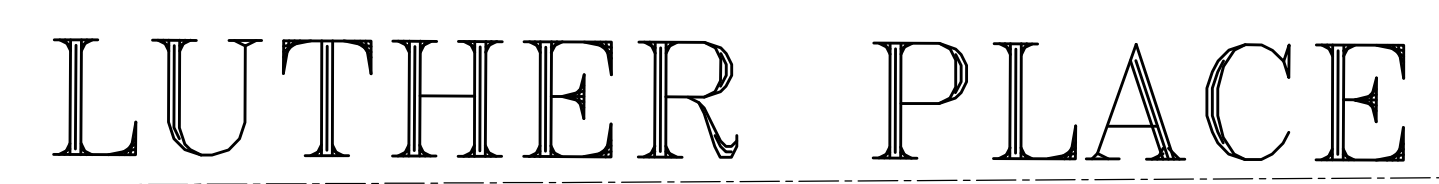
Phone

FOR OFFICE USE ONLY

Date accepted for filing _____

Items enclosed: Filing fee and Title Insurance
Company Ownership Report showing all property
Owners of Record within 300-feet.

City Official's Signature

A1.0

Z2016-100 – LUTHER SENIOR CENTER REZONE



Photo Taken from Luther Place Looking Northwest

Source: Google Maps

Z2016-100 LUTHER SENIOR CENTER REZONE



Photo Taken from Luther Place Looking West

Source: Google Maps

Z2016-100 LUTHER SENIOR CENTER REZONE



Photo Taken from Luther Place Looking South

Source: Google Maps

Z2016-100 LUTHER SENIOR CENTER REZONE

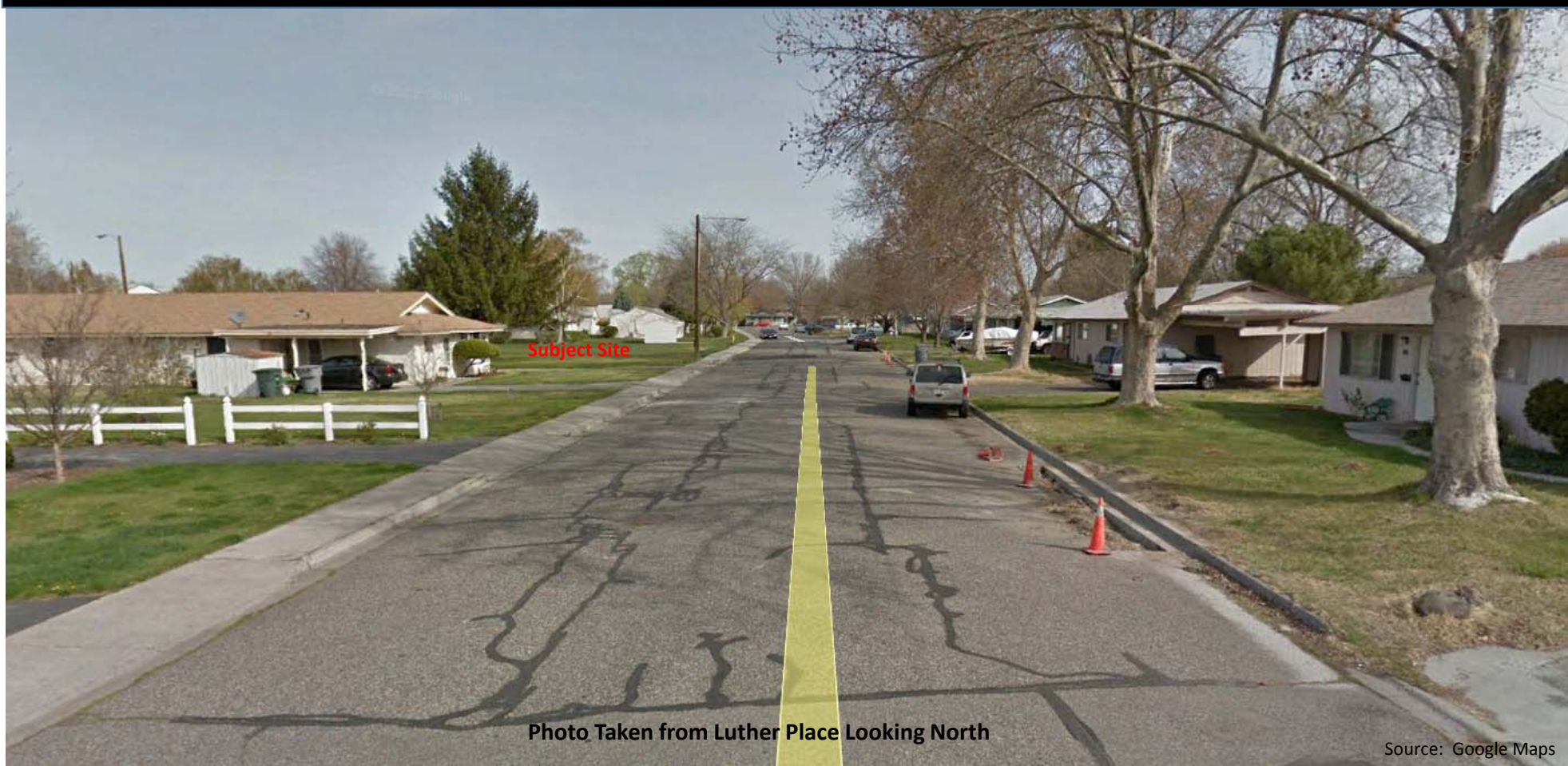


Photo Taken from Luther Place Looking North

Source: Google Maps





LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
450543	0002296849	City of Richland Notice of Public Hearing The		\$46.96	1	19

Attention: MARCIA HOPKINS

RICHLAND CITY OF/LEGALS

PO BOX 190, MS #11

RICHLAND, WA 99352

001301 0074 558600
4401

City of Richland
Notice of Public Hearing

The Richland Hearing Examiner will conduct a public hearing on Thursday, March 24, 2016 at 8:00 p.m. in the Council Chambers, Richland City Hall, 505 Swift Boulevard to consider the following: File No: ZC2016-100. Luther Senior Center has applied to change the zoning on .32 acres from R2 Medium Density Residential to R-25 Medium Density Residential Small Lot in order to construct 2 duplexes located at 1925 Luther Place. Contact: Rick Simon, Development Services Manager, PO Box 190, MS-35, Richland, WA 99352, simon@ci.richland.wa.us #2296849 02/27/2016

AFFIDAVIT OF PUBLICATION

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

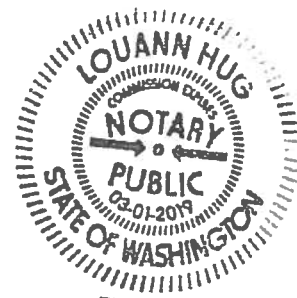
Elizabeth Salinas, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been 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 02/27/2016, and ending on 02/27/2016, and that said newspaper was regularly distributed to its subscribers during all of this period.

Elizabeth Salinas
(Signature of Legals Clerk)

SUBSCRIBED AND SWORN BEFORE ME
THIS 29th DAY OF February, 2016

Louann Hug
Notary Public in and for the State of Washington
residing in Benton County

COMMISSION EXPIRES: 3/1/2019



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

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

2. On the 7 th day of March, 2016, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2016-100 on the property at:

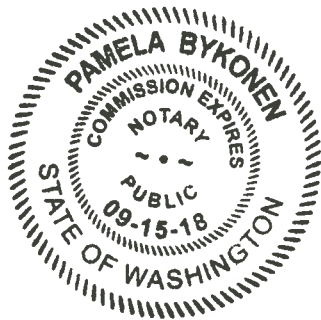
625 BERKSHIRE PLACE

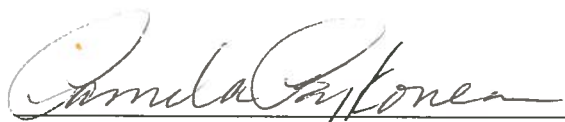
PIN #1-35083060003001



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 15TH day of MARCH, 2016 by SHANE O'NEILL.




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

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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

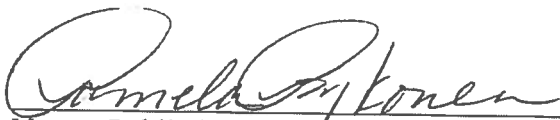
1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 25th day of February, 2016, I mailed a copy of the attached NOTICE OF APPLICATION and PUBLIC HEARING, File No. ZC2016-100, to the attached list of individuals via REGULAR US mail on the date indicated above.



Print Name: RICK SIMON

SIGNED AND SWORN to before me this 25th day of February, 20 16 by RICK SIMON.




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

CITY OF RICHLAND

NOTICE OF APPLICATION

AND PUBLIC HEARING (ZC2016-100)

Notice is hereby given that the Luther Senior Center, on February 10, 2016 filed application to change zoning on a .32 acre property from R-2 Medium Density Residential to R-2S Medium Density Residential Small Lot, with the intention of building two duplexes on the site, which is located at 1925 Luther Place.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Avenue, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or e-mailed to rsimon@ci.richland.wa.us.

The Richland Hearing Examiner, on Thursday, March 24, 2015, will conduct a public hearing and review of the application at 6:00 p.m. in the Council Chamber at the Richland City Hall, 505 Swift Boulevard. All interested parties are invited to attend and give testimony at the public hearing.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration and RMC Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Development Services Division at the above referenced address with questions related to the available appeal process.

Rick Simon,
Development Services Manager



VARIANCE REPORT
Issued by
CHICAGO TITLE INSURANCE COMPANY
6416 W. Okanogan Ave.
Kennewick, WA 99336
Phone # (509)783-7833
Fax # (509)735-6297

To: Goodale & Barbieri Company

Attention: Sheryldene Rogers

Refer to: LUTHER SENIOR CENTER

Dated: January 20, 2016 at 08:00 AM

The following are the owners within a 300 foot radius of the following described property:

Lot 7, Block 3, Chief Joseph Third Addition, according to the plat thereof recorded in Volume 8 of Plats, Page 99, records of Benton County, Washington.

Owner:

Luther Senior Center Inc., a Washington Corporation
818 W. Riverside Ave Ste 300, Spokane, WA 99201

Tax Parcel No. 1-3508-306-0003-007

SURROUNDING PROPERTIES:

1. Owner: Jadwin Professional Building, LLC
Parcel No.: 1-3508-302-0901-006
Address: 1933 Jadwin Ave, Richland, WA 99354
2. Owner: Everett A. Weakley and Eileen K. Weakley
Parcel No.: 1-3508-305-0002-002
Address: 1903 Pike Ave, Richland, WA 99354
3. Owner: Georgia D. Dean
Parcel No.: 1-3508-305-0002-003
Address: 1905 Pike Ave, Richland, WA 99354
4. Owner: Carol B. Roberts
Parcel No.: 1-3508-305-0002-004
Address: 1909 Pike Ave, Richland, WA 99354
5. Owner: James B. Miller
Parcel No.: 1-3508-305-0002-005
Address: 1913 Pike Ave, Richland, WA 99354
6. Owner: Buddy D. Kelser and Cherylyn Kelser
Parcel No.: 1-3508-305-0002-006
Address: 1915 Pike Ave, Richland, WA 99354
7. Owner: Michael J Nordsten and Kathie A. Nordsten
Parcel No.: 1-3508-305-0002-007
Address: 1919 Pike Ave, Richland, WA 99354

VARIANCE REPORT

(Continued)

8. Owner: Walter E. Remsen and Faunell R. Remsen
Parcel No.: 1-3508-305-0002-008
Address: 1923 Pike Ave, Richland, WA 99354
9. Owner: Davor Kohler and Dzemila Kohler
Parcel No.: 1-3508-305-0002-009
Address: 1927 Pike Ave, Richland, WA 99354
10. Owner: David Stanley Hall and Kandice Hall
Parcel No.: 1-3508-306-0001-002
Address: 1906 Luther Place, Richland, WA 99354
11. Owner: Brian W. Pratt and Stacie R. Pratt
Parcel No.: 1-3508-306-0001-003
Address: 1912 Luther Place, Richland, WA 99354
12. Owner: Leroy M. Anderson and Marilyn Anderson
Parcel No.: 1-3508-306-0001-004
Address: 1918 Luther Place, Richland, WA 99354
13. Owner: Mujo Pilav and Sanela Pilav
Parcel No.: 1-3508-306-0001-005
Address: 1924 Luther Place, Richland, WA, 99354
14. Owner: Kevin A. Betita
Parcel No.: 1-3508-306-0001-006
Address: 1930 Luther Place, Richland, WA 99354
15. Owner: Linda C. King
Parcel No.: 1-3508-306-0001-007
Address: 1936 Luther Place, Richland, WA 99354
16. Owner: Richard D. Williams
Parcel No.: 1-13508-306-0001-008
Address: 1942 Luther Place, Richland, WA 99354
17. Owner: Rodolfo Cartagena
Parcel No.: 1-3508-306-0001-010
Address: 1948 Luther Place, Richland, WA 99354
18. Owner: Luther Senior Center
Parcel No.: 1-3508-306-0003-001
Address: 625 Berkshire Street, Richland, WA 99354
19. Owner: Shalom Ecumenical Center
Parcel No.: 1-3508-306-0003-004
Address: 1905 Luther Place, Richland, WA 99354
20. Owner: Bruce K. Simanton and Lorina M> Simanton
Parcel No.: 1-3508-306-0003-005
Address: 1909 Luther Place, Richland, WA 99354
21. Owner: Dale W. Ragain and Opal R. Ragain, Trustees
Parcel No.: 1-3508-306-0003-006
Address: 1921 Luther Place, Richland, WA 99354

VARIANCE REPORT

(Continued)

- 22. Owner: Donald C. Smith and Sandra J. Smith
Parcel No.: 1-3508-306-0003-008
Address: 1915 Luther Place, Richland, WA 99354
- 23. Owner: City of Richland
Parcel No.: 1-3508-306-0003-009
Address: 1900 Jadwin Ave, Richland, WA 99354
- 24. Owner: Luther Senior Center
Parcel No.: 1-3508-306-0003-009
Address: 818 W. Riverside Ave Ste 300, Spokane, WA 99201

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2016,
by and between the CITY OF RICHLAND and Luther Senior Center (Petitioner).

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by the Luther Senior Center, (hereinafter "Petitioner") for a change of zone covering a .32 acre site located at 625 Luther Place (hereinafter "Property") and more particularly described in Ordinance No. _____.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from R2 – Medium Density Residential to R2-S - Single Family Residential Small Lot. Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

1. Development of the subject property shall consist of two duplexes designed for low income seniors. Each of the duplex units shall contain only one bedroom.
2. For the purpose of this agreement, 'low income' refers to individuals who are at 80% or less of the area median income.
3. For the purposes of this agreement, 'senior' refers to individuals who are 55 years of age or older.
4. This agreement obligates the Petitioner for the construction of duplexes designed for low income seniors. The agreement shall be fulfilled at the time that construction of the duplexes is complete. There is no obligation on the part of the Petitioner and no obligation on the part of the City to monitor the income and/or age of the individuals residing within the duplexes over time.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof,

until such time as the terms of the agreement are fulfilled. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

Cindy Reents
City Manager

Gary A. Wubb
Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Key 2 - Infrastructure & Facilities

Key 4 - Targeted Investments

Subject:

Resolution No. 74-16, Offer to Purchase 1.8 Acres of Property from the United States of America for New City Hall Facility

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

74-16

Document Type:

General Business Item

Recommended Motion:

Adopt Resolution No. 74-16, authorizing the City Manager to submit an offer to purchase 1.8 acres of property at the Southwest Corner of Swift Boulevard and Jadwin Avenue.

Summary:

The Swift Corridor project is a collection of several public and private initiatives intended to stimulate economic development along Swift Boulevard between Long Avenue and George Washington Way. The City's Strategic Leadership Plan contains several goals and objectives in support of the effort, and the Capital Improvement Plan (CIP) includes a project "Swift Corridor: City Hall".

Much of the anticipated investments along the Swift Corridor are complete or underway, including a parking structure and 10-story patient tower at Kadlec Regional Medical Center, development of the former city-owned lot at the northwest corner of George Washington Way and Swift Boulevard with restaurants and office space, expansion of the Richland Public Library, and several parking, ballfield additions and other improvements at the Columbia Playfields. The next project anticipated in the sequence of initiatives along Swift Corridor is the replacement of three end-of-life City facilities (City Hall, Development Services, Administrative Annex) into one new City Hall building.

Citizens will benefit from the consolidation of services into one facility, and replacement of three end-of-life facilities represents the best lifecycle value for taxpayers. Upon the completion of the new City Hall facility at 625 Swift Boulevard, the existing City Hall site at the southwest corner of George Washington Way and Swift Boulevard will be made available for additional economic development.

As a component of a property exchange with the United States General Services Administration (GSA) for 1.8 acres of property at 625 Swift Boulevard, the City has entered into a Purchase & Sale Agreement with Columbia Basin College for a half-acre of property in the vicinity of the Richland Federal Building, which will be traded to USA for a credit against the purchase price owed by the City.

Staff recommends approval of Resolution 74-16.

Fiscal Impact:

The Purchase Price for the 1.8 acres from the United States of America is \$677,000. The land credit for the one-half acre property in escrow under the Purchase & Sale Agreement with Columbia Basin College is \$285,000. The total net fiscal impact is \$392,000.

Attachments:

1. Resolution No. 74-16
2. Appendix A, Offer to Purchase Real Estate

RESOLUTION NO. 74-16

A RESOLUTION of the City of Richland authorizing the purchase of 1.8 acres of property from the United States of America at the Southwest corner of Jadwin Avenue and Swift Boulevard.

WHEREAS, the City of Richland is a first class charter city founded under Article XI Section 10 of the Washington State Constitution with power to buy and sell property pursuant to RCW 35.22.280; and

WHEREAS, the Swift Corridor project is a collection of several public and private initiatives intended to stimulate economic development along Swift Boulevard between Long Avenue and George Washington Way; and

WHEREAS, the City's Strategic Leadership Plan contains several goals and objectives in support of the effort; and

WHEREAS, the City's Capital Improvement Plan includes a project titled Swift Corridor: City Hall; and

WHEREAS, much of the anticipated investments along the Swift Corridor are complete or underway, including a parking structure and 10-story patient tower at Kadlec Regional Medical Center, development of the former city-owned lot at the northwest corner of George Washington Way and Swift Boulevard with restaurants and offices, expansion of the Richland Public Library, and several parking, ballfield additions and other improvements at the Columbia Playfields; and

WHEREAS, the next project anticipated in the sequence of initiatives along Swift Corridor is the replacement of three end-of-life City facilities (City Hall, Development Services, Administrative Annex) combined into one new City Hall building; and

WHEREAS, citizens will benefit from the consolidation of services into one facility; and

WHEREAS, replacement of the end-of-life facilities represents the best lifecycle value for taxpayers; and

WHEREAS, upon completion of a new City Hall facility at 625 Swift Boulevard, the existing City Hall site at the southwest corner of George Washington Way and Swift Boulevard will be made available for additional economic development; and

WHEREAS, as a component of a property exchange with the United States General Services Administration (GSA) for 1.8 acres of property at 625 Swift Boulevard, the City has entered into a Purchase & Sale Agreement with Columbia Basin College

for a half-acre of property in the vicinity of the Richland Federal Building, which will be traded to USA for a credit against the purchase price owed by the City; and

WHEREAS, the property exchange and consideration thereof is supported by two independent property valuation appraisals and is within budget as defined in the Swift Corridor: City Hall Capital Improvement Program project; and

WHEREAS, the best interests of the public are served by purchase of 1.8 acres of property from the United States of America for the construction of a City Hall facility.

NOW, THEREFORE, BE IT RESOLVED that the City of Richland shall submit to the United States of America an Offer to Purchase 1.8 acres of property located at the southwest corner of Jadwin Avenue and Swift Boulevard, which Offer to Purchase shall be in substantially the form reflected in attached Appendix A.

BE IT FURTHER RESOLVED that, upon acceptance of the Offer to Purchase by the United States of America, the City authorizes funding of the identified Purchase Price consistent with the approved 2016 budget.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

OFFER TO PURCHASE REAL ESTATE AND ACCEPTANCE

A cash sale pursuant to the Negotiated Sale provisions of 40 U.S.C. 545(b) (8) and 41 CFR 102-75.880 to 900.

1. Subject Property

The **City of Richland, Benton County, Washington**, (“Purchaser” or “City”), hereby offers to purchase from the **United States of America** (“Seller” or “Government”) acting by and through the Administrator of General Services, the property known as the **North 1.80 acres of the Richland Federal Building/Courthouse parking lot**, GSA Control No. **9-G-WA-1263**, consisting of approximately 1.80 acres (408’ X 195’), more or less, as more particularly described in the attached Exhibit “A” (hereinafter “**Parcel 2**”). This document, with Exhibits (“A” through “H”), shall be referred to hereinafter as the “Offer to Purchase.” Exhibits “A” through “H” are herein incorporated by reference.

2. Purchase Price and Conditions of Sale

Purchaser agrees to make the payments set forth below: The total Purchase Price for the Property is **Six Hundred Eighty Thousand and No/100 Dollars (\$680,000.00)** (“**Purchase Price**”) payable as follows:

- 2.1.1 Deposit:** The sum of **Sixty-Eight Thousand and No/100 Dollars (\$68,000.00)** made payable to the order of the U.S. General Services Administration and delivered concurrent with the submission of this Offer, as an earnest money deposit (“Deposit”) in the form of a cashier's check or wire transfer; and
- 2.1.2 Land and Credit:** In return for a land credit of **Two Hundred Eighty-Five Thousand and No/100 Dollars (\$285,000.00)** (“**Land Credit**”) against the Purchase Price, Purchaser shall transfer to Seller a paved parking lot at 751 Mansfield Street located immediately west of the Federal Building / Courthouse (Parcel ID: 1-1198-202-0629-001; hereinafter “**Parcel 2**”). Purchaser shall transfer fee title to Seller by statutory warranty deed. The paving shall comply with the GSA standards identified in Exhibit “F”. The Land Credit value identified herein represents fair market value of the improved parcel as determined by an independent third-party Government appraisal.
- 2.1.3** The balance of the Purchase Price, a sum of **Three Hundred Twenty-Seven Thousand and No/100 Dollars (\$327,000.00)**, shall be paid by wire transfer with funds to be confirmed as received by Seller on or before the delivery of the deed to Purchaser for recording. Instructions for the wire transfer will be furnished to Purchaser prior to the sale closing date.

2.1.4 Construction Easement. Upon acceptance of Purchaser's offer, Seller will provide Purchaser with temporary construction easement(s) and/or permit(s) to allow for the segregation of the Parent Parcel (Parcel ID 1-1198-202-0629-016) from Parcel 1. Said easements and/or permits, the location of which is generally described in Exhibit "G", will enable Purchaser, at Purchaser's sole expense, to complete items (a) through (d) below. The following conditions must be satisfied as a condition precedent to closing of this transaction:

- a) Modify the north end of the remaining Government parking lot by removing not less than 24 feet (24') of the existing raised concrete islands and repaving the surface to blend with the remaining parking lot to create an east-west vehicular circulation and driveway at the north end of the parent parking lot.
- b) Construct, to existing City standards, a twenty-four foot wide (24') driveway with ingress and egress to and from Jadwin Avenue at a location immediately abutting the south property line of, and adjacent to, Parcel 1.
 - i. The City will be responsible for maintenance (snow removal & sweeping to City standards) of the driveway at no cost to the Federal Government.
 - ii. The City will construct a barrier dividing Parcel 1 from the Parent Parcel.
- c) Improve Parcel 2 pursuant to GSA specifications (Exhibit "F") prior to transfer of said property to Seller pursuant to Section 2.1.2 of this Offer to Purchase. Purchaser shall secure all permissions necessary to complete said improvements.
- d) In a manner determined at City's discretion, disconnect and/or eliminate parking lot lighting and irrigation infrastructure located on Parcel 1 such that it is no longer connected to the parent parcel. City's actions to complete this effort shall not permanently hinder functionality of the remaining infrastructure on the Parent Parcel.

2.1.5 Purchaser and Seller agree to grant reciprocating easements to the other for access to and from Jadwin Avenue on the east and Swift Avenue on the north, as follows:

- a) Purchaser agrees that Seller will retain a 24-foot wide (24') driveway easement across Parcel 1, from the remaining Federal Building parking lot to Swift Boulevard. Purchaser agrees to pave, maintain and repair said driveway into perpetuity consistent with City standards at no additional cost to the United States of America.
- b) Seller will grant to Purchaser a 24-feet wide (24') driveway easement running west from Jadwin Avenue across the Parent Parcel south of and abutting the south property line of Parcel 1 to the west of the Swift Boulevard driveway. Purchaser agrees to maintain said driveway easement in conformance with City standards.

3. Acceptance

- 3.1.1** To accept the Offer to Purchase, Seller shall execute Section 5 of this document entitled "Acceptance of the United States Government" and return one original of the executed contract to Purchaser. Receipt by Purchaser of the executed contract shall constitute "Notice of Acceptance."
- 3.1.2** If Seller does not accept this Offer to Purchase within one hundred and twenty days (120) days of receipt by Seller, or such longer period as may be mutually agreed upon, the earnest money deposit shall be promptly returned to Purchaser without interest and without further liability on the part of either party to the other.
- 3.1.3** Upon acceptance of this Offer to Purchase, conveyance of Seller's interest shall be made by Quitclaim Deed.
- 3.1.4** Any title evidence which may be desired by Purchaser will be procured by Purchaser at Purchaser's sole cost and expense. The Government will, however, cooperate with Purchaser or its authorized agent in this connection, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and the property involved, as it may have available. It is understood that the Government will not be obligated to pay for any expense incurred in connection with closing, title matters or survey of the property.
- 3.1.5** This conveyance is made subject to all existing covenants, reservations easements, restrictions, and rights, recorded or unrecorded, for public roads, highways, streets, railroads, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, and other rights-of-way, including but not limited to, the specific easements, reservations, rights and covenants described in this Offer to Purchase, the Quitclaim Deed, and other transfer agreements.

3.2 Covenants

- a) Excess Profit Covenant: The Excess Profits Covenant (Exhibit "E") shall be incorporated in the deed.
- b) Non-Discrimination Covenant: The Non-Discrimination Covenant (Exhibit "E") shall be incorporated in the deed.

3.3 Closing

- 3.3.1** Purchaser, at Purchaser at sole expense, shall open an escrow account within ten (10) business days of the Seller's acceptance of the offer, in which the parties will deposit the following:
- a) Seller will deposit the Quit Claim Deed for the transfer of Parcel 1 to Purchaser, which deed shall have been duly executed and authenticated by authorized officials

of Seller, and which shall be appropriate for recordation in, and to convey title to Purchaser on, the Official Records of Benton County, WA.;

- b) Purchaser will deposit the Statutory Warranty Deed for the transfer of the Parcel 2 to Seller;
- c) Purchaser will place in escrow the balance of the funds owed: **Three Hundred Twenty-Seven Thousand and No/100 Dollars (\$327,000.00).**

Closing shall occur as soon as practicable after all three actions provided in 3.3.1 occur, but in any event, no later than 180 days of opening escrow, provided that Purchaser has completed the requirements of this Offer to Purchase as provided in Section 2.1.4, or unless Seller agrees to delay closing, at which time Paragraph 3.3.2 applies. Once Seller confirms that all obligations are met, escrow agent shall be instructed to deliver the duly executed deeds to the respective parties for recordation, and to release the remaining funds owed by Purchaser to Seller.

3.3.2 Delayed Closing. Purchaser shall pay interest on the outstanding balance of the Purchase Price if the closing of sale is delayed, and the delay is caused directly or indirectly by Purchaser's action and not by any fault of Seller. This rate to be computed is based on the yield of 10-year United States Treasury maturities as reported by the Federal Reserve Board in "Federal Reserve Statistical Release H.15" plus 1-1/2% rounded to the nearest 1/8% as of the date the Offer to Purchase is accepted by the Government.

3.4 The provisions of this Offer to Purchase shall survive closing.

3.5 Exhibits. The following Exhibits are incorporated herein.

- a) Exhibit "A" Legal description Parcel 1
- b) Exhibit "B" Legal description Parcel 2
- c) Exhibit "C" Plat of Parcel 1 & Parcel 2
- d) Exhibit "D" General Terms Applicable to Negotiated Sales
- e) Exhibit "E" Excess Profits and Non-discrimination Covenants
- f) Exhibit "F" Scope of Work of for Parcel 2- demolition & paving
- g) Exhibit "G" Shared access conceptual design & Construction Easement Plat
- h) Exhibit "H" Draft Warranty Deed COR to USA

4. **AUTHORITY OF PURCHASER.** There shall be attached to the Offer to Purchase a resolution that will show the official character and authority of Purchaser, and the approval for funding for the amount of the Purchase Price. Each resolution shall be duly certified under the corporate seal of Purchaser to be a true copy.

CYNTHIA D. REENTS, ICMA-CM
Richland City Manager

ATTESTED:

APPROVED AS TO FORM:

Marcia Hopkins
Richland City Clerk

Heather Kintzley
Richland City Attorney

5. ACCEPTANCE OF UNITED STATES GOVERNMENT

The **City of Richland** Offer to Purchase, as set forth herein is hereby ACCEPTED by and on behalf of the United States of America this _____ day of _____ 2016.

UNITED STATES OF AMERICA
Acting by and through the
ADMINISTRATOR OF GENERAL SERVICES

BY _____
I Blaine Hastings

TITLE: Manager, Real Property Utilization and Disposal
Auburn, Field Office

STATE OF WASHINGTON
COUNTY OF KING

On this _____ day of _____, 2016, before the undersigned, a Notary Public in and for the State of Washington, personally appeared Blaine Hastings, to me known to be the Contracting Officer, Real Property Disposal Office Auburn, General Services Administration, and to me known to be the individual described in and who executed the foregoing instrument and who under oath stated that he was duly authorized, empowered, and delegated by the Administrator of General Services to execute the said instrument and acknowledged the foregoing instrument to be his free and voluntary act and deed, acting for and on behalf of the Administrator of General Services, acting for and on behalf of the United States of America, for the uses and purposes therein mentioned.

Notary Public in and for the State of Washington, residing in Enumclaw

Commission expires _____

Exhibit "A"

LEGAL DESCRIPTION "Parcel 1"

A portion of Lot 2, Block 629, Plat of Richland, according to the Plat thereof recorded in Volumes 6 & 7 of Plats, records of Benton County, Washington, described as follows:

The North 193.14 feet of Parcel "A" Record of Survey Number 3479 recorded in Volume 1 of Surveys on Page 3479, records of said County and State, more particularly described as follows:

Beginning at the point of intersection of the centerlines of Swift Boulevard and Jadwin Avenue; Thence South 89°09'12" West, along the centerline of said Swift Boulevard, a distance of 40.00 feet; Thence South 00°49'50" East a distance of 40.00 feet to a point of intersection of the South right-of-way of said Swift Boulevard and the West right-of-way of said Jadwin Avenue being the TRUE POINT of BEGINNING; Thence South 89°09'12" West along the South right-of-way of said Swift Boulevard a distance of 407.99 feet; Thence South 00°50'36" East a distance of 123.00 feet leaving said right-of-way; Thence North 89°09'12" East a distance of 5.50 feet; Thence South 00°50'58" East a distance of 70.14 feet; Thence North 89°09'12" East a distance of 402.44 feet to a point on the West right-of-way of said Jadwin Avenue; Thence North 00°49'50" West along the West right-of-way of said Jadwin Avenue a distance of 193.14 feet back to the true point of beginning.

Containing 78,409 square feet, (1.80 Acres) more or less, according to the bearings and distances listed above and as depicted on the attached Exhibit "C".

Exhibit "B"
Legal description "Parcel 2"

Abbreviated Legal: Lot 1, Blk 629, Plat of Richland

Lot 1, Block 629, PLAT OF RICHLAND, according to the Plat thereof recorded in Volumes 6 and 7 of Plats, records of Benton County, Washington; EXCEPT a strip thereof which lies West of a line which is five feet East of and parallel to the Westerly side of said lot.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Assessor's Property Tax Parcel Account Number: 1-1198-202-0629-001

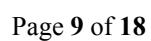


EXHIBIT "D"

GENERAL TERMS APPLICABLE TO NEGOTIATED SALES
(Surplus Real Property)

1. CONDITION OF PROPERTY.

The property is offered "As Is" and "Where Is" without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose for which intended, and no claim for any allowance or deduction upon such grounds will be considered.

2. DESCRIPTIONS IN OFFER TO PURCHASE.

The descriptions of the property set forth in the Offer to Purchase and any other information provided therein with respect to said property are based on information available to the GSA sales office and are believed to be correct, but any error or omission, including but not limited to the omission of any information available to the agency having custody over the property and/or any other federal agency, shall not constitute ground or reason for nonperformance of the contract of sale, or claim by Purchaser for allowance, refund, or deduction from the purchase price.

3. INSPECTION.

Offerors are invited, urged, and cautioned to inspect the property to be sold prior to submitting an offer. The failure of any offeror to inspect, or to be fully informed as to the condition of all or any portion of the property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of an offer after it has been tendered.

4. EARNEST MONEY DEPOSIT.

The offer must be accompanied by an earnest money deposit in the amount required by this Offer to Purchase in the form of a certified check, cashier's check, or postal money order (or as otherwise provided for in this offer) made payable to the order of the General Services Administration. Failure to so provide such earnest money deposit shall require rejection of the offer. Upon acceptance of the offer the deposit shall be applied toward payment of the offeror's obligation to the Government. In the event the offer is rejected, the deposit will be returned, without interest, as promptly as possible after rejection of the offer.

5. CONTINUING OFFER,

The offer shall be deemed to be a firm and continuing offer from the date of receipt until accepted or rejected by the Government: provided, however, that after 90 days have elapsed from the date of receipt, the offeror not having received notice of rejection may consider his offer rejected, and if the Government desires to accept the offer after such 90-day period, the consent of the offeror thereto shall be obtained.

6. NOTICE OF ACCEPTANCE OR REJECTION.

Notice by the Government of acceptance or rejection of the offer shall be deemed to have been sufficiently given when telegraphed or mailed to the offeror or his duly authorized representative at the address indicated in the offer.

7. CONTRACT.

These General Terms Applicable to Negotiated Sales, the offer, and the acceptance thereof, shall constitute an agreement between the offeror and the Government. Such agreement shall constitute the whole contract to be succeeded only by the formal instruments of transfer, unless modified in writing and signed by both parties. No oral statements or representations made by, or for, or on behalf of either party shall be a part of such contract. Nor shall the contract, or any interest therein, be transferred or assigned by the offeror without consent of the Government, and any assignment transaction without such consent shall be void.

8. RESCISSION.

- a. The contract made by the acceptance of the offer by the Government may be transmitted to the Attorney General of the United States for his advice as to whether the sale would tend to create or maintain a situation inconsistent with the antitrust laws. The acceptance of the offer by the Government may be rescinded by the Government, in the event unfavorable advice is received from the Attorney General.
- b. An explanatory statement of the circumstances of the proposed disposal will be submitted to the appropriate committees of the Congress because of its negotiated character and the offer probably will not be accepted by the Government until after the proposed disposal has been considered by such committees. However, in any event, the Government may rescind its acceptance at any time subsequent to acceptance and prior to conveyance, if it is reasonably determined by the Government that such action is justified in the light of the circumstances then prevailing.
- c. Any rescission, pursuant to (a) or (b), above, will be without liability on the part of the Government other than to return the earnest money deposit without interest.

9. REVOCATION OF OFFER AND DEFAULT.

In the event of revocation of the offer prior to acceptance, or in the event of any default by the offeror in the performance of the contract created by such acceptance, the deposit, together with any payments subsequently made on account may be forfeited at the option of the Government, in which event the offeror shall be relieved from further liability, or without forfeiting the said deposit and payments, the Government may avail itself of any legal or equitable rights which it may have under the offer or contract.

10. GOVERNMENT LIABILITY.

If this Offer to Purchase is accepted by the Seller and: (1) Seller fails for any reason to perform its obligation as set forth herein; or (2) Title does not transfer or vest in the Purchaser for any reason although Purchaser is ready, willing, and able to close, Seller shall promptly refund to Purchaser all amounts of money Purchaser has paid without interest whereupon Seller shall have no further liability to Purchaser.

11. OTHER TERMS APPLICABLE TO A SALE.

- a. As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the offeror shall assume responsibility for care and handling and all risks of loss or damage to the property and have all obligations and liabilities of ownership.

- b. Any title evidence which may be desired by the offeror will be procured by him at his sole cost and expense. The Government will, however, cooperate with the offeror or his authorized agent in this connection, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and the property involved, as it may have available. It is understood that the Government will not be obligated to pay for any expense incurred in connection with title matters or survey of the property.
- c. Upon assumption of possession of the property, or conveyance of the property, whichever occurs first, the offeror shall assume responsibility for all general and special real and personal property taxes which may have been or may be assessed on the property, and sums paid, or due to be paid, by the Government in lieu of taxes pursuant to statutory authority shall be prorated.
- d. In the event an offer to purchase for cash is accepted and possession of the property is assumed by the offeror prior to the date of conveyance, the offeror shall procure and maintain insurance at his expense, effective for the period from the date of assumption of possession to date of conveyance, for the benefit of the Government in such kinds and amounts as may be required by the Government, with companies acceptable to the Government.
- e. If a bid for the purchase of the property is accepted, the Government's interest will be conveyed by a quitclaim deed or deed without warranty and/or, where appropriate, a bill of sale in conformity with local law and practice.
- f. The offeror shall on a mutually agreeable date not later than 30 days after acceptance of the offer, or within such additional time as may be granted by the Government, tender to the Government the balance of the purchase price. The offeror shall be required to effectuate a wire transfer to the Department of the Treasury of the funds due at the sale closing. Instructions for the wire transfer will be furnished to the offeror prior to the sale closing. Upon such tender being made by the offeror, the Government shall deliver to the offeror the instrument, or instruments, of conveyance. In any event, if possession was assumed by the offeror prior to the date of conveyance, the offeror shall pay, in addition to the purchase money due, an amount required under the provisions of the offer.
- g. The offeror shall pay all taxes and fees imposed on this transaction and shall obtain at his own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be placed on record in the manner prescribed by local recording statutes at the offeror's expense.

12. OFFICIALS NOT TO BENEFIT.

No member of or delegate to the Congress, or resident commissioner, shall be admitted to any share or part of the contract of sale or to any benefit that may arise therefrom, but this provision shall not be construed to extend to the contract of sale if made with a corporation for its general benefit.

EXHIBIT "E"

Excess Profits Covenant 41 CFR § 102-75.895

(a) This covenant shall run with the land for a period of 3 years from the date of conveyance. With respect to the property described in this deed, if at any time within a 3-year period from the date of transfer of title by the Grantor, the Grantee, or its successors or assigns, shall sell or enter into agreements to sell the property, either in a single transaction or in a series of transactions, it is covenanted and agreed that all proceeds received or to be received in excess of the Grantee's or a subsequent seller's actual allowable costs will be remitted to the Grantor. In the event of a sale of less than the entire property, actual allowable costs will be apportioned to the property based on a fair and reasonable determination by the Grantor.

(b) For purposes of this covenant, the Grantee's or a subsequent seller's allowable costs shall include the following:

(1) The purchase price of the real property.

(2) The direct costs actually incurred and paid for improvements that serve only the property, including road construction, storm and sanitary sewer construction, other public facilities or utility construction, building rehabilitation and demolition, landscaping, grading, and other site or public improvements.

(3) The direct costs actually incurred and paid for design and engineering services with respect to the improvements described in (b)(2) of this section.

(4) The finance charges actually incurred and paid in conjunction with loans obtained to meet any of the allowable costs enumerated above.

(c) None of the allowable costs described in paragraph (b) of this section will be deductible if defrayed by Federal grants or if used as matching funds to secure Federal grants.

(d) To verify compliance with the terms and conditions of this covenant, the Grantee, or its successors or assigns, shall submit an annual report for each of the subsequent 3 years to the Grantor on the anniversary date of this deed. Each report will identify the property involved in this transaction and will contain such of the following items of information as are applicable at the time of submission:

(1) A statement indicating whether or not a resale has been made.

(2) A description of each portion of the property that has been resold.

(3) The sale price of each such resold portion.

(4) The identity of each purchaser.

(5) The proposed land use.

(6) An enumeration of any allowable costs incurred and paid that would offset any realized profit.

(e) The Grantor may monitor the property and inspect records related thereto to ensure compliance with the terms and conditions of this covenant and may take any actions that it deems reasonable and prudent to recover any excess profits realized through the resale of the property.

EXHIBIT "E" cont.

NON-DISCRIMINATION COVENANT

The GRANTEE covenants for itself, and its assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said GRANTEE and such assigns shall not discriminate upon the basis of race, color, religion, sex, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land of interest therein in the locality of the property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

Exhibit "F"
SOW of for Mansfield Parcel 2- Demolition & Paving

Technical Analysis, Pave Vacant Lot, Richland



GSA Public Buildings Service

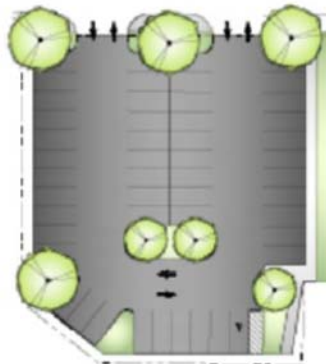
TECHNICAL ANALYSIS

DATE: August 18, 2015
From: Craig Frantz, Project Manager
To: Lincoln Lewis

Subject: GSA is looking at obtaining the vacant half-acre lot adjacent to the Richland Federal Building. The following items are included and assumed in support of the IGE.

Assumptions:

- Remove and dispose of the existing chain link fencing that encloses the area.
- Contractor is required to locate all underground utilities prior to starting work.
- Compact existing soil to 95% or greater of dry unit weight according to ASTM D 1557.
- Saw cut edge of existing pavement to provide a straight and clean line for new pavement.
- Adjust parking lot drains (2 each) to conform to height of new asphalt level and provide proper draining of parking area.
- Construction shall occur in accordance with current W.S.D.O.T. standards for paving and surfacing as amended by the city of Richland.
- Place asphalt (approximately 2"-3") at parking lot. Compact and seal as required.
- Paint/stripe area to mesh with existing and surrounding parking lot.
- Install curbing in accordance with the city of Richland standards.
- Work to be performed this year: July 1 – October 1, 2015.
- Work to take place during normal working hours: 8:00 AM – 5:00 PM, Monday through Friday.



Conceptual design. Not for construction.

Exhibit "G"
Shared Access Conceptual Design & Construction Easement Plat

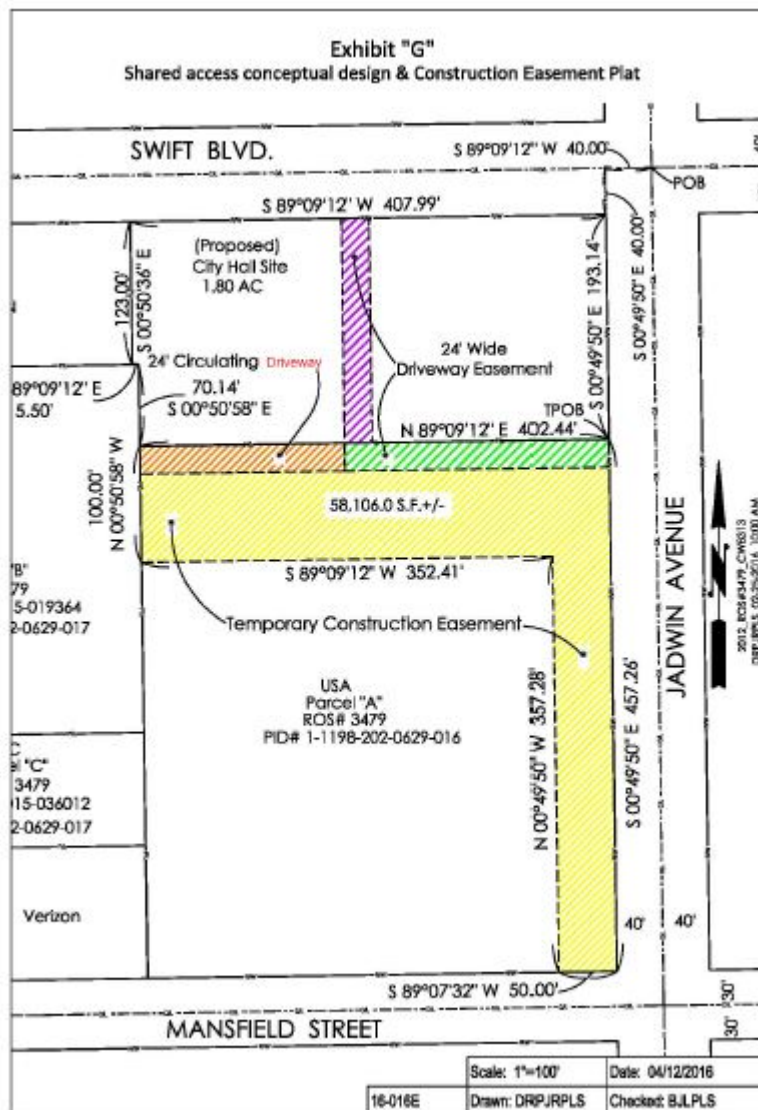


Exhibit "H"
Draft Warranty Deed from COR to USA

AFTER RECORDING MAIL TO:

City Attorney
City of Richland
P.O. Box 190, MS -07
Richland, WA 99352

Filed for Record at Request of: The City of Richland

Parcel ID: 1-1198-202-0629-001

STATUTORY WARRANTY DEED

The Grantor, THE CITY OF RICHLAND, a municipal corporation of the State of Washington, for and in consideration of Ten Dollars and other valuable consideration, in hand paid, conveys and warrants to the Grantee, THE UNITED STATES OF AMERICA, the following described real property, situated in the County of Benton, State of Washington, together with all after-acquired title of the Grantor therein:

Abbreviated Legal: Lot 1, Blk 629, Plat of Richland

Lot 1, Block 629, PLAT OF RICHLAND, according to the Plat thereof recorded in Volumes 6 and 7 of Plats, records of Benton County, Washington; EXCEPT a strip thereof which lies West of a line which is five feet East of and parallel to the Westerly side of said lot.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Assessor's Property Tax Parcel Account Number: 1-1198-202-0629-001

Dated the _____ day of _____, 2016.

GRANTOR:

CYNTHIA D. REENTS, ICMA-CM
Richland City Manager

ATTESTED:

APPROVED AS TO FORM:

Marcia Hopkins
Richland City Clerk

Heather Kintzley
Richland City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

On this ____ day of _____, 2016, before me personally appeared CYNTHIA D. REENTS, known to be the CITY MANAGER for THE CITY OF RICHLAND, and the person who executed the within and foregoing Statutory Warranty Deed and acknowledged that the said instrument is to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

NOTARY PUBLIC in and for the State of
Washington, residing at: _____
My Commission Expires: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Key 2 - Infrastructure & Facilities

Key 3 - Economic Vitality

Key 4 - Targeted Investments

Key 6 - Community Amenities

Subject:

Resolution No. 80-16, Authorizing an Agreement with Hill International for Project Administrative Services for the Swift Corridor: City Hall Project

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

80-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 80-16, authorizing the City Manager to sign and execute an agreement with Hill International for Project Administrative Services for the Swift Corridor: City Hall Project.

Summary:

The Swift Corridor project is a collection of several public and private initiatives intended to stimulate economic development along Swift Boulevard between Long Avenue and George Washington Way. The City's Strategic Leadership Plan contains several goals and objectives in support of the effort, and the Capital Improvement Plan (CIP) includes a project "Swift Corridor: City Hall."

Much of the anticipated investments along the Swift Corridor are complete or underway including a parking structure and 10-story patient tower at Kadlec Regional Medical Center, development of the former city-owned lot at the northwest corner of George Washington Way and Swift Boulevard with restaurants and office, expansion of the Richland Public Library, and several parking, ballfield additions and other improvements at the Columbia Playfields. The next project anticipated in the sequence of initiatives along Swift Corridor is the replacement of three end-of-life City facilities (City Hall, Development Services, Administrative Annex) into one new City Hall building.

Citizens will benefit from the consolidation of services into one facility and replacement of three end-of-life facilities represents the best lifecycle value for taxpayers. The existing City Hall site at the southwest corner of George Washington Way and Swift Boulevard will be made available for additional economic development upon the completion of the new City Hall facility at 625 Swift Boulevard.

The City has previously entered into a purchase agreement and is in escrow with Columbia Basin College for a half acre of property in the vicinity of the Richland Federal Building as a component of a property exchange with the United States for 1.8 acres of property at 625 Swift Boulevard. This agreement will provide consultant administrative services for the project.

Fiscal Impact:

\$103,574.53 to accomplish the scope of work. Adequate funds are budgeted as part of the capital project.

Attachments:

1. I) Professional Service Agreement No. 81-16
2. I) Resolution No. 80-16



AGREEMENT BETWEEN CITY AND CONSULTANT

THIS AGREEMENT, entered into this ____ day of _____, 2016 by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and Hill International, Inc., 818 West Riverside Ave, Suite 350, Spokane, WA 99201 (hereinafter referred to as the "Consultant").

WITNESSETH:

1) SCOPE OF WORK

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant shall provide design-build oversight services for the Richland City Hall Design-Build project.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
 - (i) Exhibit A: Scope of Services and Proposed Fee
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) 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:
 - (i) City of Richland Agreement No. 81-16
 - (ii) Exhibit A: Scope of Work and Fee

2) GENERAL REQUIREMENTS

- a) The Consultant shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Consultant sufficient notice prior to those meetings requiring Consultant participation.
- b) The Consultant shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or graphical form the various phases and the order of performance of the work in sufficient details so that the progress of the work can easily be evaluated.

3) TIME FOR BEGINNING AND COMPLETION

The Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by June 30, 2018 or as amended.

4) PAYMENT

- a) For services rendered under this Agreement, the City shall pay the Consultant an amount not to exceed One hundred three thousand five hundred seventy four dollars and fifty three cents (\$103,574.53). Payment shall be made on a "time and materials" basis. Payment as identified in this section shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Exhibit A – Scope of Work and Proposed Fee.
- b) 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 the 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 at the government rate, 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.
- 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) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the 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 the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three 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 contract 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

The Consultant, and any and all employees of the Consultant or other persons engaged in the performance of any work or services required of the 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 the 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 the Consultant.

6) OWNERSHIP OF DOCUMENTS

All designs, drawings, specifications, documents, reports and other work products prepared pursuant to this Agreement shall become the property of the City upon payment to the Consultant of the fees set forth in this Agreement. The City acknowledges the Consultant's plans and specifications, including all documents on electronic media, as instruments of professional services. The plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services and payment in full of all payment due to the Consultant. The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of the Consultant. The City agrees to waive any claim against the Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold the Consultant harmless from any claim, liability or cost arising out of any reuse of the plans and specifications by the City or its agent not authorized by the 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 the Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination by the Consultant. In the event the City terminates this Agreement, the City shall pay the 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 the Consultant.
- b) If any work covered by this Agreement shall be suspended or abandoned by the City before the Consultant has completed the assigned work, the 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 the 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 30 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 20 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 its 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 the 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 the Consultant not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action.

10) DEBARMENT CERTIFICATION

The Consultant certifies that neither the 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, the 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

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

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. The 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

The 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 the 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 the 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. If necessary, the policy shall be endorsed to provide contractual liability coverage.
 2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, 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.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability insurance appropriate to the Consultant's profession.
- 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 \$1,000,000 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. The Consultant's insurance coverage shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the 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 evidencing the insurance requirements of the Consultant before commencement of the work, including, but not limited, to the additional insured endorsement.
- g) Notice of Cancellation. The 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 the 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 the 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 the Consultant from the City.

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 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 parties to the Agreement.

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
2700 Duportail Street, Bldg. 200
PO Box 190, M/S #11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710
Fax: (509) 942-7397

Contact Name:	Matt Walker
Name of Firm:	Hill International, Inc
Address:	818 West Riverside, Ave., Suite 350
Address:	Lincoln Plaza
Address:	Spokane, WA 99201
Email:	MatthewWalker@hillintl.com
Phone Number:	509-747-8031
Fax Number:	509-747-8037

18) EQUAL OPPORTUNITY AGREEMENT

The Consultant agrees that s/he 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) PARTIAL INVALIDITY

Any provision of this Agreement which is found to be invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, and the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions hereof.

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) 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) 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 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, the 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 the 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, the 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 22, Extra Work.

24) EXTRA WORK

The City may desire to have the 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.

(Signature page to follow)

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

CITY OF RICHLAND, WASHINGTON

HILL INTERNATIONAL, INC., CONSULTANT

CYNTHIA D. REENTS, ICMA-CM
City Manager

Signature

ATTEST:

Printed Name & Title

MARCIA HOPKINS
City Clerk

Address

Phone: _____

APPROVED AS TO FORM:

Email: _____

Fax: _____

HEATHER D. KINTZLEY
City Attorney

Exhibit A

Scope of Services and Fee

The purpose of this document is to define the services to be provided for the Richland City Hall Design-Build project.

Principal-in-Charge:

1. Provide management oversight of the Hill team to assure that the needs of the City for the project are being met.

Project Manager:

1. Develop City generated contractual correspondence to the DB Team.
2. Provide oversight of the DB Team procurement process.
 - Prepare the Washington State Project Advisory Review Board Project Review Committee (PRC) alternative contract delivery design build (DB) application.
 - Respond to PRC questions prior to PRC presentation; present project application request at PRC meeting.
 - Prepare DB Request for Qualification (RFQ) document and manage RFQ process.
 - Prepare DB Request for Proposal (RFP) and manage DB selection process.
 - Assist the City with the execution of the DB Agreement.
3. Provide oversight of the design phase for the project, as requested by the City of Richland.
 - Participate in design meetings.
 - Provide limited review and comment on design deliverables.
 - Review and recommend DB applications for payment.
4. Provide oversight of the construction and closeout phase for the project, as requested by the City of Richland.
 - Participate in construction meetings.

- Prepare Change Orders for City's signature.
 - Review and recommend DB applications for payment.
 - Assist with creation of DB punchlist.
 - Manage DB's submission of closeout deliverables to City.
 - Secure release of retainage rights from agencies having jurisdiction.
5. Once a month during design and construction phase attend onsite project meetings as directed by the City of Richland, all other meetings will be attended via conference call.

Project Control: (On-Call Services)

1. Review the DB's baseline and monthly update schedules and provide written comments related to same to the project team.

Estimator: (On-Call Services)

1. Review and comment on GMP budget estimates developed during design phase.
2. Review change orders in excess of \$10,000 to determine the appropriateness of DB's requested cost. Facilitate change order cost negotiations.

Document Control:

1. Develop and maintain the program file system and file to the system as required.
2. At program completion transfer all project files to the City via Compact Disc.
3. Assist the project manager in other administrative tasks as required.
4. Prepare monthly Hill invoices.

RESOLUTION NO. 80-16

A RESOLUTION of the City of Richland authorizing execution of a professional services agreement with Hill International for project procurement and management services related to the Swift Corridor: City Hall project.

WHEREAS, the Swift Corridor project is a collection of several public and private initiatives intended to stimulate economic development along Swift Boulevard between Long Avenue and George Washington Way; and

WHEREAS, the City's Strategic Leadership Plan contains several goals and objectives in support of the effort; and

WHEREAS, the City's Capital Improvement Plan includes the 'Swift Corridor: City Hall' project; and

WHEREAS, many of the anticipated investments along the Swift Corridor are complete or underway including a parking structure and 10-story patient tower at Kadlec Regional Medical Center, development of the former city-owned lot at the northwest corner of George Washington Way and Swift Boulevard with restaurants and offices, expansion of the Richland Public Library, and several parking, ballfield additions and other improvements at the Columbia Playfields; and

WHEREAS, the next project anticipated in the sequence of initiatives along Swift Corridor is the replacement of three end-of-life City facilities (City Hall, Development Services, Administrative Annex) into one new City Hall building; and

WHEREAS, citizens will benefit from the consolidation of services into one facility; and

WHEREAS, replacement of the end-of-life facilities represents the best lifecycle value for taxpayers; and

WHEREAS, the existing City Hall site at the southwest corner of George Washington Way and Swift Boulevard will be made available for additional economic development upon the completion of the new City Hall facility at 625 Swift Boulevard; and

WHEREAS, the City of Richland considers it in the best public interest to enter into a professional service agreement for the purpose of providing project procurement and management services related to constructing a City Hall facility.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 19th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 90-16, Awarding Bid to Intermountain Slurry Seal for the 2016 Slurry Seal Project

Department:
Public Works

Ordinance/Resolution Number:
90-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 90-16, authorizing the City Manager to sign and execute an agreement with Intermountain Slurry Seal for bid award in the amount of \$224,200.36 for the 2016 Slurry Seal project.

Summary:

This year's Pavement Management Program includes slurry seal, microsurfacing, rubberized chip seal, and asphalt overlay. Application of these various techniques is guided by a model with pavement condition inputs, resurfacing technique service life, and cost.

The proposed contract will apply slurry seal and microsurfacing treatments to various streets in the north third of the City, including several Port of Benton-owned streets. A vicinity map is included to indicate the streets to be resurfaced. Added to this year's slurry seal project is a street segment that will be treated with microsurfacing. Microsurfacing is a new technique in Richland, but is familiar in our region. Microsurfacing is similar to slurry seal, but the material is thicker when installed and cures quicker, thus reducing traffic disruption. Van Giesen, between Birch and Thayer, was picked for microsurfacing because it is a busy street with many driveways and some businesses.

At the March 1, 2016 City Council meeting, an interlocal agreement with the Port of Benton was approved facilitating a slurry seal partnership with the Port. On March 31, 2016, two bids were received; only one bid was responsive. The low bid was \$224,200.36. Engineer's estimate was \$267,991.47.

Installation of the slurry seal and microsurfacing is scheduled for this summer. A public outreach program has been designed to support the project. The outreach program will include direct mail materials, web site content, and timely notices by the contractor.

Also attached to this staff report is a vicinity map showing application of all of the resurfacing techniques. Favorable bid prices for this contract and the rubberized chip seal contract have created more capacity to complete asphalt overlays. The streets on the attached map represent an overlay program expanded from initial planning. Staff intends to complete as much of this work as budget will allow.

Fiscal Impact:
Yes

Total project costs including construction, contingency and engineering are estimated at \$304,000. This project is funded under the Pavement Management Program in the 2016-2030 Capital Improvement Plan, approved by Council on November 17, 2015. There is currently \$1,258,685.35 available in this project budget.

Attachments:

1. RES 90-16
2. Slurry Seal Bid Tab
3. Slurry Seal Vicinity Map
4. 2016 Resurfacing Program Vicinity Map

RESOLUTION NO. 90-16

A RESOLUTION of the City of Richland authorizing the award of bid and execution of a construction contract to Intermountain Slurry Seal, Inc. for the 2016 Slurry Seal Project.

WHEREAS, the 2016–2030 Capital Improvement Plan includes a fully-funded project titled Pavement Management Program; and

WHEREAS, City staff has completed all project development and design work required to advance the project to construction; and

WHEREAS, City staff solicited bids in accordance with the City's purchasing policies, receiving and opening two (2) bids on March 31, 2016; and

WHEREAS, Intermountain Slurry Seal, Inc. submitted the lowest responsible bid of the two (2) received; and

WHEREAS, the project budget is adequate to complete the project using the lowest responsible bid; and

WHEREAS, it is in the City's best interest to proceed to complete the project in accordance with the Capital Improvement Plan, project design and the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute a contract award to Intermountain Slurry Seal, Inc. in the amount of \$224,200.36 and execute change orders up to the amount of \$50,000.00 to fulfill the project's design intent.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

City of Richland

DATE BIDS OPENED: March 31, 2016	ITB # 16-0008
2016 SLURRY SEAL	

NON RESPONSIVE BID

				ENGINEER'S ESTIMATE		INTERMOUNTAIN SLURRY SEAL INC RENO, NV		BLACKLINE, INC VANCOUVER, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCH A: COR SLURRY SEAL BASE BID								
A-1	Mobilization.	1	LS	\$25,000.00	25,000.00	29,620.65	29,620.65	8,000.00	8,000.00
A-2	SPCC plan (all schedules).	1	LS	250.00	250.00	750.00	750.00	1,000.00	1,000.00
A-3	Project temporary traffic control.	1	LS	10,000.00	10,000.00	25,000.00	25,000.00	9,000.00	9,000.00
A-4	Flaggers & spotters.	60	HRS	45.00	2,700.00	55.00	3,300.00	50.00	3,000.00
A-5	Type II Slurry Seal.	42,821	SY	1.70	72,795.70	1.45	62,090.45	1.30	55,667.30
A-6	Removing plastic line.	2,265	LF	0.75	1,698.75	0.45	1,019.25	0.60	1,359.00
A-7	Removing plastic crosswalk line & stop bar.	477	SF	3.00	1,431.00	2.25	1,073.25	3.50	1,669.50
A-8	Removing plastic traffic markings.	2	EA	80.00	160.00	75.00	150.00	100.00	200.00
A-9	Tree trimming.	1	LS	1,500.00	1,500.00	2,500.00	2,500.00	2,000.00	2,000.00
A-10	Portable changeable message sign.	200	HRS	10.00	2,000.00	5.00	1,000.00	15.00	3,000.00

SCH A: COR SLURRY SEAL BASE BID SUBTOTAL

\$117,535.45

\$126,503.60

\$84,895.80

0% SALES TAX

-

-

-

SCH A: COR SLURRY SEAL BASE BID TOTAL

\$117,535.45

\$126,503.60

\$84,895.80

SCH B: VAN GIESEN MICRO-SURFACING

B-1	Mobilization.	1	LS	\$5,000.00	5,000.00	500.00	500.00		-
B-2	Project temporary traffic control.	1	LS	3,000.00	3,000.00	1,500.00	1,500.00		-
B-3	Flaggers & spotters.	40	HRS	45.00	1,800.00	55.00	2,200.00		-
B-4	Micro-surfacing, Type III	13,829	SY	3.60	49,784.40	2.45	33,881.05		-
B-5	Removing plastic line.	3,170	LF	0.75	2,377.50	0.45	1,426.50		-
B-6	Removing plastic crosswalk line & stop bar.	1,173	SF	3.00	3,519.00	2.25	2,639.25		-
B-7	Removing plastic traffic markings.	2	EA	80.00	160.00	75.00	150.00		-
B-8	Temporary pavement markings.	3,000	LF	0.75	2,250.00	0.35	1,050.00		-
B-9	Portable changeable message sign.	100	HRS	10.00	1,000.00	5.00	500.00		-

SCH B: VAN GIESEN MICRO-SURFACING SUBTOTAL

\$68,890.90

\$43,846.80

\$0.00

0% SALES TAX

-

-

-

SCH B: VAN GIESEN MICRO-SURFACING TOTAL

\$68,890.90

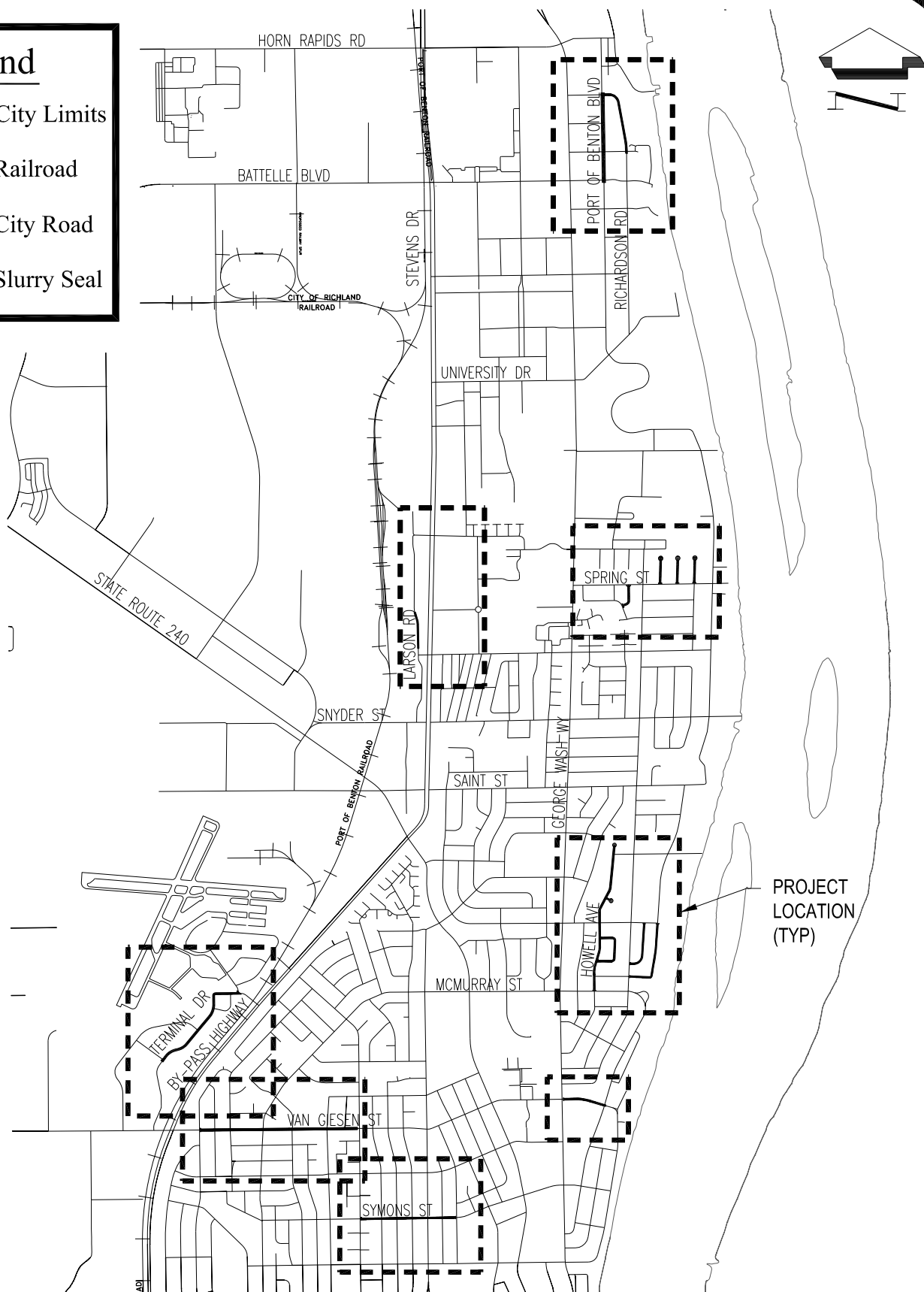
\$43,846.80

\$0.00

				ENGINEER'S ESTIMATE		INTERMOUNTAIN SLURRY SEAL INC RENO, NV		BLACKLINE, INC VANCOUVER, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCH C: PORT OF BENTON SLURRY SEAL BASE BID								
C-1	Mobilization.	1	LS	\$5,000.00	5,000.00	250.00	250.00	1,000.00	1,000.00
C-2	Project temporary traffic control.	1	LS	3,000.00	3,000.00	865.00	865.00	1,500.00	1,500.00
C-3	Flaggers & spotters.	30	HRS	45.00	1,350.00	55.00	1,650.00	50.00	1,500.00
C-4	Type II Slurry Seal.	20,928	SY	2.00	41,856.00	1.45	30,345.60	1.30	27,206.40
SCH C: PORT OF BENTON SLURRY SEAL BASE BID SUBTOTAL					\$51,206.00		\$33,110.60		\$31,206.40
8.6% SALES TAX					4,403.72		2,847.51		2,683.75
SCH C: PORT OF BENTON SLURRY SEAL BASE BID TOTAL					\$55,609.72		\$35,958.11		\$33,890.15
	ADDITIONAL ALTERNATIVE 1: PORT OF BENTON SLURRY SEAL (TERMINAL DR)								
ALT-1	Mobilization.	1	LS	\$2,500.00	2,500.00	250.00	250.00	1,000.00	1,000.00
ALT-2	Project temporary traffic control.	1	LS	1,500.00	1,500.00	1,250.00	1,250.00	1,500.00	1,500.00
ALT-3	Flaggers & spotters.	20	HRS	45.00	900.00	60.00	1,200.00	50.00	1,000.00
ALT-4	Type II Slurry Seal.	9,500	SY	2.00	19,000.00	1.45	13,775.00	1.30	12,350.00
ADDITIONAL ALTERNATIVE 1 SUBTOTAL					\$23,900.00		\$16,475.00		\$15,850.00
8.6% SALES TAX					2,055.40		1,416.85		1,363.10
ADDITIONAL ALTERNATIVE 1 TOTAL					\$25,955.40		\$17,891.85		\$17,213.10
SCH A: COR SLURRY SEAL BASE BID					\$117,535.45		\$126,503.60		\$84,895.80
SCH B: VAN GIESEN MICRO-SURFACING					68,890.90		43,846.80		0.00
SCH C: PORT OF BENTON SLURRY SEAL BASE BID					55,609.72		35,958.11		33,890.15
ADDITIONAL ALTERNATIVE 1					25,955.40		17,891.85		17,213.10
SCHEDULE A, B & C TOTAL					\$242,036.07		\$206,308.51		\$118,785.95
SCHEDULE A, B & C + ALTERNATIVE 1					\$267,991.47		\$224,200.36		\$135,999.05

Legend

- City Limits
- ++++ Railroad
- == City Road
- Slurry Seal



CITY OF RICHLAND 2016 SLURRY SEAL PROJECT 16-0008

DATE: 03-07-2016
 DRAWN BY: LD
 SCALE: NOT TO SCALE
 CAD DWG: o:\civil_projects - civil 3d\2016 slurry seal_saw_cp0966\01_engineering\6.0_drawings\2016 slurry seal_cover.dwg

CITY OF RICHLAND

2016 COR STREET PROJECTS

Columbia River

- MICROSURFACE & SEAL CRACKS
- SLURRY SEAL (TYPE II) & SEAL CRACKS
- EDGE MILL & THIN OVERLAY
- RUBBERIZED CHIP SEAL

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 96-10, Approving a Ground Lease Agreement with Almond Asphalt

Department:

Community & Development Services

Ordinance/Resolution Number:

96-16

Document Type:

Resolution

Recommended Motion:

Approve Resolution 96-16, authorizing the City Manager to sign and execute a ground lease agreement with Almond Asphalt for lease of two acres in the Horn Rapids Industrial Park for operation of an asphalt recycling facility.

Summary:

In May 2009, the City entered into a lease agreement (C50-09) with Almond Asphalt for the lease of two acres in the Horn Rapids Industrial for operation of an asphalt recycling facility near the City's landfill.

The original lease agreement expired on April 30, 2015, at the conclusion of the final one-year renewal term.

Upon expiration of the original lease agreement, Almond Asphalt expressed interest in purchasing the two-acre property rather than leasing it for another term. After analyzing the purchase option, City staff informed Almond Asphalt that per Richland Municipal Code requirements, all lots must be served by means of an improved public right-of-way. To cover the required costs for over two thousand feet of road and utility improvements serving the leased property, the purchase price would be significantly increased.

After careful consideration of these factors, Almond Asphalt now desires to enter into a long-term lease agreement with the City.

The proposed lease is for a five-year term, with the option to renew for two additional five (5) year terms.

The Economic Development Committee reviewed the proposed lease at its regular meeting on April 25, 2016, and recommended approval.

Fiscal Impact:

The lease rate is \$3,600 per acre annually (calculated at \$45,000 per acre for Horn Rapids Industrial Park land x 0.08 rent rate) – totaling \$7,200 annually for the two acres. The lease rate will increase based on inflation, beginning in Year 2020. Lease proceeds will be placed in the City's Industrial Development Fund.

Attachments:

1. Resolution No. 96-16
2. Almond Asphalt Ground Lease Agreement
3. Almond Asphalt - Vicinity Map
4. Almond Asphalt - Lease Site Map

RESOLUTION NO. 96-16

A RESOLUTION of the City of Richland authorizing execution of a five-year lease between the City of Richland and Almond Asphalt, LLC, a Washington corporation.

WHEREAS, the City of Richland owns the Horn Rapids Industrial Park, within the City of Richland; and

WHEREAS, the City of Richland has identified in its long term strategic plan the desire to develop innovative solid waste reduction and processing programs; and

WHEREAS, Almond Asphalt, LLC recycles asphalt which might otherwise require space in the landfill; and

WHEREAS, the City of Richland entered into a short-term lease agreement (Contract No. C50-09) with Almond Asphalt, LLC on May 19, 2009 for the lease of two (2) acres in the Horn Rapids Industrial Park; and

WHEREAS, the original lease agreement between the City of Richland and Almond Asphalt, LLC expired on April 30, 2015; and

WHEREAS, upon expiration of the original lease agreement, Almond Asphalt LLC proposed to purchase the two (2) acres from the City to continue operation of the asphalt recycling facility; and

WHEREAS, in consideration of the purchase of the two (2) acres, Almond Asphalt LLC was made aware of the added cost to the purchase price to cover required road and utility improvements to serve the property; and

WHEREAS, after negotiations between the City of Richland, Almond Asphalt LLC wishes to enter into a long-term ground lease for five (5) years with the option to renew the lease for two (2) additional terms of five (5) years each; and

WHEREAS, at their April 25, 2016 meeting, the Economic Development Committee provided a positive motion to the City Council for the City to enter into a long-term ground lease Almond Asphalt, LLC for the operation of an asphalt recycling facility.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland, authorizes the City Manager to enter into an agreement with Almond Asphalt, LLC for a five-year lease of two (2) acres in the Horn Rapids Industrial Park for the operation of an asphalt recycling facility.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT ("Agreement") is entered into as of _____, 2016 (the "Effective Date") by and between the **CITY OF RICHLAND**, ("Lessor") and **ALMOND ASPHALT, LLC**, ("Lessee").

RECITALS

A. Lessor represents and warrants that Lessor is the owner of the real property legally described in the attached **Exhibit A** (the "Property"), free and clear of any and all liens and encumbrances except those shown on the attached map **Exhibit B**.

B. Lessee represents and warrants that it intends to construct, maintain and operate an **Asphalt Recycling Operation** on the Property at Lessee's expense. Said use will divert a portion of solid waste generated in Richland from entering the landfill and will utilize this waste for a beneficial purpose.

AGREEMENT

1. **Lease.** Lessor hereby leases the Property to Lessee and Lessee hereby leases the Property from Lessor upon the terms and conditions contained herein. The Property includes a site(s) for the construction, maintenance and operation of an asphalt recycling facility, together with unimproved road right-of-way and easements for utilities.
 - 1.1 The leased premises shall not be used or developed in any way except for the use and operation of an asphalt recycling facility. All activities of Lessee related to the leased premises must be consistent with the use and operation of the leased premises solely as an asphalt recycling facility. The City shall conduct periodic review of the leased premises to determine if the use of the property is in compliance with this Section 1.1 of the Ground Lease Agreement. If, at any time, the use of the leased premises is in violation of this Section 1.1 of the Ground Lease Agreement for use and operation solely as an asphalt recycling facility, this ground lease shall automatically terminate without notice and without recourse.
2. **Term of Agreement.** The initial term of this Agreement (the "Initial Term") shall begin upon the Effective Date of this Lease Agreement (the "Commencement Date"), and terminate five (5) years thereafter, unless earlier terminated or otherwise extended as provided in this Lease Agreement. "Lease year" shall be defined as each period of twelve (12) consecutive months throughout the Term, beginning on the Commencement Date and each subsequent anniversary thereafter.

- 2.1 **Extension Option.** Lessee may extend this Lease Agreement for up to two (2) additional terms of five (5) years each (referred to herein individually as "Extension Term" and collectively as "Extension Terms"). The Extension Terms shall be consecutive and Lessee shall have no other right to further extend the Lease Agreement in the event Lessee fails to exercise any then current Extension Term.

Lessee shall exercise the right to extend this Lease Agreement by delivering to Lessor written notice (the "Exercise Notice") of its intent to so extend no later than the day prior to expiration of the initial term or any Extension Term as the case may be.

3. **Rent.** The rent rate for the Property during the term of this Lease Agreement shall be \$3,600 per acre annually (calculated at \$45,000 per acre for Horn Rapids Industrial Park land x 0.08 rent rate = \$3,600 per acre), totaling \$7,200 annually and to be paid in twelve (12) equal monthly installments of \$600, as follows:

The first rental payment shall be prorated, due and payable upon the Commencement Date. All rental payments thereafter shall be due and payable on the 1st business day of each month thereafter, without set-off or reduction, at the address specified for payment by Lessor.

- 3.1 **Late Charges.** Lessee acknowledges that the late payment by Lessee of any installment of Base Rent shall cause Lessor to incur certain costs and expenses not contemplated under this Agreement, the exact amount of such costs and expenses being extremely difficult or impractical to fix. Such costs and expenses will include, without limitation, administrative and collection costs and processing and accounting expenses. Accordingly, if any installment of the Base Rent is not received by Lessor by the tenth (10th) day after Lessee receives written notice from Lessor that such installment is overdue, Lessee shall pay Lessor, with the overdue installment, a late charge equal to five percent (5%) of such installment. Lessor and Lessee agree that such late charges represent a reasonable estimate of the costs and expenses that will be incurred by Lessor as a result of the late payment, and is fair compensation to Lessor for its losses suffered by such late payment. Acceptance of late charges shall not constitute a waiver of Lessee's default with respect to any nonpayment of Base Rent, nor prevent Lessor from exercising all of the rights and remedies available to Lessor under this Agreement.

4. **Taxes, Assessments, Insurance and Maintenance.** Lessee shall pay all leasehold taxes upon the Property, and all personal property taxes upon property of Lessee located upon the Property, promptly as the same become due. Leasehold taxes of the initial partial calendar year of the Lease Term and household taxes and assessments for the last partial calendar year of the Lease Term shall be prorated between Lessor and Lessee as of the Commencement Date and termination date of this Agreement. Lessee shall pay all assessments hereafter levied against the Property, or a portion thereof, during the Term of this Agreement, including assessments coming due to any special purpose governmental

or local improvement district. It is the intention of the parties that this is a triple net lease and Lessee shall pay, in addition to taxes and assessments, all direct costs of operation, repair, replacement and maintenance of the Property and improvements built thereon (including the Building(s)), including by way of illustration but not limited to water and sewer charges, insurance premiums, utilities, labor, maintenance, supplies, materials, equipment, and tools.

- 4.1 **Contest of Taxes and Assessments.** Lessee may contest any leasehold tax or special assessments so long as: (a) Lessee commences such contest prior to such tax or assessment becoming delinquent and continuously pursues the contest in good faith and with due diligence; (b) such contest stays the foreclosure of any lien securing the payment of any such tax or assessment; and (c) Lessee pays any tax or assessment within ten (10) days following the date of resolution of such contest.
5. **Limitations on Use.** Except with the prior written consent of Lessor in each instance, which consent may be withheld in its sole discretion, the Property shall be used solely for the purposes to construct, maintain and operate an asphalt recycling operation.
6. **Maintenance of Property.** Throughout the Term of this Agreement, Lessee, at its sole cost and expense, shall maintain any buildings and capital improvements placed on Property by Lessee in good condition and repair, including replacement when necessary in accordance with all applicable laws, rules, ordinances, and regulations of governmental agencies, including without limitation, the Americans with Disabilities Act (ADA).
7. **Limit of Stockpiled Material.** Lessee shall limit the amount of material stockpiled on the Property to two hundred fifty (250) tons of material. Upon meeting this limit, Lessee shall not bring additional material on-site until such time that at least twenty-five percent (25%) of the stockpiled material has been processed and removed from the Property. Exceeding the stockpile material limit shall be cause for immediate termination of this Lease Agreement as provided in Section 22. Lessee shall provide a performance bond in the amount of fifty thousand dollars (\$50,000), which is approximately equal to the maximum material stockpiled on the Property, multiplied by the published disposal fee to the City of Richland Landfill. Said performance bond will be executed by the City for the amount equal to the disposal fees for material left on the Property after termination of this Agreement as provided in Section 22.
8. **Subleases.** Lessee may sublease portions of the leased area. All sublease agreements shall meet the requirements of this Agreement unless specific circumstances require exceeding the minimum conditions of this Agreement. All subleases shall be approved by Lessor.
9. **Assignment.** Lessee shall neither assign nor transfer its interest in this Agreement, in whole or in part, to any person or entity without Lessor's prior written consent, (which consent shall not be unreasonably withheld), nor shall the Property, nor any part thereof, be sublet by Lessee to any person or entity without Lessor's prior written consent (which consent shall not be unreasonably withheld), except that Lessee may without Lessor's prior written approval: (a) assign (or grant a deed of trust or mortgage on) its interest hereunder as

collateral securing a construction loan to fund the construction of building, structures and related improvements or as otherwise permitted under this Agreement.

10. **Insurance.** Lessee shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the use of the Property.

No Limitation. Lessee's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Lessee to the coverage provided by such insurance, or otherwise limit Lessor's recourse to any remedy available at law or in equity.

1. **Minimum Scope of Insurance.** Lessee shall obtain insurance of the types described below:

- I. **Commercial General Liability** insurance shall be written in Insurance Services Office (ISO) Occurrence Form CG 00 01, and shall cover premises and contractual liability. Lessor shall be named as an insured on Lessee's Commercial General Liability insurance policy using ISO Additional Insured-Managers or Lessors of Premises Form CG 20 11, or a substitute endorsement providing equivalent coverage.
- II. **Property** insurance shall be written on an all-risk basis.
- III. **Builders Risk** insurance covering interests of the Lessee, the Contractor, Subcontractors and Sub-subcontractors in the work shall be obtained prior to construction of any structures. Builders Risk shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and physical loss or damage, including flood and earthquake, theft, vandalism, malicious mischief, collapse, temporary buildings and debris removal. This Builders Risk insurance covering the work will have a deductible of five thousand dollars (\$5,000) for each occurrence, which will be the responsibility of the Lessee or Contractor. Higher deductibles for flood and earthquake perils may be accepted by the Lessee or by a Contractor with written acceptance by the Lessee. Any increased deductibles accepted by the Lessee from a Contractor will remain the responsibility of Contractor. The Builders Risk insurance shall be maintained until final completion and acceptance of the work.

2. **Minimum Amounts of Insurance.** Lessee shall maintains the following insurance limits:

- I. **Commercial General Liability** insurance shall be written with limits no less than two million dollars (\$2,000,000) each occurrence, and six million dollars (\$6,000,000) general aggregate.
- II. **Property** insurance shall be written covering the full value of Lessee's property and improvements with no coinsurance provisions.

III. Builders Risk insurance shall be written in the amount of the completed value of the project with no coinsurance provisions.

3. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Rating of not less than A: VII.
 4. Verification of Coverage. Lessee shall furnish Lessor with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Lessee.
 5. Waiver of Subrogation. Lessee and Lessor hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance on or in connection with the Property. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.
11. **Laws, Licenses and Permits.** Lessee shall comply with all federal, state and local laws and regulations with regard to construction, licenses or permits to do business and all other matters. Lessee shall further comply with the standards and recommendations of the state and local health departments in all matters relating to health and sanitation.
12. **Hazardous Materials and Environmental Compliance.**

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

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

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

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

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

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

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

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

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

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

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

natural resource damage claims, arising out of any action, inaction, or event described or referred to in this document.

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

Lessee shall indemnify and hold Lessor harmless from any and all claims, liabilities, lawsuits, damages, and expenses including reasonable attorney's fees for bodily injury or death, property damage, loss, or costs caused by or arising from the use, disposal, transportation, generation, release, handling, spillage, storage, treatment, deposit and/or sale of Hazardous Materials by Lessee or any of its agents, representatives or employees in, on, or about the Property occurring during the term of this agreement.

Lessor shall indemnify and hold the Lessee harmless from any and all claims, liabilities, lawsuits, damages, and expenses, including reasonable attorney's fees arising from third party actions brought against Lessee that are caused by or arise from the use, disposal, transportation, generation, release, handling, spillage, storage, treatment, deposit and/or sale of Hazardous Materials by Lessor or any of its agents, representatives or employees in, on, or about the Premises.

5. Reporting Requirements. Lessee shall comply with the Laws requiring the submission, reporting, or filing of information concerning Hazardous Materials with the Authorities, and shall provide to Lessor a full copy of such filing or report as submitted within 15 days of such submission.
6. Right to Check on Lessee's Environmental Compliance. Lessor expressly reserves the right, and Lessee shall fully cooperate in allowing, from time to time, such examinations, tests, inspections, and reviews of the Property as Lessor, in its sole and absolute discretion, shall determine to be advisable in order to evaluate any potential environmental problems.
7. Remedies. Upon Lessee's default under this Section, Hazardous Materials and Environmental Compliance, Lessor shall be entitled to the following rights and remedies in addition to any other rights and remedies that may be available to Lessor:
 - I. At Lessor's option, to terminate this Agreement immediately, notwithstanding the notice of Section 22; and/or.

- II. At Lessor's option, to perform such response, remediation and/or cleanup as is required to bring the Property and any other areas of Lessor property affected by Lessee's default into compliance with the Laws and to recover from Lessee all of the Lessor's costs on connection therewith; and/or
 - III. To recover from Lessee any and all damages associated with the default, including but not limited to response, remediation and cleanup costs and charges, civil and criminal penalties and fees, adverse impacts on marketing the Property or any other adjacent area of Lessor property, loss of business and sales by Lessor and other City lessees, diminution of value of the Property and/or other adjacent areas owned by Lessor, the loss or restriction of useful space on the Property and/or other adjacent areas owned by Lessor, any and all damages and claims asserted by third parties, and Lessor's attorney's fees and costs.
8. Remediation on Termination of Agreement. Upon the expiration or earlier termination of this Agreement, Lessee shall remove, remediate or cleanup any Hazardous Materials on or emanating from the Property, provided that the presence of Hazardous Materials arises from Lessee's use or occupancy of the Property or Lessee's acts or omissions exacerbate the cost of remediation and Lessee shall undertake whatever other action may be necessary to bring the premises into full compliance with the Laws ("Termination Cleanup"). The process for such Termination Cleanup is subject to Lessor's prior written approval. If Lessee fails or refuses to commence the Termination Cleanup process, or fails to reasonably proceed toward completion of such process, Lessor may elect to perform such Termination Cleanup after providing Lessee with written notice of the Lessor's intent to commence Termination Cleanup, and after providing Lessee a reasonable opportunity, which shall be not less than ninety (90) days after such notice (unless Lessor is given notice by a government agency with jurisdiction over such matter that Termination Cleanup must commence within a shorter time, in which case City shall give Lessee notice of such shorter time), to commence or resume the Termination Cleanup process. If Lessor performs such Termination Cleanup after said notice (and Lessee's failure to perform same) Lessee shall pay all Lessor costs.
9. Survival. Lessee's obligations and liabilities under this section Hazardous Materials and Environmental Compliance, shall survive the expiration of this Agreement.
13. Eminent Domain. In the event that the Property or any portion thereof is taken by eminent domain or for any public or quasi-public use under any statute (or an agreed sale to a public or quasi-public corporation or utility after threat of condemnation constituting a public taking as used herein), the rights of the parties with respect to the term of this Agreement, the Base Rent, and award shall be as the parties then agree to be just and equitable under all the circumstances, regardless of any technical rule of law, having in mind the rights of any mortgagee, the financial requirements of operating any remaining portion of the Property and improvements, the cost of restoration, and the balance of the term remaining, among other relevant considerations. If Lessor and Lessee do not agree as to a just and equitable division of the award, abatement of rent or other adjustments to the Agreement

within sixty (60) days after the date of the award, the disputed matter(s) shall be decided pursuant to Section 23. The proceeds of the award, whether in the negotiation, mediation or arbitration, shall be divided between the parties based upon the proportionate value of their respective interests in the Property and improvements located therein. It is the general intent of this Subsection that, upon an award being made, the parties shall share in the award to the extent that their respective interests are depreciated, damaged, or destroyed by the exercise of the right of eminent domain. If the condemnation is total, the condemnation award shall be allocated so that the then value of the Property, as if it were unimproved property, is allocated to the Lessor, and the then value of the Building(s) is allocated between the Lessor and Lessee after giving due consideration to the number of years remaining in the term of this Agreement and the condition of the structures at the time of condemnation.

14. **Construction.** Prior to any construction, alteration, replacement, removal or major repair of any improvements (whether owned by the Lessor or by Lessee), Lessee shall submit to the Lessor plans and specifications which describe the proposed activity. Construction shall not proceed until the Lessor has approved the plans and specifications in writing and when requested by Lessor, Lessee has obtained a performance and payment bond (for any permanent structure with a value in excess of \$25,000) in an amount equal 100% of the estimated cost of construction. The performance bond shall be maintained until the costs of construction, including all laborers and material persons, have been paid in full. Lessor's consent and approval shall be required for any routine maintenance or repair of improvements made by Lessee pursuant to its obligation to maintain the Property in good order, and that does not result in construction, alteration, replacement or major repair of improvements on the Property.
15. **Ownership of Improvements.** All improvements constructed on the Property by Lessee as permitted by this Agreement shall be owned by Lessee until termination of this Agreement. All improvements on the Property at the termination of this Agreement, including but not limited to the Building(s) to be constructed upon the Property, shall, without compensation to Lessee, then become Lessor's property free and clear of all claims to or against them by Lessee and free and clear of defects, liens and encumbrances suffered or incurred by Lessee, except for those expressly permitted under the provisions of this Agreement. Prior to Lessor's acceptance of ownership, Lessor reserves the right, at Lessor's own expense, to have a mutually agreed upon licensed inspector verify that all improvements meet necessary health, safety and structural requirements.
 1. Construction of facilities as provided in this Section, and accessory amenities such as parking, access streets, utilities, etc. shall be the responsibility of the Lessee. Lessor shall be involved in the planning and development of the construction drawings. Final approval of the plans shall rest with Lessor.
16. **Subordination.** Lessee shall have the right at any time from and after the date of this Agreement, and from time to time thereafter during the Term of this Agreement, upon written request (provided that Lessee is not in default under any term of this Agreement, either at the time such notice is given or at the time Lessor receives the applicable subordination instruments), to require Lessor to execute and deliver a commercially

reasonable and customary subordination instrument as Lessee's mortgagee may reasonably require to enable Lessee to obtain the financing for the development or operation of the Property to the satisfaction of the conditions set forth below; provided, however, that (a) Lessor shall not be required to subordinate its interest to more than one mortgage or deed of trust at any given time; and (b) the maximum principal amount secured by such mortgage or deed of trust shall not exceed ninety-five percent (95%) of the Building Value. The term "Building Value" means then- current fair market value of the Building (and Lessee's leasehold interest in the Property) as determined by an M.A.I. designated appraiser jointly selected by Lessee and Lessor (or if they are unable to agree within fifteen (15) days, then selected by the presiding judge of Benton County Superior Court). Lessor's obligation to subordinate to Lessee's mortgagee is further subject to the following terms and conditions:

1. The loan documents, subject to the lender's agreement, shall provide that the lender will not foreclose its interest in the Property or accelerate the balance due without first giving Lessor at least sixty (90) days' advance written notice of its intention to do so; provided, however, that the lender shall be required to forbear from foreclosing or accelerating only if Lessor makes all payments and discharges all payment obligations coming due under the loan documents during that sixty (90) day period. The loan documents shall also contain a provision allowing Lessor to assume Lessee's indebtedness secured by the Property without penalty, premium or charge in the event of a default by Lessee under the indebtedness or under this Agreement.
2. Such financing shall not be repayable by its terms for a period ending after the date upon which this Agreement terminates by its terms.
3. Any financing obtained for the construction of improvements upon the Property shall be used solely for the expense of such construction, costs or expenses in connection with such financing, and other expenses arising out of or related to such financing or such construction.
4. Lessee shall promptly pay and perform all of the obligations under the loan documents. In the event Lessee fails to do so, Lessor shall have the right, but not the duty, to pay or perform such obligations, and the amount so paid or the cost of performance shall be immediately due and payable from Lessee to Lessor and shall bear interest from the date paid or incurred at a rate of interest equal to the Applicable Rate. Any such payment or performance by Lessor shall not be deemed a waiver of Lessor's right to give notice of, or claim, a default by Lessee under this Agreement as a result of such nonpayment or nonperformance by Lessee.
5. The subordination of Lessor's interest shall be accomplished by the execution by Lessor and recording of a written subordination agreement in such commercially reasonable and customary form as may be reasonably requested by the lender. In no event shall Lessor or any officer, director, employee or agent of Lessor, have any personal liability for payment or performance of the obligations of Lessee in connection with such financing and the lender's sole recourse against Lessor shall be limited to its interest in the Property.

17. **Quarterly Reporting Requirement.** Lessee shall submit a quarterly report to the City of Richland Solid Waste Supervisor providing a) a breakdown of material brought into the site, b) the current inventory of material, c) material processed, and d) final product that has left the Property.
18. **Contracting Officer.** The Manager of the Economic Development Office for the City of Richland or his/her designated representative shall be the contracting officer who shall act as the agent of Lessor under this Agreement. Lessee shall be responsible to notify Lessor of a current contact person for the Lessee in the event of an emergency.
19. **Anti-Discrimination.** Lessee shall not discriminate against any person or persons because of race, color, religion, sex, national origin, ancestry, martial or veteran status, disability, sexual orientation, or any other basis prohibited by federal, state or local law.
20. **Indemnification/Hold Harmless.** Lessee shall defend, indemnify and hold Lessor, its officers, officials, employees and volunteers harmless from and against all claims, suits, actions or liabilities for injury or death of any person, or for loss or damage to property, which arises out of the use of the Property or from any activity, work or thing done, permitted, or suffered by Lessee in or about the Property, except only such injury or damage as shall have been occasioned by the sole negligence of Lessor.
21. **Taxes.** All sales taxes, leasehold excise taxes and other applicable taxes will be coded to the City of Richland.
22. **Termination.** Either party can terminate this Agreement for “just cause” by giving the other party thirty (30) days’ written notification. “Just cause” shall include, but not be limited to, repeated violations of minor aspects of this Agreement, or a single violation of this Agreement which causes or may cause significant property damage or threatens the health, safety or welfare of citizens of Richland or customers of Lessee. “Just cause” also includes events of Default as defined in Section 24 herein, and when Default is the basis to support termination, Sections 24 and 25 shall control. For all other instances where “just cause” supports termination, the parties will schedule a meeting within forty-eight (48) hours of receipt of written notice, one to the other, to resolve the problem or concern prompting termination. Failure to resolve the situation will result in the termination of this Agreement. Termination of the Agreement shall become effective no later than thirty (30) days from the date of written notification.
23. **Dispute Resolution.** Any controversy or claim between Lessor and Lessee arising out of or relating to this Agreement shall, after the parties have met and conferred in good faith to resolve the problem or dispute, first be referred to mediation to be conducted by an independent mediator selected by mutual agreement, or in the absence of mutual agreement, within fifteen (15) days after a party has requested mediation, by a mediator appointed by the presiding judge of Benton County Superior Court. If the parties are unable to settle their differences through mediation, then the matter may be pursued by legal action. This Lease shall be governed by and construed in accordance with the laws of the State of Washington. Venue for any action instituted under this Lease shall be in the Superior Court for Benton County, Washington. All parties submit to personal jurisdiction

on Benton County Superior Court. If suit or action is instituted in any court in connection with any controversy arising out of this Lease, the prevailing party in that suit or action or any appeal therefrom shall be entitled to recover, in addition to any other relief, the sum which the court may judge to be reasonable attorney's fees.

24. **Default.**

1. Events of Default. Each of the following events shall be a default by Lessee and a breach of this Agreement:
 - I. Abandonment or surrender of the Property or of the leasehold estate, or failure or refusal to pay when due any installment of rent or other sum required by this Agreement to be paid by Lessee, or failure to perform as required or conditioned by any other covenant or condition of this Agreement.
 - II. The subjection of any right or interest of Lessee to attachment, execution, or other levy, or to seizure under legal process, if not released within thirty (30) days.
 - III. The appointment of a receiver to take possession of the Property or improvements, or of Lessee's interest in the leasehold estate or of Lessee's operations on the Property for any reason.
 - IV. An assignment by Lessee for the benefit of creditors or the filing of a voluntary or involuntary petition by or against Lessee under any law for the purpose of adjudicating Lessee a bankrupt; or for extending time for payment, adjustment or satisfaction of Lessee's liabilities; or for reorganization, dissolution, or arrangement on account of or to prevent bankruptcy or insolvency; unless the assignment or proceeding, and all orders, adjudications, custodies, or supervisions are dismissed, vacated or otherwise permanently stayed or terminated within thirty (30) days after the assignment, filing or other initial event.
 - V. Default or delinquency in the payment of loans to Lessee or the performance of any obligations secured by a mortgage, deed of trust, or similar security interest permitted by this Agreement to be placed by Lessee against Lessee's interest in the Building(s) and/or leasehold estate hereunder or against Lessor's interest in the Property.
2. Notice. As a precondition to pursuing any remedy for an alleged default by Lessee, Lessor shall give written notice of default to Lessee. Each notice of default shall specify in detail the alleged event of default and the intended remedy.
3. Lessee's Right to Cure. If the alleged default is a default under Section 24.1 due to nonpayment of rent, taxes, or any other sums to be paid by Lessee as provided in this Agreement (including, without limitation, insurance premiums), Lessee shall have ten (10) days after the notice is given to cure the default or such shorter period as may be required under any mortgage or deed of trust to which Lessor has subordinated its

interest under Section 16; provided, however, that such 10-day cure period shall not apply to an amount that Lessor pays on behalf of Lessee pursuant to Section 16.4, 24.4 or otherwise. For the cure of any other default under Section 24.1 (other than abandonment or surrender of the Property or of the leasehold estate, for which there shall be no cure period), Lessee shall have thirty (30) days after the notice is given to cure the default; provided, however, that if the default is such that it cannot be reasonably cured within such period, then Lessee shall not be in default hereunder if it promptly undertakes a cure during such thirty (30) day period and diligently pursues such cure; provided, further, that in no event shall such cure period extend beyond ninety (90) days from the initial notice of default.

4. **Time of the Essence.** Time is of the essence of this Agreement, and for each and every covenant or condition which must be performed hereunder.

25. **Remedies.** If any default by Lessee continues uncured following notice of default as required by this Agreement, for the period applicable to the default under the applicable provision of this Agreement, Lessor has the following remedies in addition to all other rights and remedies provided by law or equity to which Lessor may resort cumulatively or in the alternative:

1. Without terminating this Agreement, Lessor shall be entitled to recover from Lessee any amounts due hereunder, or any damages arising out of the violation or failure to Lessee to perform any covenant, condition or provision of this Agreement.
2. Lessor may elect to terminate this Agreement and any and all interest and claim of Lessee by virtue of this Agreement, whether such interest or claim is existing or prospective, and to terminate all interest of Lessee in the Property and any improvements or fixtures thereon. In the event this Agreement is terminated, all obligations and indebtedness of Lessee to Lessor arising out of this Agreement prior to the date of such termination shall survive such termination. In the event of termination by Lessor, Lessor shall be entitled to recover from Lessee immediately as damages the total of the following amounts:
 - I. Any amount by which Lessee's total obligations under this Agreement exceed the reasonable rental value of the Property as of the date of default, for the remaining term of this Agreement.
 - II. The reasonable costs of re-entry and reletting, including, but not limited to, any expenses of Lessee's property or any other expenses incurred in recovering possession of the Property, or reletting the Property, including, but not limited to, attorneys' fees, court costs, broker's commissions and advertising expenses.
 - III. Any termination of this Lease for default by the Lessee that is not cured as provided in Section 24 above shall be effective immediately upon Lessor's delivery of written notice of termination for default.

26. **Waiver.** No waiver of any violation, breach or default of this lease shall constitute a waiver of any other violation, breach or default, whether of the same or any other covenants or

condition. No waiver, benefit, privilege or service voluntarily given or performed by either party shall give the other any contractual right of custom, estoppel, or otherwise. The subsequent acceptance of Base Rent pursuant to this Agreement shall not constitute a waiver of any preceding default by Lessee other than default on the payment of that particular rental payment, regardless of Lessor's knowledge of the preceding breach at the time of accepting Base Rent. Acceptance of Base Rent or other payment after termination shall not constitute a reinstatement, extension or renewal of this Agreement, or revocation of any notice or other act by Lessor.

27. **Attorney's Fees.** If either party brings any action or proceeding to enforce, protect or establish any right or remedy under this Agreement, the prevailing party in such action shall be entitled to recover from the other party its reasonable attorneys' fees, costs and disbursements, including those on appeal.
28. **Lessee's Right of First Refusal.** If at any time during the term of this Agreement, Lessor elects to sell all or any portion of the Property, Lessor hereby grants to Lessee the first right to purchase such interest on the terms offered by Lessor. It is understood and agreed that Lessee shall have thirty (30) days after receipt of a written notice from Lessor detailing the specific terms of such sale in which to make its determination to purchase, and if it does not elect to purchase by providing Lessor with written notice within such thirty (30) day period, then Lessor shall have the right to sell such interest to any other person, firm or corporation on the same terms and at a purchase price no less than that offered to Lessee. Any reduction in the original purchase price shall be resubmitted to Lessee for its determination as set forth herein. It is further understood and agreed that all offers received by Lessor from third persons shall first be submitted to Lessee for its determination in accordance with the terms outlined herein. The right created herein shall continue for so long as Lessee leases the Property, whether by the terms of this Agreement or any renewals thereof. Notwithstanding the foregoing, Lessee's right of first refusal hereunder shall not apply to any sale, assignment, transfer or conveyance of the Property (or any portion thereof) to any subsidiary, affiliate or parent corporation of Lessor, nor to any successor of Lessor by merger, consolidation, reorganization, sale of substantially all of its assets, by operation of law or otherwise.
29. **Access by Lessor.** Lessor, or Lessor's representatives and agents, shall have access to the Property at reasonable times for the purpose of examining or exhibiting the same; provided that Lessor shall give Lessee or its tenant reasonable notice and shall exercise all reasonable efforts not to unreasonably disturb the use and occupancy of the Property by Lessee.
30. **Emergency Services.** Lessee shall coordinate with the City of Richland Fire Department in all matters concerning fire safety and emergency vehicle access.
31. **Sanitation.** In addition and without limitation, Lessee shall at all times during the term of this Agreement, at its own cost and expense, keep and maintain the area identified in **Exhibit B** hereof free from litter or debris.
32. **Utilities.** Lessee shall, at its own expense, furnish and pay for garbage, water, sanitary sewer and electrical power as may be required under building and operating permits.

33. **Design.** All design of the facility shall be to City of Richland standards. All plans shall be reviewed and approved by the City.
34. **Notices.** Any notice required or permitted to be given under the terms of this Agreement, or by law, shall be in writing and may be given by personal delivery or U.S. certified mail, return receipt requested, postage prepaid, directed to the parties at the following addresses, or such other address as any party may designate in writing prior to the time of the giving of such notice, or in any other manner authorized by law:

Lessee: Dan Almond
Almond Asphalt
7508 W. Van Giesen Street
West Richland, Washington 99352

Lessor: City of Richland
505 Swift Boulevard
Richland, Washington 99352
Attn: City Manager

35. **Estoppel Certificate.** Lessor and Lessee each agree that they shall, by notice at any time or from time to time, within fifteen (15) days after notice of request from the other party, execute, acknowledge, and deliver to the requesting party a statement certifying that this Agreement is unmodified and in full force and effect, or, if there have been modifications, that it is in full force and effect as modified in the manner specified in the statement. The statement shall also state the dates to which the Base Rent and any other charges have been paid in advance. The statement shall be such that it can be relied on by any auditor, creditor, commercial banker and investment banker or either party, and by any prospective purchaser or encumbrance of the Property or improvements or both, or of all or any part of Lessee's or Lessor's interest under this Agreement. Lessee's or Lessor's failure to execute and deliver any such certificate within the period provided herein shall constitute an acknowledgment by Lessee or Lessor to all persons entitled to rely on the statement that this Agreement is unmodified and in full force and effect, and that the Base Rent and other charges have been duly and fully paid to and including the respective due dates immediately preceding the date of the notice or request, and shall constitute a waiver, with respect to all persons entitled to rely on the statement, of any default that may exist before the date of the notice.
36. **Surrender.** At the expiration or earlier termination of the term of this Agreement, Lessee shall surrender to Lessor the possession of the Property. Surrender or removal of improvements, fixtures and trade fixtures shall be as directed in the provisions of this Agreement on ownership of improvements at termination. Lessee shall leave the surrendered Property and other property in good and clean condition. In the event that the improvements upon the Property are destroyed or demolished during the term of this Agreement and not required to be rebuilt hereunder, Lessee shall, at its sole cost and expense, place the Property in clean condition with site level at the grade of the adjacent property. All property that Lessee is required to surrender shall become Lessor's property at termination of the Agreement. All property that Lessee is not required to surrender but

that Lessee does abandon shall, at Lessor's election, become Lessor's property at termination. If Lessee fails to surrender the Property at the expiration or sooner termination of this Agreement, Lessee shall defend, indemnify and hold Lessor harmless from all liability and expenses resulting from the delay or failure to surrender, including, without limitation, claims made by any succeeding Lessee founded on or resulting from Lessee's failure to surrender.

37. **No Unreasonable Withholding or Delay of Consent.** Whenever this Agreement requires the consent of either party to any action by the other, the party whose consent is requested shall not unreasonably withhold or delay its consent, except where expressly provided to the contrary herein.
38. **Warranty of Authority.** The persons executing and delivering this Agreement on behalf of Lessor and Lessee each represent and warrant that each of them is duly authorized to do so and that the execution of this Agreement is the lawful and voluntary act of the person or entity on whose behalf they purport to act.
39. **Partial Invalidity.** If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect.
40. **Modifications for Prospective Legal Events.** If any federal, state or local law or regulation, now existing or enacted or promulgated after the effective date of this Agreement is interpreted by judicial decision, a regulatory agency or legal counsel to any party in such a manner as to indicate that a provision of this Agreement may be in violation of such law or regulation, the parties shall amend this Agreement as necessary. To the maximum extent possible, any such amendment shall preserve the underlying economic and financial arrangements among the parties.
41. **No Brokers.** Lessor and Lessee each represent and warrant to the other that it has not engaged any broker, finder or other person who would be entitled to any commission or fees from Lessor or Lessee in respect to the negotiation, execution or delivery of this Agreement. Lessor and Lessee shall each indemnify and hold harmless the other against any loss, cost, liability or expense incurred by the other as a result of any claim asserted by any such broker, finder or other person on the basis of any arrangements or agreements made or alleged to have been made by or on behalf of Lessor or Lessee, as applicable.
42. **Recordation.** This Agreement shall not be recorded, but following the Commencement Date, the parties hereto shall execute a **Memorandum of Lease Agreement** in the form attached hereto as **Exhibit C**, and cause the same to be recorded in the real property records of Benton County, Washington.
43. **Recorded Exceptions.** Lessee hereby acknowledges and confirms that it has reviewed and approved the exceptions recorded against and affecting the Property as identified on **Exhibit B**, and Lessee agrees to be bound thereby and perform all of Lessor's duties and obligations thereunder during the Term to the extent applicable to Lessee's use of the Property.

IN WITNESS WHEREOF the parties have entered into this Ground Lease Agreement as of the day and year first above written.

CITY OF RICHLAND – LESSOR

ALMOND ASPHALT, LLC – LESSEE

Cynthia D. Reents, ICMA-CM
City Manager

Dan Almond
Owner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

On this day personally appeared before me _____, Cynthia D. Reents, to me known to be the individual described in and who executed the within and foregoing instrument in her capacity as City Manager for the CITY OF RICHLAND, and acknowledge that she signed the same as her free and voluntary act and deed in the capacity herein stated, for the uses and purposes therein mentioned.

Dated this _____ day of _____, 2016.

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
residing at _____

My appointment expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this day personally appeared before me _____, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledge that he/she signed the same as his/her free and voluntary act and deed in his capacity as Partner of ALMOND ASPHALT LLC, a Washington limited liability company, for the uses and purposes therein mentioned.

Dated this _____ day of _____, 2016.

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
residing at _____

My appointment expires _____

EXHIBITS

A – Legal Description of Leased Property

B – Map of Leased Property

C – Memorandum of Ground Lease Agreement

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the Northwest $\frac{1}{4}$ of Section 20, Township 10 North, Range 28 East, W.M., The City of Richland, Benton County, Washington, described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$; Thence South $00^{\circ}57'11''$ West along the West line of said Northwest $\frac{1}{4}$ a distance of 431.23 feet; Thence South $89^{\circ}02'49''$ East a distance of 400.00 feet, to the Northwest corner of Record of Survey No. 2102 as recorded in Volume 1 of Surveys on Page No. 2102, records of said County and State; Thence North $86^{\circ}40'58''$ East a distance of 660.00 feet along the Northerly line of said Survey, to it's Northeast corner and the TRUE POINT of BEGINNING; Thence continuing North $86^{\circ}40'58''$ East a distance of 264.74 feet leaving said Survey; Thence South $00^{\circ}57'11''$ West a distance of 330.00 feet; Thence South $86^{\circ}40'58''$ West a distance of 264.74 feet to the Southeast corner of said Record of Survey No. 2102; Thence North $00^{\circ}57'11''$ East a distance of 330.00 feet along the Easterly line of said Survey back to the true point of beginning.

Contains 2.0 acres, more or less, according to the bearings and distances listed above and as depicted on the attached Exhibit "B".

EXHIBIT B

MAP OF LEASED PROPERTY

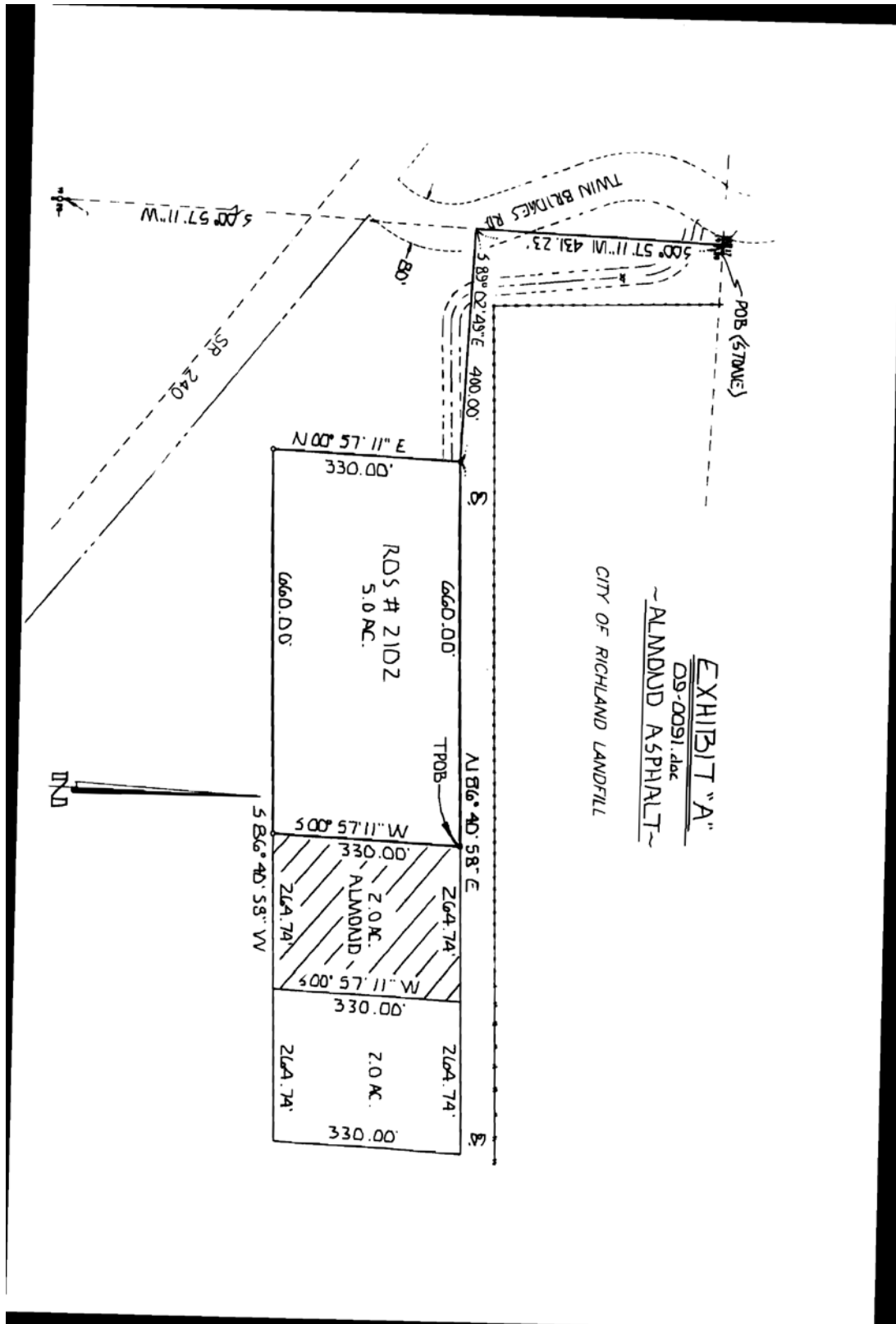


EXHIBIT C

FORM OF MEMORANDUM OF GROUND LEASE AGREEMENT

After recording please return to:
Heather Kintzley, City Attorney
City of Richland
P.O. Box 190, MS #07
Richland, Washington 99352

MEMORANDUM OF GROUND LEASE AGREEMENT

Parties to Agreement: CITY OF RICHLAND, Owner/Lessor
 ALMOND ASPHALT, LLC, a Washington Limited Liability
 Company, Lessee

Legal Description: A parcel of land situated in the Northwest $\frac{1}{4}$ of Section 20, Township 10
 North, Range 28 East, W.M., The City of Richland, Benton County,
 Washington, described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$; Thence South
00°57'11" West along the West line of said Northwest $\frac{1}{4}$ a distance of
431.23 feet; Thence South 89°02'49" East a distance of 400.00 feet, to the
Northwest corner of Record of Survey No. 2102 as recorded in Volume 1
of Surveys on Page No. 2102, records of said County and State; Thence
North 86°40'58" East a distance of 660.00 feet along the Northerly line of
said Survey, to it's Northeast corner and the TRUE POINT of
BEGINNING; Thence continuing North 86°40'58" East a distance of
264.74 feet leaving said Survey; Thence South 00°57'11" West a distance
of 330.00 feet; Thence South 86°40'58" West a distance of 264.74 feet to
the Southeast corner of said Record of Survey No. 2102; Thence North
00°57'11" East a distance of 330.00 feet along the Easterly line of said
Survey back to the true point of beginning.

Contains 2.0 acres, more or less, according to the bearings and distances
listed above and as depicted on the attached Exhibit "A".

This Memorandum of Ground Lease is made and entered into by and between the City of Richland and Almond Asphalt, LLC.

The City of Richland is owner of certain unimproved real property located in Benton County, Washington, depicted visually and legally described in **Exhibit A**.

Owner wishes to grant to Lessee, and Lessee wishes to obtain lease rights to develop and operate an asphalt recycling facility on Owner's property as legally described and depicted in

Exhibit A, together all Lessee rights, privileges and easements, for a term of five (5) years running from and including the date of May 3, 2016, through and including the date May 31, 2021, in which Lessee shall have the right and option to renew the lease for two additional terms of five (5) years each.

Lessee shall use and occupy the Leased Premises solely for the use and operation of an asphalt recycling facility.

This Memorandum of Lease is subject to the terms, conditions and restrictions contained in that certain unrecorded Ground Lease dated May 3, 2016. **THIS MEMORANDUM OF LEASE IS NOT INTENDED TO BE A FULL AND COMPLETE STATEMENT OF THE TERMS AND CONDITIONS OF THE GROUND LEASE BETWEEN THE PARTIES, AND SHALL NOT BE CONSTRUED TO CHANGE, ALTER OR MODIFY ANY OF THE TERMS OR CONDITIONS OF SAID LEASE AGREEMENT.**

_____, according to the survey thereof recorded under Auditor's File No. _____, records of Benton County, Washington and consisting of vacant land at the Horn Rapids Industrial Park, Richland, Washington, together with all appurtenant rights, privileges and easements, for a term of five (5) years running from and including the date of _____, 2016, through and including _____, 20____, in which the Lessee shall have the right and option to renew the Lease for two additional term of five (5) years each, for a total rental period, including optional extensions and renewals of fifteen (15) years.

The parties hereto have executed this MEMORANDUM OF LEASE AGREEMENT this _____ day of _____, 2016.

LESSOR:

LESSEE:

THE CITY OF RICHLAND

ALMOND ASPHALT, LLC

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

By: _____
Dan Almond
Owner

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this day personally appeared before me Cynthia D. Reents, to me known to be the individual described in and who executed the within and foregoing instrument in his capacity as City Manager for the CITY OF RICHLAND, and acknowledge that she signed the same as her free and voluntary act and deed in the capacity herein stated, for the uses and purposes therein mentioned.

Dated this _____ day of _____, 2016.

(Signature of Notary)
(Legibly Print or Stamp Name of Notary)
Notary public in and for the State of Washington,
residing at _____
My appointment expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this day personally appeared before me _____, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledge that he/she signed the same as his/her free and voluntary act and deed in his capacity as Owner of ALMOND ASPHALT LLC, a Washington limited liability company, for the uses and purposes therein mentioned.

Dated this _____ day of _____, 2016.

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
residing at _____

My appointment expires _____

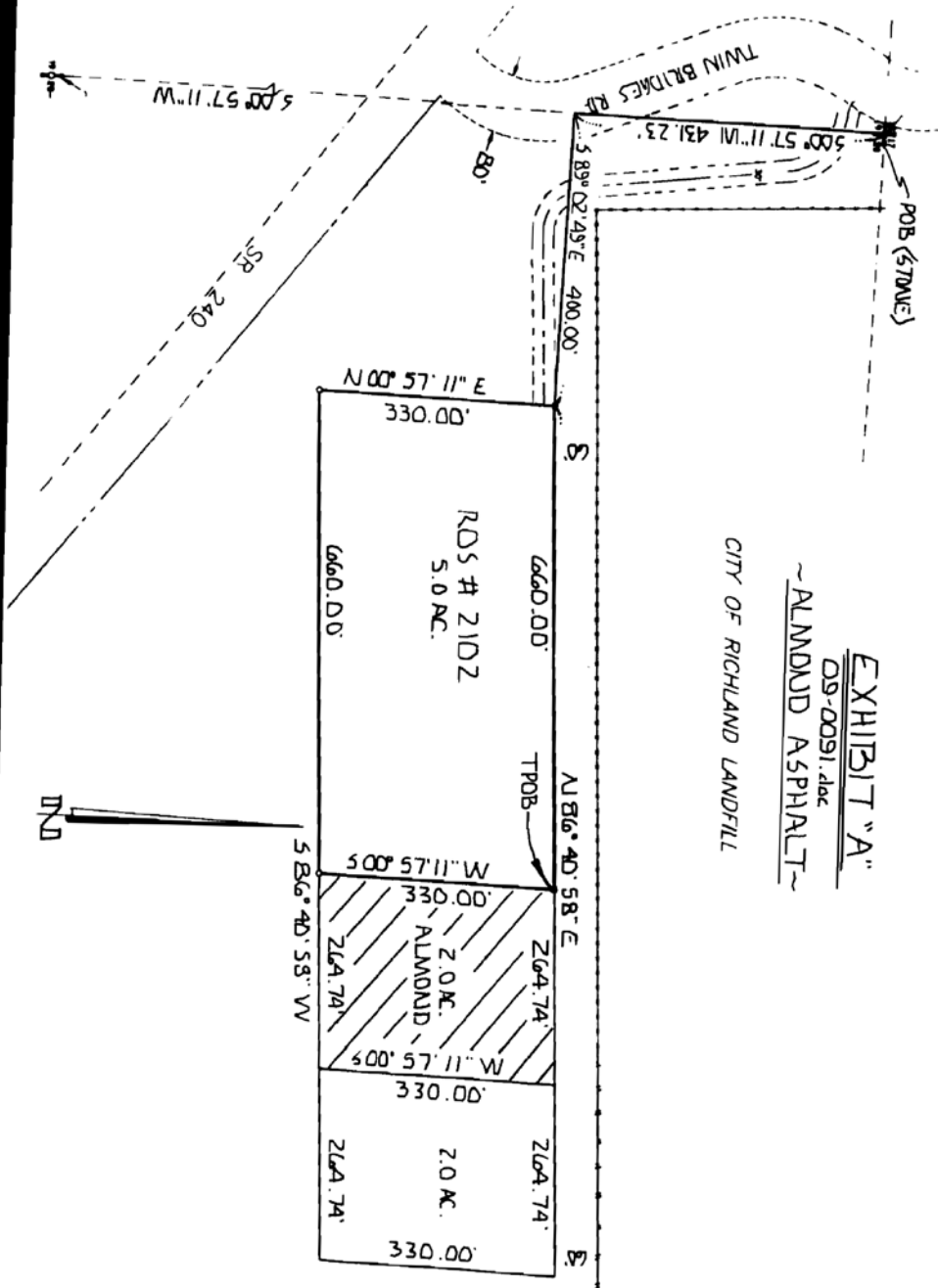
EXHIBIT A

LEGAL DESCRIPTION AND MAP OF LEASED PROPERTY

A parcel of land situated in the Northwest ¼ of Section 20, Township 10 North, Range 28 East, W.M., The City of Richland, Benton County, Washington, described as follows:

Beginning at the Northwest corner of said Northwest ¼; Thence South 00°57'11" West along the West line of said Northwest ¼ a distance of 431.23 feet; Thence South 89°02'49" East a distance of 400.00 feet, to the Northwest corner of Record of Survey No. 2102 as recorded in Volume 1 of Surveys on Page No. 2102, records of said County and State; Thence North 86°40'58" East a distance of 660.00 feet along the Northerly line of said Survey, to it's Northeast corner and the TRUE POINT of BEGINNING; Thence continuing North 86°40'58" East a distance of 264.74 feet leaving said Survey; Thence South 00°57'11" West a distance of 330.00 feet; Thence South 86°40'58" West a distance of 264.74 feet to the Southeast corner of said Record of Survey No. 2102; Thence North 00°57'11" East a distance of 330.00 feet along the Easterly line of said Survey back to the true point of beginning.

Contains 2.0 acres, more or less, according to the bearings and distances listed above and as depicted on the attached map.



Industrial Park & Business Center

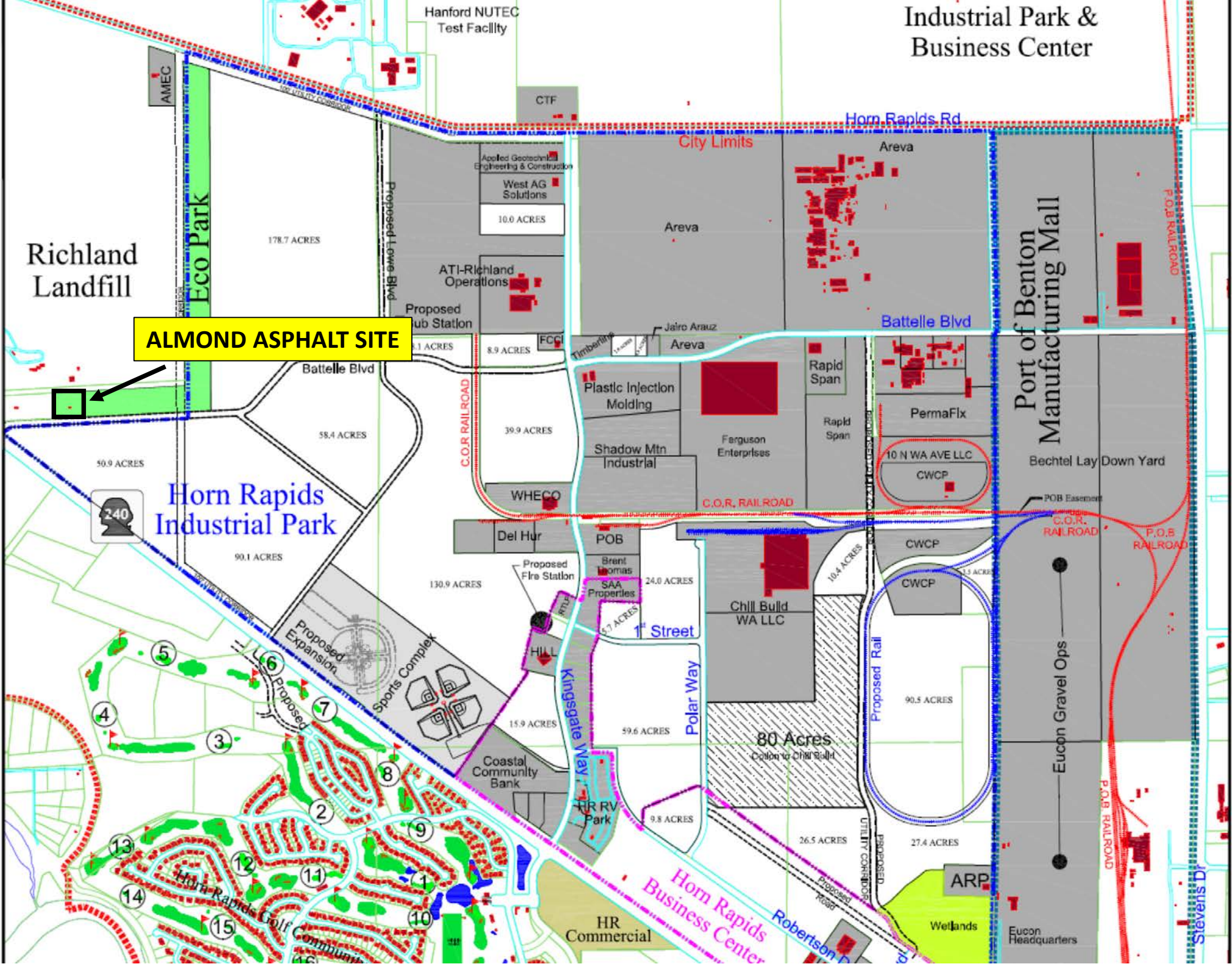
Richland Landfill

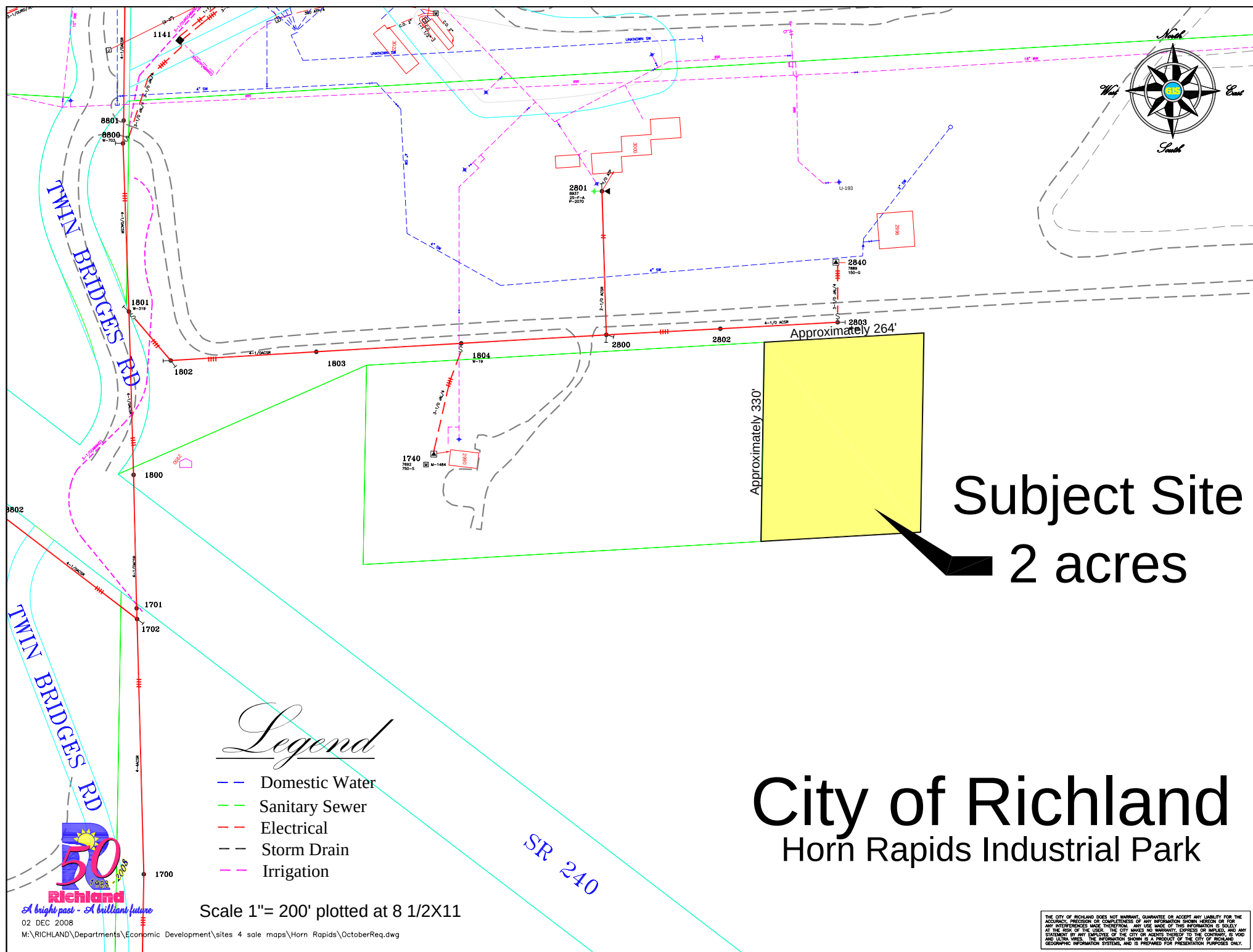
ALMOND ASPHALT SITE

Horn Rapids Industrial Park

Horn Rapids Business Center

Port of Benton Manufacturing Mall





Subject Site
2 acres

City of Richland

Horn Rapids Industrial Park

THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, PRECISION OR COMPLETENESS OF ANY INFORMATION SHOWN HEREON OR FOR ANY INTERFERENCES MADE THEREFROM. ANY USE MADE OF THIS INFORMATION IS SOLELY AT THE RISK OF THE USER. THE CITY MAKES NO WARRANTY, EXPRESS OR IMPLIED, AND ANY STATEMENT BY ANY EMPLOYEE OF THE CITY OR AGENTS THEREOF TO THE CONTRARY, IS VOID AND ULTRA VIRES. THE INFORMATION SHOWN IS A PRODUCT OF THE CITY OF RICHLAND GEOGRAPHIC INFORMATION SYSTEMS, AND IS PREPARED FOR PRESENTATION PURPOSES ONLY.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 99-16, Authorizing a Request to the Washington State Department of Transportation to Repurpose Federal Transportation Earmark Funds to the Queensgate Drive Improvements

Department:
Public Works

Ordinance/Resolution Number:
99-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 99-16, authorizing the City Manager to sign and execute a request to the Washington State Department of Transportation to repurpose Federal Transportation Earmark Funds to the Queensgate Interchange Improvements project.

Summary:

In December 2015, the federal government enacted the Fixing America's Surface Transportation (FAST) Act, a five-year reauthorization of the federal surface transportation program. The FAST Act provides policy and funding stability to this important program. The City accesses the federal program primarily through the Benton-Franklin Council of Governments transportation program, but the Act includes several direct pathways for the City to access federal resources. One opportunity is the Transportation Investment Generating Economic Recovery (TIGER) grant program that typically runs annually.

A unique one-time opportunity will allow the City to request re-purposing of funds remaining in previously awarded earmark funds. Approximately \$2.35 million remain unspent from project HPP-WA269, SR240 & SR224 Grade Separation, originally included in the 2005 Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). The request must be submitted to the Washington State Department of Transportation (WSDOT) before May 16, 2016, and the funds must be obligated before September 30, 2019. The opportunity to assign these funds is a one-time opportunity that may not be changed. Dialog with WSDOT staff indicates that the City's request will be approved as long as the proposed project is an eligible project under federal regulations.

Staff recommends requesting assignment of these funds to the Queensgate Drive Improvements from I-182 to Keene Road. The 2016-2030 Capital Improvement Plan includes three projects on this segment of Queensgate Drive. Of them, only the Queensgate Pathway project is fully-funded. Requesting assignment to this entire segment will enable the City to seek additional funding over the next year with the goal of making significant improvements to Queensgate Drive in 2017 or 2018.

Fiscal Impact:

If approved by WSDOT the City's request will secure approximately \$2.35 million for the Queensgate Drive Improvements projects. The funds do not require matching funds. Notification is expected before the end of 2016.

Attachments:

- I. Resolution No. 99-16, FAST Act Fund Reassignment

RESOLUTION NO. 99-16

A RESOLUTION of the City of Richland authorizing a request to the Washington State Department of Transportation to re-purpose federal funding from the SR240 & SR224 Grade Separation (HPP – WA269) project to the Queensgate Drive Improvements – I-182 to Keene Road project.

WHEREAS, the federal government provided earmark funding to the City to evaluate the feasibility of constructing a grade separated interchange on State Route 240 at State Route 224, also known as Van Giesen Street; and

WHEREAS, the City and the Washington State Department of Transportation completed feasibility studies for the interchange, determining that an interchange was feasible, but not desirable at this time; and

WHEREAS, the City and the Washington State Department of Transportation closed out work under the earmark, leaving approximately \$2.35 million unspent; and

WHEREAS, the 2015 federal approval of the Fixing America's Surface Transportation Act included a provision allowing agencies to repurpose unspent funding in earlier earmarks; and

WHEREAS, in 2015 the City completed a planning process for the Queensgate Corridor Improvements, which identified intersection and freeway access improvements that will improve mobility and safety in this increasingly congested area; and

WHEREAS, based on preliminary estimates, the available funding can accomplish significant improvements to the Queensgate corridor without the need to compete in a typical grant application process or to provide matching funds; and

WHEREAS, re-purposing these funds to the Queensgate corridor would likely allow improvements to be made before the Duportail Bridge project is complete, providing some congestion relief and safety improvements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland directs staff to request re-purposing of the available SR 240 & SR 224 Grade Separation (HPP-WA269) funds to the Queensgate Drive Improvements – I-182 to Keene Road project.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 100-16, Authorizing Execution of First Amendment to Interlocal Agreement with Benton County for Use of Office of Public Defense Services

Department:
City Attorney

Ordinance/Resolution Number:
100-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 100-16, authorizing execution of a first amendment to Contract No. 105-09, Interlocal Agreement between Benton County and the City of Richland for Use of Office of Public Defense Services.

Summary:

In 2010, the City of Richland entered into an Interlocal Agreement (Contract No. 105-09) with Benton County for Use of Office of Public Defense Services for the purpose of obtaining public defender services in accordance with the Sixth Amendment of the U.S. Constitution, Section 22 of the Washington State Constitution, and Washington CrRLJ 3.1 related to a defendant's right to be represented by counsel.

Since approval of that Interlocal Agreement, Benton County has initiated a Mental Health Court that is to be completely funded by criminal justice sales tax monies.

Participants in Benton County Mental Health Court are defendants entitled to legal representation under the aforementioned state and federal laws, and because the costs associated with providing public defense services in Benton County Mental Health Court are to be borne solely by Benton County, it is necessary to amend the existing Interlocal Agreement to eliminate Richland's contribution to public defender services in Benton County Mental Health Court.

The proposed amendment removes from the existing Interlocal Agreement any obligation by the City of Richland to pay for public defender costs associated with criminal defense in Benton County Mental Health Court. Nothing in the amendment changes the City's ability to participate in the Mental Health Court process by forwarding cases to that venue for disposition.

Fiscal Impact:

Benton County Mental Health Court is an added service in Benton County for which the City has never been obligated to pay, so removal of this requirement will have a net-neutral impact on the City financially.

Attachments:

1. Proposed Resolution No. 100-16
2. Contract No. 105-09
3. Proposed First Amendment to Contract No. 105-09

RESOLUTION NO. 100-16

A RESOLUTION of the City of Richland authorizing execution of a First Amendment to Contract No. 105-09, Interlocal Agreement between Benton County and the City of Richland for Use of Office of Public Defense Services.

WHEREAS, in 2010, the City of Richland entered into an Interlocal Agreement (Contract No. 105-09) with Benton County for Use of Office of Public Defense Services for the purpose of obtaining public defender services in accordance with the Sixth Amendment of the U.S. Constitution, Section 22 of the Washington State Constitution, and Washington CrRLJ 3.1 related to a defendant's right to be represented by counsel; and

WHEREAS, Benton County recently initiated a Mental Health Court that is to be completely funded by criminal justice sales tax monies; and

WHEREAS, participants in Benton County Mental Health Court are defendants entitled to legal representation under the afore-mentioned state and federal laws; and

WHEREAS, the costs associated with providing public defense services in Benton County Mental Health Court are to be borne solely by Benton County; and

WHEREAS, in order to eliminate Richland's contribution to public defender services in Benton County Mental Health Court, an amendment to the Interlocal Agreement between Benton County and the City of Richland for Use of Office of Public Defense Services is necessary.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute the First Amendment to the Interlocal Agreement between Benton County and the City of Richland for Use of Office of Public Defense Services to eliminate Mental Health Court public defense costs from the expenses to be shared between the County and City.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



Return Name and Address:

Benton County

Office of Public Defense

7122 W Okanogan Place, Bldg A

Kennewick, WA 99336

Contract No. 105-09

PLEASE PRINT OR TYPE INFORMATION:

Document Title:

Interlocal Agreement for the use of Office of Public Defense Services

Grantor(s)(Last name first, first name, middle initials):

1. Benton County

2.

3.

4.

Additional names on page _____ of document.

Grantee(s)(Last name first, first name, middle initials):

1. City of Richland

2.

3.

4.

Additional names on page _____ of document.

Legal description (abbreviated: i.e., lot, block, plat or section, township, range, qtr./qtr.)

N/A

Additional legal is on page _____ of document.

Reference Number(s) of documents assigned or released:

Additional numbers on page _____ of document.

Assessor's Property Tax Parcel/Account Number: (MUST HAVE 15 DIGITS)

N/A

Property Tax Parcel ID is not yet assigned.

Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

INTERLOCAL AGREEMENT FOR USE OF OFFICE OF PUBLIC DEFENSE SERVICES

THIS AGREEMENT is made and entered into by and between BENTON COUNTY, a political subdivision of the State of Washington (hereinafter "County") and the City of Richland, WASHINGTON, a municipal corporation (hereinafter "City").

For and in consideration of the conditions, covenants and agreements contained herein the parties agree as follows:

1. PURPOSE

The City prosecutes misdemeanor and gross misdemeanor violations of its Municipal Code in Benton County District Court ("District Court"). Pursuant to the Sixth Amendment of the United States Constitution, Section 22 of the Washington State Constitution, and Courts of Limited Jurisdiction Criminal Rule 3.1, the City has a legal obligation to provide defense counsel to all indigent criminal defendants it prosecutes. The City wishes to utilize the administrative services of County's existing Office of Public Defense (hereinafter "BCOPD") to provide indigent defense counsel in criminal misdemeanor cases the City prosecutes, so as to fulfill its legal obligations in that regard.

2. DEFINITIONS

- (a) "BCOPD District Court Expenditures" shall mean gross payments to all contracted public defenders plus the salary and benefits paid to county-employed public defenders.
- (b) "City Defendant" shall mean a person who stands accused, in a criminal proceeding in District Court, of a crime that constitutes the violation of a provision of City's Municipal Code.
- (c) "Criminal case filing" shall mean a criminal case filed in District Court under a case number separate and unique from any other case in District Court and shall include traffic criminal cases, non-traffic criminal cases, and DUI criminal cases. Criminal case filing shall not, for purposes of this Agreement, include felony cases that are filed in Benton County Superior Court or felony cases filed in the Benton County District Court, or any civil or other non-criminal case filing (including, without limitation to, infractions).

3. SERVICES PROVIDED

- (a) County shall, through and utilizing a combination of independent contractors and/or County employees as it deems appropriate, provide public indigent defense services to indigent defendants facing criminal charges prosecuted by City in District Court ("Defense Services"). The number of contractors

and/or employees utilized to provide the Defense Services shall be sufficient to handle caseload volumes in a manner generally consistent with applicable public indigent defense standards. PROVIDED, that in the event County intends to hire new County employees to provide indigent defense services in City's docket(s), County shall seek and receive the concurrence of City before such action.

- (b) The Defense Services provided by County shall include and be limited to the administrative oversight and management of the following matters:
 - i. Individual defense attorney caseloads;
 - ii. Contract management for all contractor defense attorneys including monitoring contract compliance with: a) insurance coverage requirements, background investigation, continuing legal education ("CLE") requirements, and caseload reporting (including private cases) requirements;
 - iii. Financial costs of providing public indigent defense in District Court including the compensation of defense attorneys, receiving, verifying and auditing claims for additional compensation (such as for handling appeals, additional cases, trial per-diems, and investigator and expert expenses), maintenance and management of necessary files and records, compliance with State reporting requirements and responding to State audits;
 - iv. Receiving, investigating, and resolving complaints against indigent defense attorneys filed by represented City Defendants;
 - v. District Court docket assignments; and
 - vi. Assignment of cases to defense attorneys as needed and delegated by the District Court bench.

4. COMPENSATION FROM CITY

City shall pay County as compensation for its provision of District Court Defense Services as follows:

- (a) City shall compensate County by applying the following formula to determine the total annual compensation owing for any given calendar year: (BCOPD Benton County District Court Expenditures for legal services) x (City's percentage of criminal case filings in District Court for the districting plan year).
- (b) In addition to the compensation determined in section 4(a) herein, City shall also pay an administrative fee, which shall compensate County for the

services it provides pursuant to this Agreement as described in Section 3 herein. The fee shall, on an annual basis, equal 5% of the total compensation calculated in Section 4(a).

5. PAYMENT

County shall bill City for the compensation amounts determined and owing under Section 4 above by submitting a detailed monthly invoice to City along with supporting documentation, equal to the amount determined in section 4 above based on the actual monthly amounts, on or before the 15th day of each month, and City shall pay County within 30 days from invoice receipt. City agrees to pay any attorneys' fees or costs incurred by County to collect delinquent unpaid invoices. For purposes of this paragraph, "detailed monthly invoice" shall mean an invoice that contains the following information: a) the total BCOPD District Court Expenditures to be allocated for the month; b) applicable allocation percentages to each City; and c) a statement indicating whether or not any Benton County employed indigent defense attorney provided any services on any Superior Court matter or any felony matter filed in District Court and if so, what percentage of their time was utilized for such matter(s). For purposes of this paragraph, "supporting documentation" shall consist of a listing of checks, including payroll checks, processed for the month encompassed by the billing, together with month to date totals for each vendor or employee.

6. METHOD AND MANNER OF SERVICES

County will consider any reasonable request or suggestion from City regarding the method and manner of providing Defense Services in District Court. Furthermore, County agrees to reasonably consult with City prior to instituting any substantial change(s) in the method and manner of providing public indigent defense services that have a potential financial impact on the total cost of providing indigent defense services in District Court. However, City agrees that County has ultimate and final discretion and control over the method and manner of providing public indigent defense services in general and specifically over the method and manner of providing Defense Services under this Agreement including, but not limited to, ultimate and final discretion and control over the following matters:

- (a) The number of attorneys used to provide indigent defense services;
- (b) The selection, retention, discipline and termination of attorneys to provide indigent defense services;
- (c) The decision on whether to provide the Defense Services contemplated by this Agreement through County employees or independent contractors; and
- (d) The assignment or re-assignment of individual defense attorneys to different court dockets.

7. COST OF ATTORNEY MISCONDUCT OR DISQUALIFICATION

In the event that an attorney contracted with to provide indigent defense services contemplated by this Agreement and assigned to provide services on City's docket is found to have engaged in criminal misconduct, and is, as a result, disqualified to continue rendering legal services by the State Bar Association, District Court, Benton County policies on indigent defense, or by the terms and conditions of the professional services agreement pursuant to which such attorney provided indigent defense services, any additional professional services, or legal costs incurred as a result thereof shall be added to, and considered a part of, that particular calendar year's BCOPD Benton County District Court Expenditures for legal services, for purposes of calculating compensation as set forth in Section 4 of this Agreement.

8. INDIGENT DEFENSE BUDGET

For each year this Agreement is in force, County shall meet and consult with City during the period of time allocated for determining County's District Court indigent defense budget for the subsequent year.

9. NON-DISCRIMINATION POLICY

It is the County's policy that no person shall be subjected to discrimination in the County or by its contractors because of race, color, national origin or ancestry, sex, gender identity, age, religion, creed, marital status, familial status, sexual orientation, political affiliation, veteran status, or the presence of any physical, mental, or sensory handicap.

The City's execution of this Agreement constitutes the City's written assurance that it will fully comply with the County's Non-Discrimination Policy.

10. AUTHORITY

This Agreement is executed in accordance with the authority of RCW 70.48.090 and Chapter 39.34 RCW, the Interlocal Cooperation Act. The following information is provided pursuant to the provisions of RCW 39.34.030:

- (a) The duration and term of this Agreement shall be five years commencing and effective on July 1, 2009;
- (b) The BCOPD shall be responsible for the administration of this Agreement as provided by Section 11 hereof;
- (c) The purpose of this Agreement is to permit City to utilize the services of the BCOPD in providing indigent defense services to indigent defendants

charged with crimes by City in District Court;

- (d) Termination of this Agreement shall be as provided in Section 14 hereof;
- (e) This Agreement shall be administered as provided in Section 11 hereof; and
- (f) Unless otherwise specifically agreed by the parties in writing, all property, personal and real, utilized by the parties hereto in the execution of this Agreement shall remain the property of that party initially owning it.

11. ADMINISTRATION

The BCOPD shall administer this Agreement.

12. REMEDIES

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. Failure to insist upon full performance on any occasion shall not constitute consent to or waiver of any continuation of nonperformance or any later nonperformance; nor does payment of a billing or continued performance after notice of a deficiency in performance constitute acquiescence thereto.

13. DURATION

This Agreement shall be effective from the date of execution and shall be in force for a period of five years unless earlier terminated pursuant to Section 14 below. This Agreement shall automatically renew for periods of one year unless one party provides 6 months advance notice prior to the end of the term of intent not to renew.

14. TERMINATION

This Agreement may be terminated prior to the end of its term by either County or City with or without cause upon not less than one hundred and eighty (180) days' advance written notice.

15. ENTIRE AGREEMENT

This Agreement constitutes the entire integrated agreement and understanding of the undersigned parties relating to the subject matter hereof. No amendment, modification or other type of change to this Agreement shall be valid or enforceable unless reduced to writing and signed by the parties.

16. SEVERABILITY

In the event that any one or more provisions contained in this Agreement shall, for whatever reason, be held by a court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalid, illegal or unenforceable provision(s) shall not affect any other provision hereof, and this Agreement shall nevertheless be construed and enforced as if such invalid, illegal or unenforceable provision(s) were not contained herein.

17. DISPUTE RESOLUTION

- (a) In the event any type of dispute arises between the parties involving the performance or interpretation of this Agreement, and assuming that the parties are unable to resolve such dispute within a reasonable time after it arises, the parties agree that the dispute shall be submitted to mediation through the assistance of an experienced mediator chosen by mutual agreement between the parties. The County shall pay one-half of the mediator's fees and expenses, and the City shall pay the other one-half of such fees and expenses.
- (b) In the event that mediation proves unsuccessful in resolving the dispute, the parties shall submit the dispute for resolution via binding arbitration pursuant to RCW Chapter 7.04A. A single arbitrator shall be selected by agreement of the parties or, in the absence of agreement, each party shall select one (1) arbitrator and those two (2) so selected arbitrators shall mutually select a third arbitrator. The County shall pay one-half of the fees and expenses of the arbitrator(s), and the City shall pay the other one-half of such fees and expenses. The provisions of RCW Chapter 7.04A and applicable Mandatory Arbitration Rules as adopted and implemented in Benton County Superior Court shall be binding as to procedure, except as to the right of appeal, which shall not be applicable. Within ten (10) business days of notice of arbitration, the arbitrator(s) shall be selected and designated and the hearing shall be held within thirty (30) business days thereafter. The arbitrator(s) shall render a written decision and award within ten (10) business days of such hearing. Without limitation, the arbitrator(s) may award damages, specific performance, and/or injunctive relief, and may register a judgment in Benton County Superior Court, including judgment by default. The most prevailing party shall be entitled to recover such party's reasonable attorneys' fees, costs and expenses from the other party as a part of the arbitration decision and award. In the event of suit or action to enforce an arbitration award, venue shall lie exclusively in Benton County Superior Court, and the most prevailing party in such suit or action shall be entitled to recover such party's reasonable attorneys' fees, costs and expenses from the other party.

18. REPRESENTATIVES

Each party to this Agreement shall designate and maintain a party-representative for purposes of contact and communications between the parties relating to the subject matter of this Agreement. Either party may change its representative at any time upon written notice to the other party stating the name, title, and both street and mailing address of the party's new designated representative.

The parties' representatives are as follows:

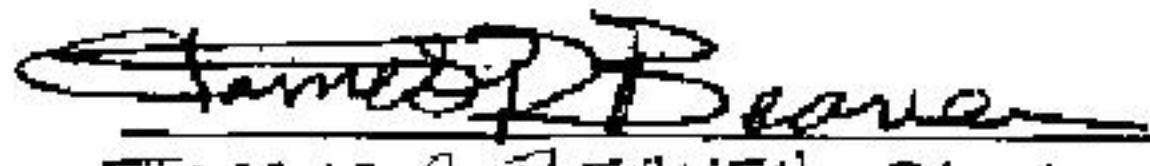
For the County: Eric Hsu
Indigent Defense Coordinator
7122 W. Okanogan Pl, Bldg A
Kennewick, WA 99336 (509) 737-3521

For the City: Thomas O. Lampson
Richland City Attorney
975 George Washington
Richland, Washington 99352 (509) 942-7385

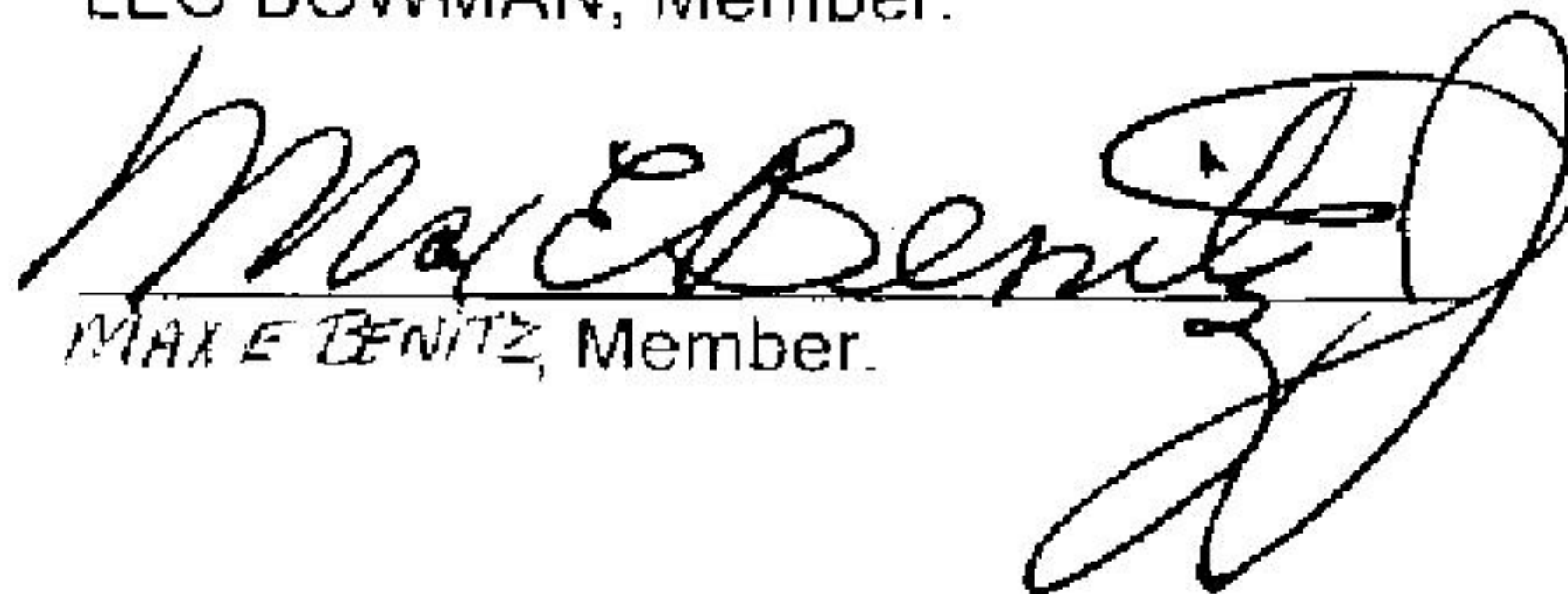
Notices by either party shall be in writing and shall be served upon the other party's representative. Notices shall be deemed to have been duly-served and received 3 business days after mailing, or immediately upon personal service.

Dated: 6-21-2010

BENTON COUNTY, WASHINGTON


JAMES R. BEAVER, Chairman.

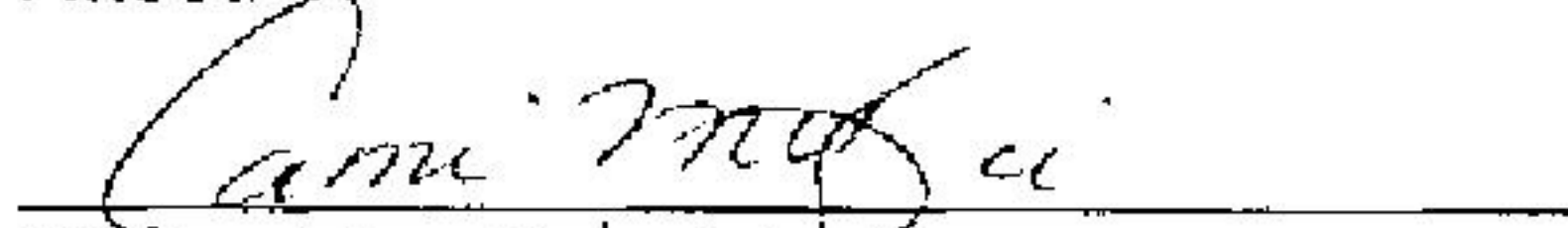

LEO BOWMAN, Member.


MAX E. BENITZ, Member.

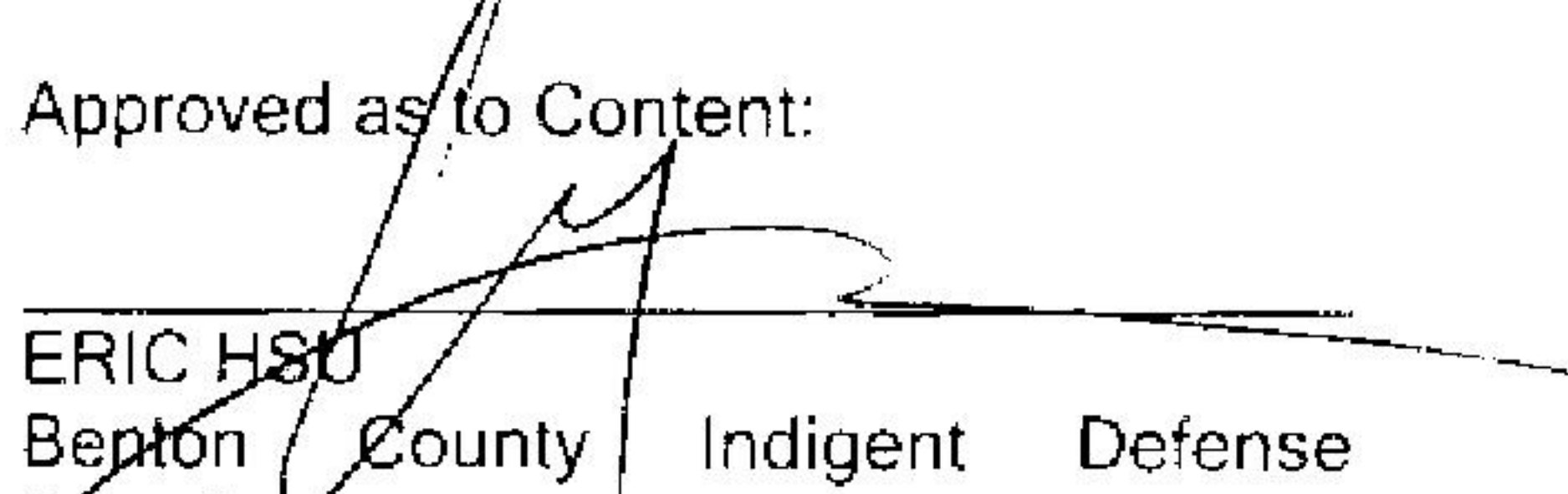
Constituting the Board of
County Commissioners of Benton County,
Washington.

DATED: 6-21-2010

Attest:


Clerk of the Board

Approved as to Content:

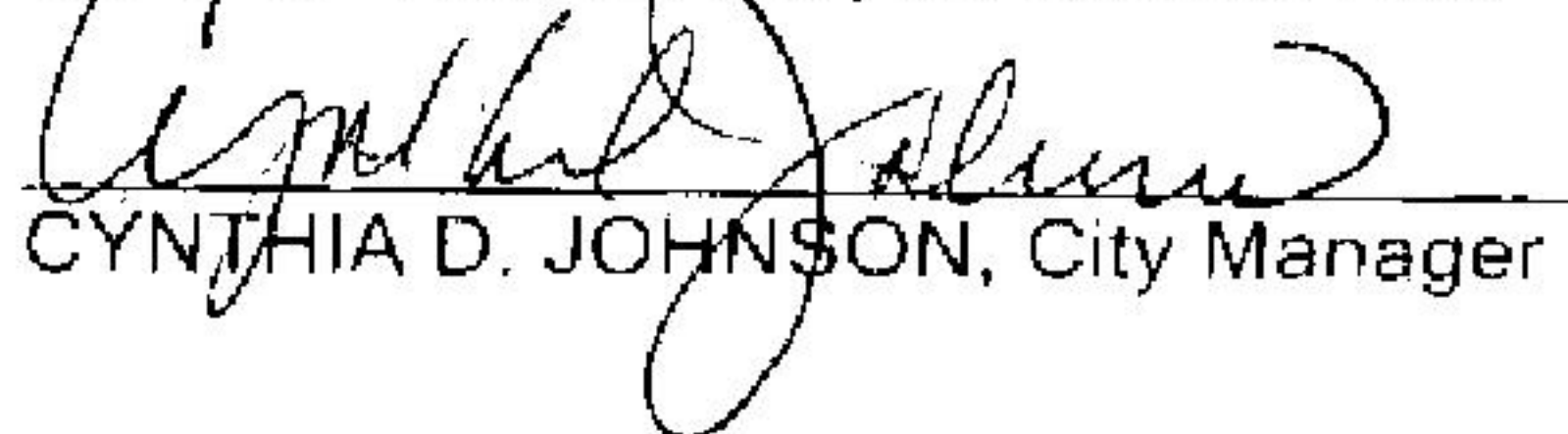

ERIC HSU
Benton County Indigent Defense
Coordinator

Approved as to Form:

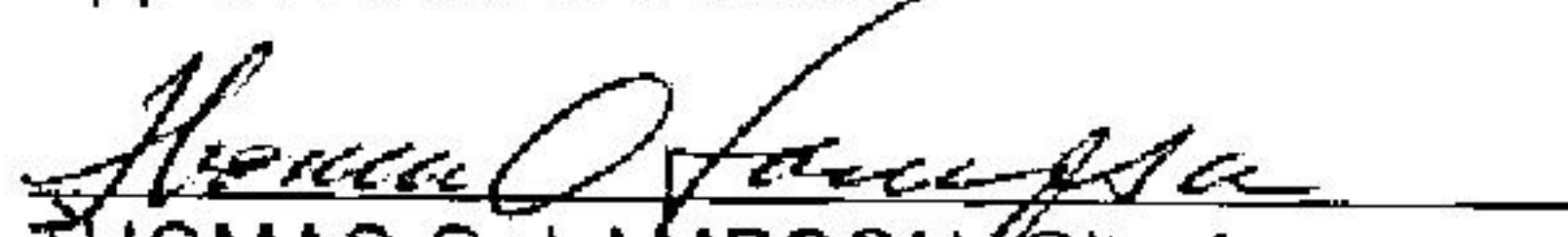

TIMOTHY G. KLASHKE
Attorney at Law

Dated: 4/14/10

CITY OF RICHLAND, WASHINGTON


CYNTHIA D. JOHNSON, City Manager

Approved as to Form:


THOMAS O. LAMPSON, City Attorney

Attest:


DEBRA C. BARHAM, Deputy City Clerk

RESOLUTION

BENTON COUNTY RESOLUTION NO. 10 355

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF EXECUTING AN INTERLOCAL AGREEMENT WITH THE CITY OF RICHLAND

WHEREAS, the City of Richland, Washington, wishes to contract with Benton County to provide indigent defense services to defendants being prosecuted by the City of Richland, as required by Criminal Rules for Courts of Limited Jurisdiction (CrRLJ) 3.1;

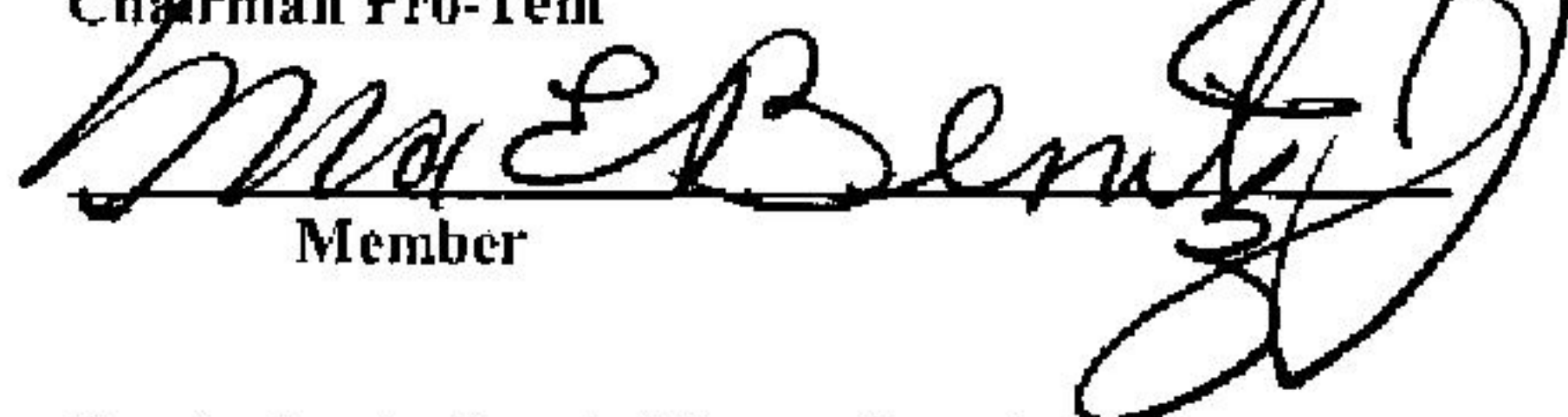
WHEREAS, Benton County is amenable to providing such services to the City of Richland upon the terms and conditions contained in the interlocal agreement attached hereto;

NOW THEREFORE, BE IT RESOLVED THAT the annexed interlocal agreement between Benton County and the City of Richland, for District Court indigent defense services, be executed.

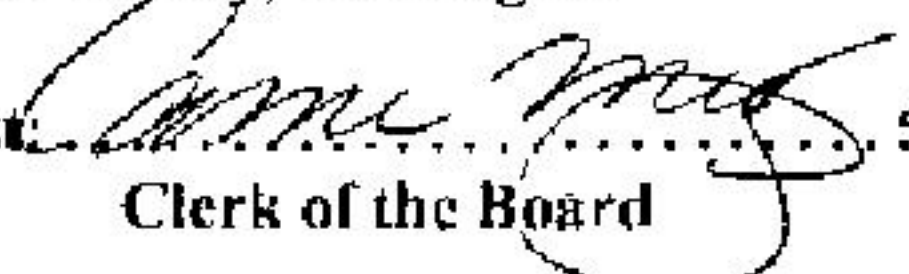
Dated this 21 day of June, 2010


Chairman of the Board


Chairman Pro-Tem


Member

Constituting the Board of County Commissioners,
Benton County, Washington

Attest: 
Clerk of the Board

**FIRST AMENDMENT TO INTERLOCAL AGREEMENT FOR USE OF OFFICE OF
PUBLIC DEFENSE SERVICES**

THIS FIRST AMENDMENT is entered into on this _____ day of May, 2016, by and between **BENTON COUNTY**, a political subdivision of the State of Washington (hereinafter "County") and the **CITY OF RICHLAND**, a Washington municipal corporation (hereinafter "City").

The County and City entered into an Interlocal Agreement for Use of Office of Public Defense Services in 2010 (the "Agreement") and now agree to amend it as follows:

1. Section 2(a) shall be replaced with the following:
 - (a) "BCOPD District Court Expenditures" shall mean the salary and benefits paid to County-employed public defenders plus the gross payments to all contracted public defenders less the portion of any such contract(s) payable for services provided to defend persons in cases accepted by the Benton County Mental Health Court.
2. All other provisions of the Agreement shall remain in effect.

IN WITNESS WHEREOF, the parties have entered into this First Amendment as of the date written above.

Benton County, Washington

City of Richland

Member

Robert J. Thompson
Mayor

Member

Attest
Marcia Hopkins, City Clerk

Chair

Constituting the Board of County
Commissioners of Benton County, WA.

Attest
Clerk of the Board

Approved as to Form:

Approved as to Form:

Deputy Prosecuting Attorney

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 101-16, Authorizing Applications for Washington State Department of Transportation Grants

Department:
Public Works

Ordinance/Resolution Number:
101-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 101-16, authorizing preparation and submittal of grant applications to two Washington State Department of Transportation grant programs.

Summary:

The Washington State Department of Transportation has issued a Call for Projects requesting grant applications for the 2016 Pedestrian and Bicycle Program and the 2016 Safe Routes to School (SRTS) Program.

The Bicycle and Pedestrian Program is designed to reduce pedestrian and bicycle collisions and increase the number of people who choose to walk and bike for transportation. The program will fund projects in the 2017-2019 biennium, with funds becoming available in mid-2017. There is currently \$18,380,000 available to all agencies within Washington State for this program.

The Safe Routes to School Program is designed to increase the number of children walking and biking to school safely. The program will fund projects in the same timeframe as the Pedestrian and Bicycle Program and has \$19,150,000 available to all agencies in Washington State.

Staff has identified the Vantage Highway Pathway-Phase 2 project from Robertson Drive to Stevens Drive as a priority project that meets the requirements and objectives of the Pedestrian and Bicycle Program. This project is currently shown on the 2016-2021 Six-Year Transportation Improvement Program (TIP) and will also be included in the upcoming 2017 - 2022 Six-Year TIP.

Staff has also identified the Marcus Whitman Elementary SRTS project as a priority project that meets the requirements and objectives of the Safe Routes to School Program. This project would install sidewalks on both sides of Snow Avenue between Duportail Street and Gray Street, as well as sidewalks along the south side of Gray Street between Snow Avenue and Winslow Avenue. This would complete sidewalks along the school walk route, connecting the new sidewalks along Duportail Street with the new sidewalks being constructed with the Marcus Whitman elementary school.

The Marcus Whitman Elementary SRTS project is not currently in the 2016-2021 Six-Year TIP, but will be included in the 2017-2022 Six-Year TIP.

Fiscal Impact:
Yes

If the City's grant requests were awarded additional funding would be available for these projects. The Marcus Whitman Safe Routes to Schools grant request will be \$492,000 of a total project cost of \$492,000. No matching funds are required by the program. The Vantage Highway Pathway - Phase 2 grant request will be \$570,000 of a total project cost of \$670,000. Matching funds will consist of \$90,000 from Real Estate Excise Tax funds as shown in the Capital

Improvement Plan and staff understands that WSDOT South Central Region will contribute \$10,000. An agreement to formalize the WSDOT South Central Region funds will be developed if the grant is awarded. Scoring of the City's grant request will be improved by the matching funds.

Attachments:

- I. RES 101-16 Authorizing Grant Applications

RESOLUTION NO. 101-16

A RESOLUTION of the City of Richland authorizing the submittal of a 2016 Pedestrian and Bicycle Program grant application for the Vantage Highway Pathway – Phase 2 project and a 2016 Safe Routes to School Program grant application for the Marcus Whitman Elementary project.

WHEREAS, the Washington State Department of Transportation (WSDOT) has issued a Call for Projects requesting applications for the 2017–2019 Pedestrian and Bicycle Program; and

WHEREAS, the purpose of the program is to reduce pedestrian and bicycle collisions and increase the number of people who choose to walk and bike for transportation; and

WHEREAS, WSDOT has also issued a Call for Projects requesting applications for the 2017-2019 Safe Routes to School Program; and

WHEREAS, the purpose of the program is to increase the number of children walking and biking to school safely; and

WHEREAS, the Vantage Highway Pathway – Phase 2 project is currently listed in the City's 2016-2021 Six-Year Transportation Improvement Program; and

WHEREAS, the Marcus Whitman Elementary SRTS project will be added to the 2017-2022 Six-Year Transportation Improvement Program; and

WHEREAS, staff has identified both projects as aligning with the requirements of the Call for Projects; and

WHEREAS, the City's Parks and Recreation Commission, as part of their role in developing the Transportation Improvement Program's pedestrian and bicycle components has recommended prioritizing the Vantage Highway Path project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that staff is authorized to complete and submit a 2016 Pedestrian and Bicycle Program and 2016 Safe Routes to School Program grant application to the Washington State Department of Transportation for the following projects:

1. Vantage Highway Pathway – Phase 2 from Robertson Drive to Stevens Drive.
2. Marcus Whitman Elementary SRTS – Snow Avenue and Gray Street sidewalks.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 102-16, Awarding Bid to VSS International for the 2016 Asphalt Rubber Chip Seal Project

Department:
Public Works

Ordinance/Resolution Number:
102-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 102-16, authorizing the City Manager to sign and execute an agreement with VSS International for bid award in the amount of \$416,000 for the 2016 Asphalt Rubber Chip Seal project.

Summary:

This year's Pavement Management Program includes slurry seal, microsurfacing, rubberized chip seal, and asphalt overlay. Application of these various techniques is guided by a model with pavement condition inputs, resurfacing technique service life, and cost. Asphalt Rubber Chip Seals is a new treatment to the City, but not our region. An Asphalt Rubber Chip Seal is a pavement treatment that extends the life of the pavement and reduces the need for the more expensive rehabilitation projects. Unlike traditional chip seals, the additional asphalt in the chip mix minimizes excess gravel from the roadway. This year's project is a way for the City to test to see if Asphalt Rubber Chip Seals are a viable option moving forward in the Pavement Management Program.

The proposed contract will apply Asphalt Rubber Chip Seal to north Stevens Drive between University and Horn Rapids Road. Based on the heavy commuter traffic to both the Hanford Site and PNNL, the work will be completed on either a Friday or Saturday. Included in the bid was an alternative for Terminal Drive, a Port of Benton roadway. The Port has decided to forgo this alternative.

On April 21, 2016, two bids were received. The low bid was \$416,000.00, and the Engineer's estimate was \$508,396.50.

The work is scheduled for this summer. A public outreach program has been designed to support the project. The outreach program will include direct mail materials, contact with major employers, web site content, and timely notices by the contractor.

Also attached to this staff report is a vicinity map showing application of all of the resurfacing techniques. Favorable bid prices for this contract and the rubberized chip seal contract have created more capacity to complete asphalt overlays. The streets on the attached map represent an overlay program expanded from initial planning. Staff intends to complete as much of this work as budget will allow.

Fiscal Impact:
Yes

Total project costs including construction, contingency, striping by City forces and engineering are estimated at \$606,000. This project is funded under the Pavement Management Program in the 2016-2030 Capital Improvement Plan, approved by Council on November 17, 2015. There is currently \$954,685.35 available for this project budget, after accounting for the slurry seal contract award also included on tonight's agenda.

Attachments:

1. RES 102-16
2. Asphalt Rubber Chip Seal Bid Tab
3. Asphalt Rubber Chip Seal Vicinity Map
4. 2016 Resurfacing Program Vicinity Map

RESOLUTION NO. 102-16

A RESOLUTION of the City of Richland authorizing the award of bid and execution of a construction contract to VSS International, Inc. for the 2016 Asphalt Rubber Chip Seal Re-Bid Project.

WHEREAS, the 2016–2030 Capital Improvement Plan includes a fully-funded project titled Pavement Management Program; and

WHEREAS, City staff has completed all project development and design work required to advance the project to construction; and

WHEREAS, City staff solicited bids in accordance with the City's purchasing policies, receiving and opening two (2) bids on April 21, 2016; and

WHEREAS, VSS International, Inc. submitted the lowest responsible bid of the two (2) received; and

WHEREAS, the project budget is adequate to complete the project using the lowest responsible bid; and

WHEREAS, it is in the City's best interest to proceed to complete the project in accordance with the Capital Improvement Plan, project design and the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute a contract award to VSS International, Inc. in the amount of \$416,000.00 and execute change orders up to the amount of \$50,000.00 to fulfill the project's design intent.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk
Adopted 5/3/16

HEATHER KINTZLEY
City Attorney

City of Richland

DATE BIDS OPENED: April 21, 2016	ITB # 16-0019
2016 ASPHALT RUBBER CHIP SEAL RE-BID	

				ENGINEER'S ESTIMATE		VSS INTERNATIONAL INC WEST SACRAMENTO, CA		Intermountain Slurry Seal RENO, NV	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCH A: STEVENS DRIVE								
A-1	Mobilization.	1	LS	\$25,000.00	25,000.00	52,843.40	52,843.40	50,000.00	50,000.00
A-2	SPCC plan (all schedules).	1	LS	250.00	250.00	801.41	801.41	2,000.00	2,000.00
A-3	Project temporary traffic control.	1	LS	10,000.00	10,000.00	25,949.50	25,949.50	29,997.30	29,997.30
A-4	Flaggers & spotters.	60	HRS	45.00	2,700.00	90.00	5,400.00	75.00	4,500.00
A-5	3/8" asphalt rubber chip seal, Type IV	70,350	SY	5.00	351,750.00	3.86	271,551.00	4.75	334,162.50
A-6	Asphalt for fog seal (CQS1H).	70,350	SY	0.60	42,210.00	0.19	13,366.50	0.25	17,587.50
A-7	Removing plastic line.	57,202	LF	0.75	42,901.50	0.37	21,164.74	0.35	20,020.70
A-8	Removing plastic crosswalk line & stop bar.	1,995	SF	3.00	5,985.00	2.31	4,608.45	2.20	4,389.00
A-9	Removing plastic traffic markings.	120	EA	80.00	9,600.00	78.75	9,450.00	75.00	9,000.00
A-10	Temporary pavement markings.	29,000	LF	0.50	14,500.00	0.26	7,540.00	0.25	7,250.00
A-11	Portable changeable message sign.	350	HRS	10.00	3,500.00	9.50	3,325.00	5.00	1,750.00

SCH A: STEVENS DRIVE SUBTOTAL
0% SALES TAX

\$508,396.50
-

\$416,000.00
-

\$480,657.00
-

SCH A: STEVENS DRIVE TOTAL

\$508,396.50

\$416,000.00

\$480,657.00

ADDITIONAL ALTERNATIVE 1: PORT OF BENTON SLURRY SEAL (TERMINAL DR)

ALT-1	Mobilization.	1	LS	\$5,000.00	5,000.00	10,000.00	10,000.00	500.00	500.00
ALT-2	Project temporary traffic control.	1	LS	5,000.00	5,000.00	3,936.05	3,936.05	2,500.00	2,500.00
ALT-3	Flaggers & spotters.	40	HRS	45.00	1,800.00	90.00	3,600.00	75.00	3,000.00
ALT-4	Other traffic control labor.	5	HRS	75.00	375.00	210.00	1,050.00	50.00	250.00
ALT-5	3/8" asphalt rubber chip seal, Type IV	9,500	SY	5.00	47,500.00	3.86	36,670.00	4.50	42,750.00
ALT-6	Asphalt for fog seal (CQS1H).	9,500	SY	0.60	5,700.00	0.19	1,805.00	0.25	2,375.00
ALT-7	Portable changeable message sign.	100	HRS	10.00	1,000.00	9.50	950.00	5.00	500.00

ADDITIONAL ALTERNATIVE 1 SUBTOTAL
8.6% SALES TAX

\$66,375.00
5,708.25

\$58,011.05
4,988.95

\$51,875.00
4,461.25

ADDITIONAL ALTERNATIVE 1 TOTAL

\$72,083.25

\$63,000.00

\$56,336.25

SCH A: STEVENS DRIVE
ADDITIONAL ALTERNATIVE 1

\$508,396.50
72,083.25

\$416,000.00
63,000.00

\$480,657.00
56,336.25

SCHEDULE A ONLY

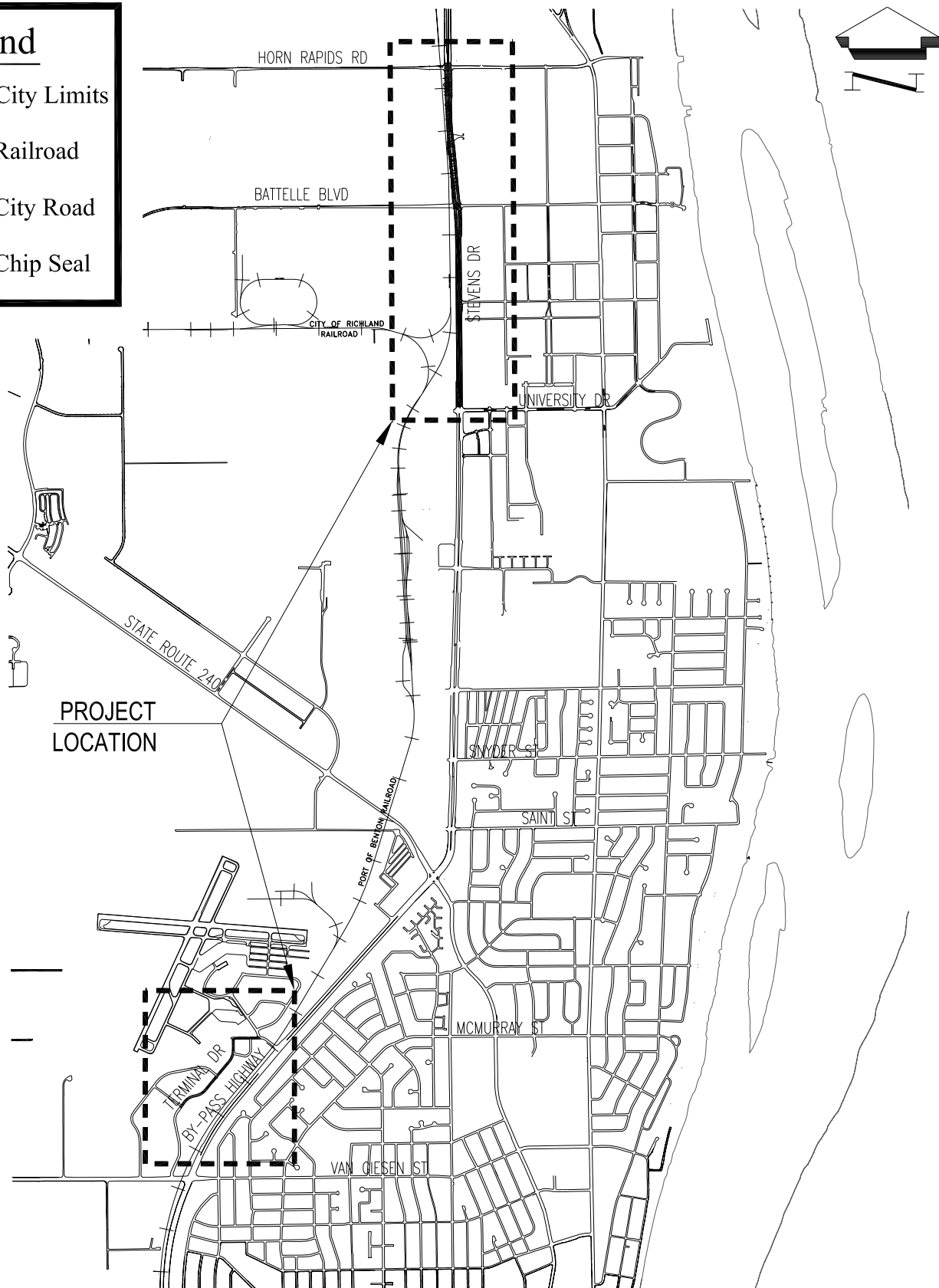
\$508,396.50

\$416,000.00

\$480,657.00

Legend

- City Limits
- ++++ Railroad
- ==== City Road
- Chip Seal



DATE: 03-07-2016
 DRAWN BY: LD
 SCALE: NOT TO SCALE
 CAD DWG: o:\civil_projects - civil 3d\2016 slurry seal_saw_cp0966\01_engineering\6.0_drawings\2016 chip seal_cover.dwg

CITY OF RICHLAND 2016 ASPHALT RUBBER CHIP SEAL PROJECT 16-0019

CITY OF RICHLAND

2016 COR STREET PROJECTS

Columbia River

- MICROSURFACE & SEAL CRACKS
- SLURRY SEAL (TYPE II) & SEAL CRACKS
- EDGE MILL & THIN OVERLAY
- RUBBERIZED CHIP SEAL

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 103-16, Executing Supplement No. 12 to Consultant Agreement with BergerABAM for Final Design of Duportail Bridge

Department:
Public Works

Ordinance/Resolution Number:
103-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 103-16, authorizing the City Manager to sign and execute Supplement No. 12 for a consultant agreement with Berger ABAM for Final Design of Duportail Bridge.

Summary:

The Duportail Bridge project is the highest priority transportation system improvement currently being developed by the City. The project is the largest, most complex and costly transportation system improvement ever implemented by the City.

The purpose of this contract supplement is to complete the final design of the project and produce a set of bid-ready construction documents to ultimately award to a construction contractor.

Major design elements include:

- Bridge structure
- Railroad crossing
- Sewer lift station
- CID canal crossing
- Roadway and underground utilities
- Traffic signals
- 36" Water line replacement

This proposed contract is one important component in the process of delivering the project for construction beginning in 2017. Staff has negotiated this contract to complete the required work at the best value available to the City. Staff recommends approval of this contract supplement.

Fiscal Impact:
Yes

The total cost of this proposed contract is \$2,007,568. There is currently \$1,519,885.81 available in the Duportail Bridge project budget, after accounting for the Hills Mobile Home Park, LLC right of way acquisition on tonight's agenda. The 2016 - 2030 Capital Improvement Plan (CIP) included an interfund loan from the Solid Waste Fund to be used for project design. The CIP includes additional interfund load funding of \$440,000 in 2017. To complete funding of this contract and pending right of way acquisitions the amount of the loan will have to be increased beyond the \$440,000 in 2017. Staff intends to update the interfund loan funding amount in preparation for the 2017 Capital Improvement Plan preparation. Available 2016 funding is not anticipated to delay planned work on the project design.

Attachments:

1. RES 103-16 - Duportail Bridge Supplement #12
2. Duportail Bridge Supplement #12

RESOLUTION NO. 103-16

A RESOLUTION of the City of Richland authorizing the execution of Supplemental Agreement No. 12 with BergerABAM to provide additional design services for the Duportail Bridge project.

WHEREAS, the Duportail Bridge is the City's highest priority transportation system improvement; and

WHEREAS, in 2015 Washington State authorized a transportation funding package which includes a \$20 million commitment to the City of Richland for construction of the Duportail Bridge project; and

WHEREAS, the \$20 million will be available beginning with the 2017-2019 Biennium; and

WHEREAS, the City is preparing to complete the entire funding package and begin construction of the Duportail Bridge in 2017; and

WHEREAS, additional design work is required to get the project ready for construction in 2017; and

WHEREAS, staff has worked with BergerABAM, the City's planning and design consultant for the project, to identify the additional tasks necessary to complete the final design and produce a bid-ready set of construction documents; and

WHEREAS, a supplement to the original contract with BergerABAM is necessary to perform the additional final design tasks identified.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Supplemental Agreement No. 12 with BergerABAM for the Duportail Bridge project.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



Supplemental Agreement Number <u>12</u>		Organization and Address BergerABAM Inc. 33301 Ninth Avenue S., Suite 300 Federal Way, WA 98003	
Original Agreement Number N/A		Phone: 206/431-2300	
Project Number STPUS-3440(001)	Execution Date 2/6/2008	Completion Date 12/31/2017	
Project Title Duportail Bridge Phase 2 - PS&E	New Maximum Amount Payable \$ 4,651,233.00		
Description of Work The purpose of Supplement No. 12 is to provide final PS&E drawings and specifications through advertisement and award, and provide an update to the environmental documents due to change to the bridge configuration and construction methods required to construct the bridge.			

The Local Agency of City of Richland
desires to supplement the agreement entered into with BergerABAM Inc.
and executed on 2/6/2008 and identified as Agreement No. STPUS-3440(001)

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:

See Exhibit A-1.

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: Extend contract end date to 12/31/17.

III

Section V, PAYMENT, shall be amended as follows:

See Exhibits E-1 and G-1.

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the appropriate spaces below and return to this office for final action.

By: BergerABAM Inc.

By: City of Richland

Consultant Signature

Approving Authority Signature

Date

EXHIBIT A-1 - SCOPE OF WORK FOR SUPPLEMENT NO. 12 CITY OF RICHLAND - DUPORTAIL BRIDGE PROJECT

INTRODUCTION

Engineering services for the Duportail Bridge project are being accomplished in three phases.

- Phase 1: Preparation of a design report; bridge type, size, and location (TS&L) study and preparation of the environmental documentation, including an environmental assessment (EA).
- Phase 2: Preliminary design and right-of-way (ROW) plans (Phase 2A); final design; plans, specifications, and construction cost estimate (PS&E); and construction permits (Phase 2B).
- Phase 3: Construction support and construction administration services.

STATUS OF PROJECT PHASES

The current status of each phase and its relationship to this supplement are as follows.

- Phase 1 scope is complete.
- Phase 2A is in the process of being completed.
- This supplement provides for the final design and the PS&E, Phase 2B, and an update to the environmental documents based on the new concrete bridge alternative.
- Phase 3 has not been authorized.

PURPOSE FOR THIS SUPPLEMENT

The purpose of Supplement No. 12 is to provide final PS&E drawings and specifications through advertisement and award, and provide an update to the environmental documents due to changes to the bridge configuration and construction methods required to construct the bridge.

The estimated level of effort associated with providing these services is shown in Exhibit E-1, and is based upon the scope of work, assumptions, and task descriptions provided below.

TASK 1.0 GENERAL ACTIVITIES

CONSULTANT and subconsultant(s), as applicable, shall continue to perform the basic project administration services described below for an additional 18 months and to perform the additional scope items.

- Project management related to the additional tasks in this supplement.
- Management of subconsultant(s) for the above effort.

Scope Assumption(s)

- The CONSULTANT will prepare the contract package and Division 1 Special Provisions. The Special Provisions will be compiled by the CONSULTANT into the contract package with the other bid and award documents. The CONSULTANT will coordinate with the CITY what Division 1 Special Provisions and bid documents are to be included.
- The project schedule assumes two weeks for internal review and correction of submittals by the CONSULTANT team, two weeks for CITY review of the submittals, and one week to resolve comments in consultation with the CITY.
- The CITY will collect all incoming bidder questions and forward any applicable questions to the CONSULTANT for review and response. The CONSULTANT shall review the bidder questions and forward responses to the CITY for distribution to the bidders.
- The CITY will assemble addendums to the bid documents and distribute to bidders. The CONSULTANT will support the CITY in providing applicable Special Provisions, plan sheets, and responses as requested.
- The CITY will review the qualifications and other required pre-award information required of the apparent low bidder, and the CONSULTANT will provide assistance as requested.
- The CITY may conduct a bid evaluation meeting with the apparent low bidder, and the CONSULTANT will participate if requested.
- The CITY will be the sole point of contact for all bidder questions.

Subtask 1.1 Contract Administration, Invoicing, and Progress Reports

- Prepare and submit monthly invoices, including a tabulation of hours expended, broken down by each major task and by classification of employee.
- Prepare a brief progress report to accompany the monthly invoices.
- Monitor the status of the budget, including the earned value, and identify trends to the CITY, if and when they occur.
- Prepare and maintain a project design schedule. The CONSULTANT shall submit a detailed list of task updates to the CITY on a monthly basis for integration by the CITY's project manager in a comprehensive project delivery schedule.
- Prepare subconsultant agreements and perform ongoing subconsultant liaison.
- Maintain all contract-required documentation.
- Provide copies of project files and records to the CITY for audits and public information requests.

Subtask 1.2 Meetings

CONSULTANT shall coordinate and meet with CITY staff during the development of the project design. CONSULTANT may attend meetings as needed for overall project coordination. The anticipated meetings are as follows.

- Six face-to-face meetings with the CITY during the progress of the design.
- Biweekly team coordination meetings, 1 hour each, for 18 months.

Deliverable(s)

- Meeting minutes shall be provided to all attendees. The minutes shall be revised and redistributed based upon comments provided.

Subtask 1.3 Quality Assurance

The CONSULTANT shall provide quality assurance/quality control (QA/QC) for all design work prior to submittal to CITY.

Deliverable(s)

- QA/QC documentation for all design work shall be made available to the CITY upon request.

Subtask 1.4 Package Submittals

The CONSULTANT shall coordinate with all subconsultants, and compile the PS&Es of construction probable cost for each of the following tasks.

- Task 3 – Geotechnical Engineering
- Task 4 – Traffic Engineering
- Task 5 – Civil Engineering
- Task 8 – Environmental Documentation
- Task 10 – Directive Services for Railroad Engineering
- Task 15 – Constructability Review

The CONSULTANT will prepare one compiled set of contract documents for 30, 90, and final level of design.

Deliverable(s)

- Thirty Percent Submittal – Plans
- Sixty Percent Update – Page-flip of Plans, Runlist using current Washington State Department of Transportation (WSDOT) Standard Specification Book, and Engineer's Estimate
- Ninety Percent Submittal – Plans, General Special Provisions (GSPs), Project Special Provisions, Engineer's Estimate
- Final Submittal – Plans, GSPs, Project Special Provisions, Engineer's Estimate

Subtask 1.5 Coordinate and Compile PIFs

The CONSULTANT shall coordinate with all subconsultants, and compile all proprietary items identified for the different elements of work. The proprietary items containing steel will require research to ensure they meet Buy America requirements. The CONSULTANT shall compile the information and include on a WSDOT Public Information Request form (PIF) and submit to the CITY. It is assumed the CITY will submit the completed forms to the WSDOT.

Subtask 1.6 Provide Up-Front Drawings

The CONSULTANT shall develop the up-front drawings as part of the complete PS&E submittal package. The CONSULTANT will coordinate with all subconsultants and compile all the information necessary to complete the plan sheets.

Deliverable(s)

- The CONSULTANT shall prepare the following sheets for the 60 percent update, 90, and final PS&E submittals.
 - Cover Sheet
 - Index Sheet - 1 of 2
 - Index Sheet - 2 of 2
 - Summary of Quantities - Sheet 1
 - Summary of Quantities - Sheet 2
 - Summary of Quantities - Sheet 3

Subtask 1.7 Design Schedule and Progress Updates

The CONSULTANT shall coordinate with all subconsultants and update the progress on the design schedule on a monthly basis for 18 months.

Deliverable(s)

- The CONSULTANT shall prepare a list of tasks detailing the progress of each task

Subtask 1.8 3-D Visualization Graphics

The CONSULTANT shall develop 3-D graphics visualization for the bridge.

Scope Assumption(s)

- The CONSULTANT will produce four 11 x 17 PDFs.

Deliverable(s)

- The CONSULTANT shall prepare PDFs for the graphics visualization

Subtask 1.9 Ad, Bid Award Subconsultant Coordination

The CONSULTANT shall collect all bidders' questions from the CITY and distribute them to the subconsultants for review and response. The CONSULTANT shall assemble responses and/or addenda with any revised plans and send to the CITY for distribution to the bidders.

Deliverable(s)

- The CONSULTANT shall prepare responses to bidders' questions and addenda

TASK 2.0 DATA COLLECTION, TOPOGRAPHIC SURVEY, EXISTING RIGHT-OF-WAY, AND UTILITY MAPPING (J-U-B ENGINEERS, INC.) (SUPPLEMENTED)

J-U-B, under a subconsultant agreement with the CONSULTANT, will perform the following work items.

Subtask 2.1 Topographic Survey

J-U-B, under a subconsultant agreement with the CONSULTANT, shall supplement previous surveys to provide digital terrain model updates to reflect additional topographic surveying along City View Drive to the proposed water line tie-in northwest of Duportail Street in the vicinity of the Laydown Yard for the CITY Shops. J-U-B will update the project base map.

No additional ROW or revisions to the ROW plans or legal descriptions are anticipated.

It is anticipated that there will be additional topographic surveying required, but not yet identified. The estimated level of effort includes an allowance for two days of additional survey time for additional topographic surveying and one additional update to the base map.

Deliverable(s)

- Revised base map

TASK 3.0 GEOTECHNICAL ENGINEERING (SHANNON & WILSON) (SUPPLEMENTED)

Shannon & Wilson, under a subconsultant agreement with the CONSULTANT, will perform the following work items.

Subtask 3.1.4 Lift Station and Water/Sewer Line

An exploratory boring at the proposed lift station and one along Tanglewood Drive east of Duportail Street have previously been authorized to depths of 20 and 30 feet, respectively. However, based on recent discussions regarding the planned lift station and water line, the depths of these explorations should be extended to better measure groundwater elevations. Based on groundwater elevations measured in the project vicinity, the lift station boring should extend to a depth of 40 feet, and the boring along the water line should extend to a depth of 35 feet. To measure seasonal fluctuation in groundwater elevations, monitoring wells with data loggers should be installed.

The data loggers will record groundwater levels on a continuous set interval. The design team will evaluate the groundwater data for potential impacts to lift station and water line construction. Shannon & Wilson will download the groundwater level data and process on a biweekly basis. Shannon & Wilson will distribute the groundwater information to the project team within two days of field collection.

For scoping purposes, assume two visits per month over the next 12 months.

Subtask 3.1.8 Lift Station and Water/Sewer Line Pump Test

Shannon & Wilson will complete a pumping test for lift station and water/sewer line dewatering considerations. The fieldwork tasks include

- Test well construction observation
- Aquifer testing

Subtask 3.1.8.1 – Test Well Construction Observation

1. Retain a drilling subcontractor for well construction and pumping tests.
2. Design, and observe drilling, installation, and development of one 12-inch PVC pumping well up to 40 feet deep. The well will be drilled using a 16-inch-diameter cable-tool method.
3. Conduct laboratory soils testing for six (6) samples. Samples shall represent the anticipated target aquifer. Analyze the data to estimate soil permeability using empirical methods.
4. Collect static groundwater level measurements manually and using pressure transducer.

Subtask 3.1.8.2 – Aquifer Testing

1. Design the pumping test. Install, maintain, and download pressure transducers in the test and monitoring wells (monitoring wells described in 3.1.4 above will be utilized during the pumping test). Pressure transducers will record groundwater level and barometric changes at regular intervals for the duration of the project.
2. Conduct a 4-hour step rate pumping test. Review the step test data to determine the optimum flow rate for longer-term constant rate pumping test (typically 75 percent of maximum flow).
3. Conduct a 48-hour constant rate pumping test and recovery test, and analyze data for aquifer hydraulic conductivity, transmissivity, storage coefficient, hydraulic conductivity, and radius of influence.

Assumption(s)

- The City of Richland and/or Ecology will allow disposal of pumped groundwater to the closest stormwater sewer inlet and/or back to the Yakima River.
- The groundwater does not contain contaminants.

Deliverable(s)

- Biweekly groundwater information from two monitoring wells along Tanglewood Drive

Subtask 3.4 Engineering Analysis and Report Preparation

Subtask 3.4.1 Fill Berm

In the process of fill berm design development, a potential conflict between project permitting and engineering requirements has been identified. As part of resolving the potential conflict, Shannon & Wilson will review fill berm material construction concepts and evaluate them for foundation drill rig and crane support with consideration for permitting requirements. Shannon & Wilson will evaluate potential loading of the fill berm against varying fill berm materials,

from rounded river rock (which may be allowed to remain in the river following construction) to large, angular riprap (likely required to be fully removed). Shannon & Wilson will also consider geotextile options, which could be employed to contain the materials.

Subtask 3.4.2 Lift Station and Water/Sewer Line Dewatering

We will describe the field exploration and testing program, the results and data interpretation, and a conceptual hydrogeologic model that describes the hydrogeologic and hydrologic conditions at the site. We will use the conceptual model to provide design recommendations for construction dewatering for the lift station and water/sewer lines approaching the lift station, expected to be below the groundwater level.

For the sewer/water line utilities and lift station, Shannon & Wilson will develop a dewatering specification for inclusion in the contract document package. The specification will be mostly performance-based, and will establish minimum requirements for contractor qualifications, well efficiency, drawdown at the main structure(s), groundwater level and settlement monitoring, discharge estimates, and reporting.

Deliverable(s)

- The fill berm evaluation will be included in the project report
- The hydrogeologic conditions, conceptual hydrogeologic model, pumping test data, and data interpretation will be included in the project report
- The dewatering specification will be included in the project report

Subtask 3.5 Design Iteration

Shannon & Wilson will participate in design discussions and meetings, as requested. Shannon & Wilson will update or revise project geotechnical recommendations as needed based on these design discussions. For scoping purposes, assume one team meeting at CONSULTANT's offices.

Subtask 3.6 Plans and Specifications Review

Shannon & Wilson will review the project plans and specifications, as requested. Review comments will be summarized in a letter.

Deliverable(s)

- Review summary comment letter

Subtask 3.7 Request for Information Review

Shannon & Wilson will review requests for information (RFIs) received during the project bid process, as requested. RFI responses will be provided through e-mail or letter.

TASK 4.0 TRAFFIC ENGINEERING (TRANSCO GROUP USA, INC.)

Transco Group USA, Inc. (Transco), under a subconsultant agreement with the CONSULTANT, shall provide the following traffic engineering services in support of the project.

Scope Assumption(s)

1. The signalized intersection of Duportail and Tanglewood will be designed to allow a U-turn for southbound Duportail small-vehicle traffic.
2. The CITY will submit the Traffic Signal Permit, if required.

Subtask 4.1 Project Administration and Meetings

Transpo shall participate in meetings and other coordination efforts with the project team, the CITY, and/or utility representatives, as necessary. Transpo's attendance at two meetings with the CITY are anticipated.

The anticipated activities required for this subtask include

- Participation in coordination efforts via biweekly conference call and/or e-mail, as necessary, to achieve the identified scope of services. Conference calls are assumed to last 1 hour and occur on a biweekly basis through fall 2017.
- Attendance at the 60 percent page-turn and 90 percent PS&E submittal comment resolution meetings. Two Transpo staff are assumed to attend these meetings.

Subtask 4.2 Traffic Signal Systems

Transpo shall prepare the final design for the traffic signal systems at the intersections of State Route 240 (SR 240)/Duportail Street, Tanglewood Drive/Duportail Street, and City View Drive/Duportail Street consistent with the preliminary plan set dated 9 May 2014.

The anticipated activities required to prepare the final design include

- Incorporation of modifications made to the channelization and roadway layout during the preliminary design phase.
- Incorporation of comments pertaining to the preliminary plan set.
- Incorporation of CITY standard traffic signal equipment and design details.
- Application of current Americans with Disabilities Act and WSDOT standards.
- Preparation of wiring diagrams, input files, pole charts, and detail sheets.
- Preparation of supporting documentation/calculations, including signal head clearance, junction box and conduit fill, line loss, electrical special provisions, etc.
- Coordination with project team for design and inclusion of interconnection with railroad crossing to traffic signal system. Design of components for the railroad system will be provided by others.

Deliverable(s)

- Thirty percent complete traffic signal plans
 - Update 30 percent complete traffic signal plan set, including the following sheets for each intersection: layout, pole chart, and details
 - Update Estimate of Probable Cost
- Sixty percent update for traffic signal plans
 - Prepare 60 percent update for traffic signal plan set, including the following sheets for each intersection: layout, wiring diagram, input file, pole chart, and details
 - Provide supporting documentation, including electrical special provisions and calculations
 - Update Estimate of Probable Cost.
 - This submittal will be for a brief “page flip” review and will not include a formal QA/QC submittal
- Ninety percent complete traffic signal plans
 - Prepare 90 percent complete traffic signal plan set, including the following sheets for each intersection: layout, wiring diagram, input file, pole chart, and details
 - Provide supporting documentation, including electrical special provisions and calculations
 - Update Estimate of Probable Cost
- Final traffic signal plans
 - Prepare final traffic signal plan set, including the following sheets for each intersection: layout, wiring diagram, input file, pole chart, and details
 - Supporting documentation, including electrical special provisions and calculations
 - Update Estimate of Probable Cost

Subtask 4.3 Roadway Illumination

Transpo shall prepare the final design for the roadway and intersection illumination for the Duportail Street corridor between, and including, SR 240 and City View Drive consistent with the preliminary channelization and roadway layouts prepared by others. The Duportail Street corridor areas to be included in the design consist of the following.

- Intersection of Duportail Street/City View Drive
- Duportail Street (City View Drive to west bridge abutment) – minor arterial
- Duportail Street (east bridge abutment to Tanglewood Drive) – minor arterial
- Intersection of Duportail Street/Tanglewood Drive
- Duportail Street (Tanglewood Drive to SR 240) – minor arterial
- Tanglewood Drive (Duportail Street to north end of project) – local roadway
- Tanglewood Drive (Duportail Street to south end of project) – local roadway
- Intersection of Duportail Street/SR 240 – WSDOT design criteria

The anticipated activities required to prepare the final design include the following.

1. Identification of continuous and noncontinuous lighting requirements, target light levels (average and uniformity), and luminaire and pole make/model shall be provided by the CITY prior to the start of design.
2. Identification of “special street lighting” requirements, as indicated under Section 2d of the Assumptions portion of Supplement No. 8 dated 3 December 2012.
3. Application of current Illuminating Engineering Society of North America (IESNA), National Electrical Code (NEC), CITY, and WSDOT standards and requirements.
4. Identification of illumination calculation areas.
5. Application of AGi32 lighting software to calculate target light levels (average and uniformity).
6. Preparation of circuit, wiring layout, and electrical connection detail sheets.
7. Preparation of supporting documentation/calculations, including line loss, breaker sizing, electrical service cabinet circuit sizing, etc.

Deliverable(s)

- Thirty percent complete roadway illumination plans
 - Prepare 30 percent update for roadway illumination plan set, including the following sheets for the identified corridor: layout and details
 - Supporting documentation and calculations
 - Update Estimate of Probable Cost
- Sixty percent complete roadway illumination plans
 - Prepare 60 percent complete roadway illumination plan set, including the following sheets for the identified corridor: layout, wiring, and details

- Supporting documentation, including electrical special provisions and calculations
- Update Estimate of Probable Cost
- This submittal will be for a brief “page flip” review and will not include a formal QA/QC submittal
- Ninety percent complete roadway illumination plans
 - Prepare 90 percent complete roadway illumination plan set, including the following sheets for the identified corridor: layout, wiring, circuitry, and details
 - Supporting documentation, including electrical special provisions and calculations
 - Update Estimate of Probable Cost
- Final roadway illumination plans
 - Prepare final roadway illumination plan set, including the following sheets for the identified corridor: layout, wiring, circuitry, and details
 - Supporting documentation, including electrical special provisions and calculations
 - Update Estimate of Probable Cost

Subtask 4.4 Bridge Pedestrian Illumination

Transpo shall prepare the final design for the pedestrian illumination for the Duportail Street structure over the Yakima River consistent with the preliminary channelization and roadway layouts prepared by others. Pedestrian-scale illumination on the bridge shall be designed such that the river and surrounding landscape below the structure are measured with average light levels of 0.0 Fc.

The anticipated activities required to prepare the final design include

1. Identification of “special street lighting” requirements as indicated under Section 2d of the Assumptions portion of Supplement No. 8 dated 3 December 2012.
2. Application of current IESNA, NEC, CITY, and WSDOT standards and requirements.
3. Identification of illumination calculation areas.
4. Application of AGi32 lighting software to calculate target light levels (average and uniformity).
5. Preparation of circuit, wiring layout, and electrical connection detail sheets.

6. Preparation of supporting documentation/calculations, including line loss, breaker sizing, electrical service cabinet circuit sizing, etc.

Deliverable(s)

- Thirty percent complete bridge pedestrian illumination plans
 - Prepare 30 percent complete bridge pedestrian illumination plan set, including the following sheets for the identified corridor: layout and details
 - Supporting documentation and calculations
 - Update Estimate of Probable Cost
- Sixty percent complete bridge pedestrian illumination plans
 - Prepare 60 percent complete bridge pedestrian illumination plan set, including the following sheets for the identified corridor: layout, wiring, and details
 - Supporting documentation, including electrical special provisions and calculations
 - Update Estimate of Probable Cost
 - This submittal will be for a brief “page flip” review and will not include a formal QA/QC submittal
- Ninety percent complete bridge pedestrian illumination plans
 - Prepare 90 percent complete bridge pedestrian illumination plan set, including the following sheets for the identified corridor: layout, wiring, circuitry, and details
 - Supporting documentation, including electrical special provisions and calculations
 - Update Estimate of Probable Cost
- Final bridge pedestrian illumination plans
 - Prepare final bridge pedestrian illumination plan set, including the following sheets for the identified corridor: layout, wiring, circuitry, and details
 - Supporting documentation, including electrical special provisions and calculations
 - Update Estimate of Probable Cost

Subtask 4.5 Ad, Bid, and Award Services

Transpo will respond to contractor RFIs related to work during the ad, bid, and award phase of the project, as necessary. It is anticipated that RFIs will be routed through the CONSULTANT

and provided to Transpo in a written format. Transpo will work with the CONSULTANT and the CITY to provide resolution to the RFIs. The projected fee anticipates responding to up to 10 RFIs.

TASK 5.0 CIVIL ENGINEERING (J-U-B ENGINEERS, INC.) (SUPPLEMENTED)

J-U-B, under a subconsultant agreement with the CONSULTANT, shall provide the following engineering services.

Scope Assumption(s)

The following assumptions were used in the development of the Task 5.0 – Civil Engineering scope of work.

- The geotechnical engineer (Shannon & Wilson) shall perform geotechnical work to assist the design and construction phases of the project. In general, the provided geotechnical work shall include research, field investigation, and an evaluation of the subsurface conditions to facilitate the design of the project and to provide bidders a reasonable understanding of subsurface and groundwater conditions necessary for bidding of the project. The geotechnical engineer shall assist J-U-B and the project team, as needed, in preparation of the contract documents and technical specifications, including recommending in the report dewatering performance-based technical specifications to be used on the project.
- Project administration for this supplement is assumed to extend to the Construction Award October 2017.
- It is assumed that there will not be fire protection utilities provided on the bridge.
- It is assumed that all utilities will provide design and construction outside the limits of the bridge abutments. CONSULTANT will provide design for conduit, hangers, supports, and expansion/contraction joints within the limits of the structure. CITY Energy Services will provide cost estimates for their work.
- This scope does not include streetscaping or landscaping design.
- Columbia Irrigation District (CID) design assumes one of the two alternatives presented in the 5 June 2013 Technical Memorandum for approximately 100 feet of the canal reconstruction.
- Due to the irrigation season, construction of CID modifications and bridge crossing could require separate construction contracts or phased construction. For estimating the level of effort for design of modifications, it is assumed CID modification design will be included in contract for the bridge project.

Subtask 5.1 Project Administration and Meetings

J-U-B shall continue to perform the project administration services for an additional 18 months, and perform the additional scope items listed below.

- Contract Administration – Development of supplemental scope, scheduling, invoicing, and budget tracking for an estimated 18 months of additional project administration.
- Meetings – This supplement provides additional meetings for comment resolution following each submittal and progress meeting and/or conference calls related to the water line design. It is anticipated that there will be biweekly conference call coordination meetings. It is anticipated that there will be six in-person project meetings with CITY staff and CONSULTANT.
- Page Flip Meeting – At approximately 60 percent level of design, there will be a project review meeting with CITY staff and CONSULTANT. Plans will represent work to date at the time of the scheduled meeting. Plans provided for the meeting will not be considered a submittal and will not have QA/QC review. No updates to the estimated project costs or specifications will be included in the Page Flip meeting.
- Quality Control – Prior to each submittal, an internal review will be provided.
- Submittals – J-U-B will coordinate with CONSULTANT for the compiling and submitting submittals at key milestones. Review comments will be compiled and responses tracked.

Subtask 5.2 Columbia Irrigation District (CID) Design

Subtask 5.2.1 Thirty Percent CID Plans

J-U-B shall develop 30 percent level of design based on CITY and CID coordination and agreement as to the method of the canal alterations. CONSULTANT team will coordinate the temporary construction alterations and the permanent modifications into the 30 percent submittal. A detailed Opinion of Probable Cost will be developed as a separate bid schedule for this work. Thirty percent design submittal will include plans and draft level of details sufficient to depict the general work. It is anticipated that the 30 percent level of design represents the acceptance of the basis of design for the PS&E development and design revisions beyond the 30 percent level would impact schedule and be supplemental scope. The CITY and CID will be provided 30 percent plans for review.

Deliverable(s)

- Thirty percent canal plan/profile sheets

Subtask 5.2.2 Ninety Percent CID Plans and Specifications

J-U-B shall develop 90 percent level of CID canal design, which will be incorporated into the overall project contract plans. Design will incorporate the review of the 30 percent submittal. Quantities and Opinion of Probable Costs will be updated to reflect the revisions, and draft specifications will be updated. The specifications will include applicable CID specifications developed into the American Public Works Association (APWA)/WSDOT specifications format that will be included in the overall project specifications. The CITY and CID will be provided plans and specifications for review.

Subtask 5.2.3 Final CID Plans and Specifications

J-U-B shall incorporate the review comments into the PS&E for bid ready. At this level, it is anticipated that PS&E revisions are minor.

Subtask 5.3 Roadway Design

Subtask 5.3.1 Thirty Percent Roadway Plans

Prior to this supplement, roadway plans were developed to 30 percent level of design. Supplement No. 11 provided updates to the roadway geometry due to the bridge width, pathway, and sidewalk revisions. Although 30 percent roadway plans were developed and submitted, there were never review comments provided. This supplement will update the plans given the recent design changes and any revisions due to the selected bridge alternative and reviews provided by the project team. J-U-B shall provide SR 240 widening design and develop demolition plans, plan/profile sheets, and roadway section details. The 30 percent roadway plans will be incorporated into the overall project submittal.

Deliverable(s)

- Thirty percent roadway submittal will include the following updated plans
 - Roadway sections
 - Roadway demolition
 - Roadway plan/profile
 - SR 240 roadway demolition
 - SR 240 roadway plan/profile
 - Signing and pavement marking

Subtask 5.3.2 Ninety Percent Roadway Plans and Specifications

J-U-B shall develop 90 percent level of roadway design, which will be incorporated into the overall project contract plans. Design will incorporate the review of the 30 percent submittal and comments received during the “page flip” project meeting representing approximately 60 percent level of design. Quantities and Opinion of Probable Costs will be updated to reflect the revisions and draft specifications will be developed. The specifications will include applicable CITY specifications developed into the APWA/WSDOT format and will be included in the overall project specifications.

Deliverable(s)

- Ninety percent roadway submittal will include updates to the 30 percent plans and the development of the following plans
 - Sign details
 - Construction signing
 - Quantity tabulation sheets

Subtask 5.3.3 Final Roadway Plans and Specifications

J-U-B shall incorporate the review comments into the PS&E for bid ready. At this level, it is anticipated that PS&E revisions are minor.

Subtask 5.4 Utility Coordination

Prior to this supplement, J-U-B provided initial utility coordination. For the various submittals, J-U-B will send applicable plans to various utilities. J-U-B will develop a tracking sheet documenting the utility contacts, submittals, and comments.

Subtask 5.5 Waterline Design

Prior to this supplement, a Waterline Alternative Screening dated 19 July 2013 was completed by J-U-B. The Technical Memorandum compared two alternative methods to provide a redundant water line system for the City of Richland. Alternative 1 - Multiple Pipe (two 24-inch-diameter) Bridge Crossing was compared to Alternative 2 - Single Pipe (36-inch-diameter) River Crossing. Alternative 1 was the preferred alternative with the two 24-inch-diameter pipes to be designed connected to the bridge structure.

Because of the urgent need for the water line design, the CITY authorized J-U-B to proceed prior to the submittal of this supplement. It is anticipated that the water line design will proceed to the 60 percent level of design independent of the level of design of the bridge and roadway tasks. It is anticipated that the 90 percent and final water line design will be done in conjunction with the final PS&E scope of other tasks, including the bridge and roadway components of this project.

J-U-B scope does not include developing a dewatering plan. Specific dewatering design elements and costs will be provided by others.

J-U-B will provide water line design along Tanglewood Drive. The exact limits and tie-ins will be coordinated with the CITY. The water line limits will not exceed the roadway design limits of Tanglewood Drive.

J-U-B scope will include designing a 250-linear-foot cased crossing of SR 240 and the Port of Benton railroad tracks with an approximately 24-inch-diameter water line. This water line will run parallel to the existing 36-inch-diameter pipeline. The CITY will complete a complimentary project to lay a new 24-inch-diameter water pipeline from near the Duportail/Wright Street intersection to the east side of SR 240. The CITY will provide the railroad permit and coordination. J-U-B will provide the WSDOT permit coordination.

Subtask 5.5.1 Conceptual Water Line Layout

J-U-B shall develop plan/profile layout of the water line based on the roadway and bridge plans. The layout will show the general location and tie-ins to the existing system. This submittal shall provide the general location tie-in assumptions. The intent of this submittal is to establish the extent and basis of design elements of the water line.

Deliverable(s)

- Conceptual water line layout submittal will include the following plans
 - Overall water line utility map
 - Water line plan/profile

Subtask 5.5.2 Thirty Percent Water Line Plans

J-U-B shall develop 30 percent level of design submittal based on coordination and review of the conceptual layout with the CITY. CONSULTANT team will coordinate methods for attachment to the bridge and coordinate with the CITY. A detailed Opinion of Probable Cost, including all anticipated water line bid items, will be developed as a separate bid schedule. The 30 percent design submittal will include plans and standard details. Special project details, such as the bridge attachments, are not part of the 30 percent submittal.

Deliverable(s)

- Thirty percent water line submittal will include updates to the layout concept plans and the development of the following plans
 - Water line details (typical)

Subtask 5.5.3 Ninety Percent Water Line Plans and Specifications

J-U-B shall develop the 90 percent level of water line PS&E to be incorporated into the overall project contract plans. Design will incorporate the review of the 30 percent submittal and include comments received during the “page flip” project meeting representing approximately 60 percent level of design. Quantities and Opinion of Probable Costs will be updated to reflect the revisions and complete specifications related to the water line will be developed to be included in the overall project PS&E. The specifications will include applicable CITY specifications developed into the APWA/WSDOT specifications format and included in the overall project specifications.

Deliverable(s)

- Ninety percent water line submittal will include updates to the 30 percent submittal and the following
 - Water line details (bridge)
 - Draft specifications

Subtask 5.5.4 Final Water Line Plans and Specifications

J-U-B shall incorporate the review comments into the PS&E to ready it for bidding. At this level, it is anticipated that PS&E revisions are minor and are not considered design revisions.

Subtask 5.6 Sewer Lift Station Design

J-U-B scope does not include developing a dewatering plan. Specific dewatering design elements and costs will be provided by others.

A subconsultant to J-U-B will provide the electrical design.

Subtask 5.6.1 Thirty Percent Sewer Lift Station Plans

Prior to this supplement, J-U-B coordinated with the CITY to establish the location and layout of the sewer lift station. On 5 June 2013, J-U-B prepared a Sewer Lift Station Technical Memorandum, which documented the design assumptions and costs. J-U-B will provide the 30 percent level of design based on the previous study. Plans will be incorporated into the overall project submittal. It is anticipated that the 30 percent level of design represents the acceptance of the basis of design for the PS&E development, and design revisions beyond the 30 percent level would impact schedule and be a supplemental scope.

Deliverable(s)

- Thirty percent sewer lift station submittal will include development of the following plans
 - Sewer lift station site plan
 - Sewer lift station plan/profile

Subtask 5.6.2 Ninety Percent Sewer Lift Station Plans and Specifications

J-U-B shall develop 90 percent level of design, which will be incorporated into the overall project contract plans. Design will incorporate the review of the 30 percent submittal and include comments received during the “page flip” project meeting representing approximately 60 percent level of design. Quantities and Opinion of Probable Costs will be updated to reflect the revisions, and draft specifications will be updated. The specifications will include applicable CITY specifications developed into the APWA/WSDOT format and will be included in the overall project specifications.

Deliverable(s)

- Ninety percent lift station submittal will include updates to the 30 percent plans and the development of the following plans
 - Section views
 - Detail sheets
 - Electrical plans, control panels, details, schematics (provided by electrical subconsultant)

Subtask 5.6.3 Final Sewer Lift Station Plans and Specifications

J-U-B shall incorporate the review comments into the PS&E for bid ready. At this level, it is anticipated that PS&E revisions are minor.

Subtask 5.7 Drainage Design

J-U-B scope does not include developing a dewatering plan. Specific dewatering design elements and costs will be provided by others.

Subtask 5.7.1 Thirty Percent Drainage Plans

Prior to this supplement, J-U-B coordinated with the project team on the stormwater calculations and conceptual layouts. There have been several design revisions during the environmental documentation phase and recently a revised bridge and roadway geometrics.

J-U-B will update the previous drainage calculations and update the 30 percent level of design. Plans will be incorporated into the overall project submittal. It is anticipated that the 30 percent level of design represents the acceptance of the basis of design for the PS&E development and design revisions beyond the 30 percent level would impact schedule and be a supplemental scope.

Deliverable(s)

- Thirty percent design is incorporated into the roadway plan/profile sheets

Subtask 5.7.2 Ninety Percent Drainage Plans and Specifications

J-U-B shall develop 90 percent level of design, which will be incorporated into the overall project contract plans. Design will incorporate the review of the 30 percent submittal and include comments received during the “page flip” project meeting representing approximately 60 percent level of design. Quantities and Opinion of Probable Costs will be updated to reflect the revisions and draft specifications will be updated. The specifications will include applicable CITY specifications developed into the APWA/WSDOT format and will be included in the overall project specifications.

Deliverable(s)

- Ninety percent drainage submittal will include updates to the 60 percent plans and the development of the following
 - Temporary erosion and sedimentation control
 - Drainage details
 - Structure notes sheets

Subtask 5.7.3 Final Drainage Plans and Specifications

J-U-B shall incorporate the review comments into the PS&E for bid ready. At this level, it is anticipated that PS&E revisions are minor.

Subtask 5.8 Permitting Support

J-U-B shall provide design support as requested for environmental permitting. J-U-B provides a support role to the CONSULTANT and project team. Obtaining and submitting permits is not part of J-U-B scope.

Subtask 5.9 Ad, Bid, and Award Services

J-U-B shall provide assistance to CONSULTANT and CITY for the advertisement, bid, and award of this project. CITY will advertise the project and perform all construction administration services during the bid and award phase. CONSULTANT will provide construction and design experts who worked on the project to be available in responding to contractor questions during the bidding process. CONSULTANT will prepare and issue addenda during the bidding process. CONSULTANT will attend a pre-bid meeting if requested. CONSULTANT will provide assistance during review of bids.

During bidding, it is assumed that J-U-B will provide research and formulate a response to 20 to 30 questions and assist in preparation of two to three addendums, which may require revisions to specifications and plans.

Deliverable(s)

For each of the design elements in Task 5.0 – Civil Engineering, the following submittals will be incorporated into the project submittals.

- Concept Water Line Layout Submittal (7 sheets)
- Thirty Percent Submittal (estimated 58 sheets)
- Ninety Percent Submittal (estimated 110 sheets) – This submittal will be included in the overall project submittal
- Final Submittal (estimated 110 sheets) – This submittal will be included in the overall project submittal

TASK 6.0 STRUCTURAL ENGINEERING (BergerABAM) (SUPPLEMENTED)

This task comprises the structural engineering required to complete construction documents for the bridge identified as the concrete alternative in the Supplement No. 11 alternative concepts effort and walls on the project.

The following design codes will be used to conduct the design and analyses.

1. WSDOT Bridge Design Manual LRFD, version M 23-50.15, December 2015
2. AASHTO LRFD Bridge Design Specifications, 7th Edition
3. AASHTO Guide Specifications for LRFD Seismic Bridge Design 2nd Edition (2011)
4. WSDOT Standard Specifications for Road, Bridge, and Municipal Construction (2016)

Scope Assumption(s)

- See Supplement No. 11 for 30 Percent Bridge Plans.
- No drainage structures, pipes, or hangers for a drainage system will be required on the bridge.
- The basic project features shall be as described in the Phase 1 design report and final bridge alternatives memorandum, including value engineering team recommendations accepted by the CITY, except for subsequent to the finalization of the bridge alternatives memorandum, the CITY has decided on the following modifications to the basic bridge and bridge approach layout.

- Remove the median barrier from the bridge and maintain a 2-foot shy distance between the middle lanes (double stripe).
- Remove the shared-use trail and build a bike lane and sidewalk on each side of the bridge.
- Place a pier on the southern slope on spread footing foundations and support the CID canal access road with a structural wall.
- Construction access will be based on rock berms in the river and not a temporary work bridge.
- Environmental documentation prepared as part of Phase 1 has to be modified based on revisions listed in bullets above.

Bridge Service and Strength Analysis

Service and strength load combination analyses of the proposed new bridge structure will be conducted to demonstrate that the proposed structure meets the performance requirements per AASHTO.

Bridge Extreme Analysis

Extreme load combination analysis of the proposed new bridge structure will be conducted to demonstrate that the proposed structure meets the performance requirements per AASHTO.

Bridge Capacity Analysis and Design

Component capacity calculations will be completed and designs will be prepared for the bridge components based on the controlling design forces as determined from the service, strength, and extreme analyses.

Wall Service, Strength, and Extreme Analysis

Analysis of the walls will be based on service, strength, and extreme load combinations to demonstrate that the proposed structures meet the performance requirements per AASHTO.

Wall Capacity Analysis and Design

Component capacity calculations will be completed and designs will be prepared for the wall components based on the controlling design forces as determined from the service, strength, and extreme analyses.

The following wall types will be designed.

- Structural earth walls (SEW) along the edge of roadway along Tanglewood and Duportail Street, between the river and SR 240, as required. Five locations are assumed for this effort.
- A combination soil nail wall and SEW will be used along the CID canal to accommodate construction of Pier 2 of the bridge. The soil nail wall will be used to stabilize and excavate the rock subgrade. The SEW will be built on top of this cut wall.

- A long stretch of noise walls will be required on the east side of Duportail, south of the river, along the trailer court residence.
- Moment slabs barriers, pedestrian railing, and fences required for safety are expected to be needed along some portions of the SEWs and are included in the design effort of the walls.

Bridge and Wall Drawings

The anticipated drawings required are included in the engineering fee estimate for the bridge and wall designs. Plans for the bridge and walls will show the location of relocated and future utility lines, and shall provide penetrations and/or supports for those utilities. This scope of work assumes that available standard wall and barrier rail surface treatments will be used.

Technical Special Provisions

The CONSULTANT will prepare the general special provisions, and project-specific special provisions required for construction of the bridge and walls.

Cost Estimate

A list of bid items will be prepared, conforming as much as possible to the WSDOT standard item table, for the bridge and walls. Every bid item will have a description, measurement unit, and payment description somewhere in the specifications. Quantities and unit prices will be estimated for every bid item. Unit prices will be estimated from recent bid experience with similar projects, WSDOT unit bid analysis, contractor inquiries, and Means construction estimating manuals.

Deliverable(s)

- Completed structural PS&E drawings incorporating CITY comments on the final PS&E submittal (one full size) on polypropylene, as a requested by the CITY
- Completed technical special provisions and bid item list incorporating CITY comments on the final PS&E submittal
- Completed construction schedule and quantities incorporating CITY comments on the final PS&E submittal
- Completed and bound structural design calculations shall be provided with the ad-ready PS&E submittal
- A copy of all computer-generated contract drawings in AutoCAD format

The following will be the submittal packages.

Subtask 6.1 – 30 Percent Wall Submittal

- 30 percent Wall Plans

Subtask 6.2 – 60 Percent Bridge Update

- 60 percent Bridge Plans, Runlist, and Estimate

Subtask 6.3 – 60 Percent Wall Update

- 60 percent Wall Plans, Runlist, and Estimate

Subtask 6.4 – 90 Percent Bridge Submittal

- 90 percent Bridge Plans, Specifications, and Estimate

Subtask 6.5 – 90 Percent Wall Submittal

- 90 percent Wall Plans, Specifications, and Estimate

Subtask 6.6 – Final Bridge Submittal

- Final Bridge Plans, Specifications, and Estimate

Subtask 6.7 – Final Wall Submittal

- Final Wall Plans, Specifications, and Estimate

Subtask 6.8 – Permitting Support

It is anticipated that exhibits and information required to support permit applications shall be required. It is anticipated that the following permits will be required for this project.

- Joint Aquatic Resources Permit Application (JARPA)
- U.S. Army Corps of Engineers (USACE) Section 404 Permit
- Washington State Department of Ecology (Ecology) Section 401 Water Quality Certification
- Ecology National Pollutant Discharge Elimination System Construction Stormwater General Permit
- Washington Department of Fish and Wildlife (WDFW) Hydraulic Project Approval (HPA)
- Shoreline Permit

Deliverable(s)

- Information generated under this task shall be used to generate deliverables described in Task 8.0

Subtask 6.9 Water Line Support on Bridge

The CONSULTANT will perform structural engineering related to supporting the two 24-inch-diameter water lines on the bridge. Capacity demands from water line will be incorporated into the bridge design identified above.

Deliverable(s)

- 60 Percent Water Line Page-flip Drawings
- 90 Percent Water Line Drawings
- Final Water Line Drawings

Subtask 6.10 Ad, Bid, and Award Services

The CONSULTANT shall provide additional Bid Period Engineering Services for the Duportail Bridge project. The CONSULTANT shall answer questions from bidders that are forwarded through the CITY. The answers shall be returned to the CITY for distribution by the CITY to respective parties.

Subconsultant Coordination

The CONSULTANT will coordinate with internal resources, including the project geotechnical and environmental engineers, as required, to assist in answering bidder questions. This may involve coordinating resources to draft revised special provisions and/or plan sheets.

Plan Modifications, Addendums, and Clarifications

The CONSULTANT will furnish technical input to the CITY in response to bidder requests for clarification of bid documents. If warranted, the CONSULTANT will provide technical assistance necessary for preparing addendums that may include revised plan sheets and/or revised special provisions. Assume up to 25 unique requests averaging 2 hours of response time for each request. Assume up to three addenda and up to 16 hours of preparation for each addendum.

Deliverable(s)

- E-mail responses to CITY for bidder questions
- One electronic copy of new special provisions or revised special provisions for each addendum in Microsoft Word format
- One half sized (11x17) print of revised plan sheets for each addendum

TASK 7.0 RIVER HYDRAULICS AND SCOUR EVALUATION (WEST Consultants, Inc.)

WEST Consultants, Inc. (WEST), under a subconsultant agreement with the CONSULTANT, shall provide hydraulic and scour evaluation services in support of the final bridge design and permitting. This evaluation involves providing hydraulic information to the design and permitting teams for up to two different analyses.

TASK 8.0 ENVIRONMENTAL DOCUMENTATION (SUPPLEMENTED)

Widener & Associates, under a subconsultant agreement with the CONSULTANT, shall be responsible for the subtasks listed below.

Scope Assumption(s)

- It is also anticipated that a restoration plan shall be required by the USACE to address anticipated project impacts to riparian areas. CONSULTANT shall identify mitigation that meets the required function and value replacement required by the federal regulations. The CONSULTANT shall provide a draft and final copy of the riparian plan review by the CITY and submittal to the USACE.
- The extent and scope of the details of riparian mitigation is not yet known. The preparation of construction documents to implement the riparian plan approved by the USACE shall be

provided in accordance with the assumptions provided in Task 8.0. The level of effort for riparian mitigation construction documents may need to be modified once the scope of the riparian mitigation is known.

- CITY comments on the mitigation and monitoring plan will be minor in the extent and editorial in nature.
- Temporary irrigation will be required.

Subtask 8.1 Revised Discipline Report and Update the NEPA Process

Subtask 8.1.1 Project Coordination and Design Input

Widener & Associates will undertake an abbreviated scoping process with the cooperating agencies and any interested parties in order to coordinate the environmental impacts due to modifications in the project configuration. Widener & Associates will also work with the project team to refine the design and develop the necessary plans and data to complete the following scope. This subtask also includes biweekly coordination meetings with the CITY and WSDOT to track the project schedule and deal with process issues.

Subtask 8.1.2 Revise Discipline Reports

Widener & Associates will revise the existing discipline reports to include the appropriate language from the cooperating agencies, as well as the purpose and need for the project. The revised reports will be submitted to the CITY, then circulated to both WSDOT and the cooperating agencies, and comments will be incorporated as needed.

It is anticipated that the following reports will require updating and distribution.

- Section 106 Report
- Biological Assessment
- Flood Plain Report

Section 106 Update

Widener & Associates will undertake a review of the area of potential effect (APE) and 106 analysis. This analysis will include a comparison of the current project footprint to the approved APE. Gaps in the coverage will be surveyed per Washington State Department of Archaeology and Historic Preservation standards and the results will be used to update the report.

Biological Assessment Update

Widener & Associates will undertake a review of the proposed project revisions to the bridge and the elimination of the work bridge. A reassessment of the project impacts will be developed in the form of a supplemental biological assessment. The effect analysis and minimization measure will be developed and documented in the supplemental biological assessment.

Flood Plains

Widener & Associates will undertake the flood plain impact as a result of the instream work pad and provide an updated analysis on the flood plains. It is anticipated this will be a simple memo provided to WSDOT for their review comments.

Deliverable(s)

- Draft revised reports
- Final revised report

Subtask 8.1.3 Environmental Assessment Reevaluation

Widener & Associates will prepare a memorandum that reevaluates the EA with respect to all the changes related to the elimination of the work bridge, the addition of other means of providing access for construction, and minor changes to the configuration of the permanent bridge. The reevaluation of the EA will be completed in accordance with the requirements of the National Environmental Policy Act (NEPA) and WSDOT standards and report format outlined in Chapter 400 of the Environmental Procedures Manual. The updated EA will incorporate the following.

- Summary of Project Actions and Mitigations. For each of the areas of potential impacts listed in the affected environment, the CONSULTANT will decide on the appropriate minimization efforts for the least possible impact.
- The draft EA reevaluation memo will be sent to WSDOT for review. All comments from WSDOT will be addressed, and a revised draft EA reevaluation memo will be submitted to the cooperating agencies. Comments from the cooperating agencies will be addressed and the EA reevaluation memo will be revised.

Subtask 8.1.4 Updated FONSI

Based on the EA reevaluation, Widener & Associates will work with WSDOT and Federal Highway Administration (FHWA), if necessary, to issue a revised Finding of No Significant Impact (FONSI) and assist in a possible public comment period.

Deliverable(s)

- Draft EA reevaluation memo
- Revised memo
- Final memo
- Revised final memo
- Updated FONSI

Subtask 8.1.5 Updated Permits

Widener & Associates will reassess the 404, 401, and HPA permits. Consultations will be completed with each permitting agency. It is assumed for the purposes of this scope of work, the revised JARPA will be needed to obtain a 404 permit and a 401 certification. It is also assumed a water quality monitoring plan separate from the biological assessment is not required. A WDFW applications will be completed online to obtain an updated HPA. Widener & Associates will also reconfirm the U.S. Coast Guard exemption for the project.

Deliverable(s)

- Agency coordination memo
- Draft JARPA
- Final JARPA
- HPA on-line application

Subtask 8.2 Environmental Mitigation Planting

Widener & Associates will provide design for the mitigation planting plan. The subconsultant will complete the plan according to the requirements of the NEPA EA and associated discipline reports approved by the USACE, Federal Emergency Management Agency, and FHWA. To complete the plan, subconsultant will

- Collect on-site data and information about the boundaries of the existing wetlands and streams.
- Analyze groundwater data to identify the hydroperiod and determine the final grading elevation of the mitigation planting.
- Develop the plant list, quantity, species, and spacing for the mitigation area.

Widener & Associates will develop a draft of the mitigation plan that includes a narrative describing the proposed mitigation and monitoring, a vicinity map, a plan view, and/or detail maps of the proposed mitigation, and other informational maps and/or graphics as required by the lead federal agencies. The plan will be provided for CITY review, revised according to CITY comments, and submitted to the reviewing agencies.

Deliverable(s)

- Three copies of the draft mitigation and monitoring plan for CITY review with accompanying draft special provisions if required
- Three copies of draft mitigation plan, incorporating CITY comments, for submittal to USACE and Ecology
- Three copies of revised draft mitigation plan, incorporating comments by USACE and Ecology

TASK 10.0 DIRECTIVE SERVICES FOR RAILROAD

The CONSULTANT shall provide track and railroad crossing design services as required to facilitate construction of improvements to the Tri-City Railroad (TCRY)/Duportail Street railroad crossing. The scope and cost of these services is still being developed and additional calendar time will be required to complete this effort. The time required to do this will adversely affect the project's delivery schedule to begin construction in 2017. Therefore, the scope of work and cost estimate for this task will be finalized in parallel with other work authorized under this supplement. The CONSULTANT and the CITY have agreed to a provisional sum of \$150,000 to complete this work. A basic assumption for this task is that there

will no significant changes from the 30 percent design once it is completed. The design elements listed below are included in the scope of work and will require CITY approval prior to beginning work.

Subtask 10.1 Project Management

Deliverable(s)

- Invoices and progress reports

Subtask 10.2 Suggested Construction Staging and Phasing Plan

Deliverable(s)

- To be determined

Subtask 10.3 Thirty Percent Railroad Track and Crossing Design

Deliverable(s)

- Thirty percent draft plans
- Thirty percent revised plans
- Opinion of Probable Cost of Construction

Subtask 10.4 Sixty Percent Railroad Track and Crossing Design

Deliverable(s)

- Sixty percent plans, draft and revised
- Railroad technical specifications in outline form

Subtask 10.5 Ninety Percent Railroad Track and Crossing Design

Deliverable(s)

- Ninety percent plans, draft and revised
- Railroad technical specifications
- Updated OPC (Excel and pdf format)

Subtask 10.6 Final Railroad Track and Crossing Design

Deliverable(s)

- 100 percent/Final plans, draft and revised
- Railroad technical specifications
- Updated OPC (Excel and pdf format)

Subtask 10.7 Ad, Bid, and Award Services

Deliverable(s)

To Be Determined

TASK 11.0 ENVIRONMENTAL MITIGATION PLANS AND DETAILS

The CONSULTANT shall provide the following engineering services.

Subtask 11.1 Thirty Percent Mitigation Plans

CONSULTANT shall prepare 30 percent level of design, based on the mitigation and monitoring plan described in Task 8.2. These plans will include the grading, location of habitat features, planting areas, temporary irrigation design, and other details.

Subtask 11.2 Sixty Percent Mitigation Update

CONSULTANT shall prepare 60 percent level of design based on coordination and review of the 30 percent submittal. The CONSULTANT shall develop the draft specifications and draft engineer's cost estimate. The draft specifications shall be based on the current WSDOT Standard Specifications Book.

Subtask 11.3 Ninety Percent Mitigation Plans and Specifications

CONSULTANT shall prepare 90 percent level of design based on coordination and review of the 60 percent submittal. The CONSULTANT shall update the draft specifications and draft engineer's cost estimate. The draft specifications shall be based on the current WSDOT Standard Specifications Book. Project-specific special provisions shall be drafted at this design level.

Subtask 11.4 Final Mitigation Plans and Specifications

CONSULTANT shall prepare final level of design based on coordination and review of the 90 percent submittal. The CONSULTANT shall update the draft specifications and draft engineer's cost estimate. The final specifications shall be based on the current WSDOT Standard Specifications Book. The CITY will begin approving project-specific special provisions between the 90 and final design levels. The CONSULTANT shall coordinate with the CITY project manager to attain the approvals.

Deliverable(s)

For each of the design elements in Task 11.0 – Mitigation Plans and Details, the following submittals will be incorporated into the project submittals.

- Thirty percent submittal
- Sixty percent update
- Ninety percent submittal
- Final submittal

TASK 15 CONSTRUCTABILITY REVIEW (William Ott Consultants)

William Ott Consultants, under a subconsultant agreement with the CONSULTANT, will provide additional specialized constructability review services.

Subtask 15.1 Schedule

The CONSULTANT developed a construction schedule in Supplement No. 11 and William Ott Consultants provided review and comment for structural elements of the work. This schedule

will be refined as the design progresses, and it is assumed additional review and comment from Ott Consultants will be needed.

It is assumed that there will be two reviews of the construction schedule.

Deliverable(s)

- Construction schedule review comments

Subtask 15.2 Cost Estimate

Ott Consultants provided an independent construction cost estimate for the bridge under Supplement No. 11. As the design progresses and more detail is known, additional review and fine tuning of the bridge cost estimate will be needed. The CONSULTANT will use Ott Consultants for assisting in estimating unique features of work and pricing of work access and cost effects of specialized construction equipment.

Deliverable(s)

- Cost estimate review comments for the bridge

SCHEDULE

The goal is to complete the 30 percent PS&E design by August 2016, 60 percent PS&E design by January 2017, 90 percent by May 2017, and the final PS&E design by July 2017.

EXHIBIT E-1 - CONSULTANT FEE DETERMINATION
BergerABAM

4/19/2016
PHASE 2B

DIRECT SALARY COSTS (DSC) for BergerABAM

<u>Personnel</u>	<u>Hours</u>		<u>Rate (see note)</u>		<u>Cost</u>
1 Project Manager	491	X	\$75.48	= \$	37,023
2 Sr. Bridge Engineer	1,065	X	\$54.95	= \$	58,522
3 Bridge Engineer	1,931	X	\$41.97	= \$	81,044
4 Civil Project Engineer	390	X	\$50.38	= \$	19,648
5 Construction Specialist	872	X	\$57.60	= \$	50,198
6 CAD Operator/Designer	1,664	X	\$39.57	= \$	65,844
7 Admin/Coord.	233	X	\$29.60	= \$	6,897
BERGER/ABAM Hours, Total	6,645		Subtotal Direct Salary Costs (DSC) = \$		319,177
	4%		Salary Escalation = \$		12,767
			Subtotal (DSC + SE) = \$		331,944
	Overhead (OH)	166.65%	of (DSC + SE) = \$		553,184
	Fixed Fee (FF)	32.00%	of (DSC + SE) = \$		106,221.99
TOTAL SALARY COSTS (DSC + SE + OH + FF) = \$					991,350

DIRECT NONSALARY COSTS (DNCS)

Mileage	2,000	miles @ \$ 0.540	\$	1,080
Misc			\$	500
Courier & Postage	4	packages @ 25	\$	100
TOTAL REIMBURSABLE EXPENSES (DNCS) = \$				1,680

TOTAL BERGER/ABAM FEE (DSC + SE + OH + FF + DNCS) = \$ 993,030

SUBCONSULTANTS (see Exhibit G) - PHASE 2B

J-U-B (Tasks 2 & 5)	\$	473,045
Shannon & Wilson (Tasks 3)	\$	112,142
Transpo (Task 4)	\$	113,961
WEST (Task 7)	\$	10,000
Widener & Associates (Task 8)	\$	105,889
Directive Services for Railroad Engineering (Task 10)	\$	150,000
Ott (Task 15)	\$	19,500
Subtotal		\$ 984,538

TOTAL SUBCONSULTANT FEES = \$ 984,538
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TOTAL AUTHORIZED AMOUNT = \$ 1,977,568

MANAGEMENT RESERVE = \$ 30,000

TOTAL CONTRACT AMOUNT = \$ 2,007,568

TASK ACTIVITY DESCRIPTION	Task/Activity No.	Percent Breakdown	Project Manager	Sr. Bridge Engineer	Bridge Engineer	Civil Project Engineer	Construction Specialist	CAD Operator/Designer	Admin/Coord.	Totals
TASK 1 - GENERAL ACTIVITIES (Phase 2B)	1		300	152	64	16	340	164	168	1,204
Contract Administration, Invoicing, and Progress Reports	1.1		48	18	-	-	18	-	60	144
Monthly Invoicing w/ Progress Report (18 Mo.)			36	18	-	-	18	-	36	108
Subconsultant Agreements			12	-	-	-	-	-	24	36
Meetings	1.2		96	96	-	-	96	-	-	288
Face to Face Project Meetings (4 Meetings)			48	48	-	-	48	-	-	144
Weekly Telephone Team Meetings (48 Meetings)			48	48	-	-	48	-	-	144
Quality Assurance	1.3		80	-	-	-	80	-	24	184
Quality Management, QA/QC			80	-	-	-	80	-	24	184
Package Submittals	1.4		-	18	36	-	96	36	84	270
30% PS&E Plans and Specifications	1.4.1		-	4	8	-	8	8	16	44
60% PS&E Update	1.4.2		-	2	4	-	4	4	4	18
90% PS&E Plans and Specifications	1.4.3		-	8	16	-	16	16	32	88
Final PS&E Plans and Specifications	1.4.4		-	4	8	-	8	8	16	44
Division 1 Special Provisions & Bid Documents	1.4.4		-	-	-	-	60	-	16	76
Coordinate and Compile Public Information Review (PIF's)	1.5		-	-	-	16	16	-	-	32
1.5.1	1.5.1		-	-	-	16	16	-	-	32
Provide Up-Front Drawings	1.6		-	12	28	-	18	88	-	146
30% Up-Front Plans	1.6.1	0%	-	-	-	-	-	-	-	-
60% Up-Front Update	1.6.2	30%	-	4	8	-	5	26	-	43
90% Up-Front Plans	1.6.3	60%	-	7	17	-	11	53	-	88
Final Up-Front Plans	1.6.4	10%	-	1	3	-	2	9	-	15
Maintain Design Schedule	1.7		72	-	-	-	-	-	-	72
Monthly Progress Schedule Updates (18 Mo.)	1.7.1		72	-	-	-	-	-	-	72
3D Visualization Graphics	1.8		-	-	-	-	-	40	-	40
Graphics	1.8.1		-	-	-	-	-	40	-	40
Ad, Bid and Award Subconsultant Coordination	1.9		4	8	-	-	16	-	-	28
Subconsultant Coordination	1.9.1		4	8	-	-	16	-	-	28

TASK ACTIVITY DESCRIPTION	Task/Activity No.	Percent Breakdown	Project Manager	Sr. Bridge Engineer	Bridge Engineer	Civil Project Engineer	Construction Specialist	CAD Operator/Designer	Admin/Coord.	Totals
TASK 2 - DATA COLLECTION, TOPOGRAPHIC SURVEY, EXISTING RIGHT-OF-WAY, AND UTILITY MAPPING (J-U-B) BergerABAM Coordination BergerABAM Review and Coordination	2		See JUB Evaluation Estimate							
			-	4	-	-	-	-	-	4
			-	4	-	-	-	-	-	4
TASK 3 - GEOTECHNICAL ENGINEERING (SHANNON AND WILSON) BergerABAM Coordination BergerABAM Review and Coordination	3		See Shannon and Wilson Evaluation Estimate							
			-	12	-	-	2	-	-	14
			-	12	-	-	2	-	-	14
TASK 4 - TRAFFIC ENGINEERING (TRANSP0) BergerABAM Coordination BergerABAM Review and Coordination	4 4		See Transpo Evaluation Estimate							
			-	-	16	-	16	-	-	32
			-	-	16	-	16	-	-	32
TASK 5 - CIVIL ENGINEERING (J-U-B) BergerABAM Coordination BergerABAM Review and Coordination for 30% Submittal BergerABAM Review and Coordination for 60% Update BergerABAM Review and Coordination for 90% Submittal BergerABAM Review and Coordination for Final Submittal BergerABAM Review and Coordination for Utilities	5 5.1 5.2 5.3 5.4 5.5		See JUB Evaluation Estimate							
			-	40	-	64	152	-	-	256
			-	8		16	24	-	-	48
			NONE							-
			-	16		16	64	-	-	96
			-	8	-	16	48	-	-	72
			-	8	-	16	16	-	-	40

TASK ACTIVITY DESCRIPTION	Task/Activity No.	Percent Breakdown	Project Manager	Sr. Bridge Engineer	Bridge Engineer	Civil Project Engineer	Construction Specialist	CAD Operator/Designer	Admin/Coord.	Totals
TASK 6 - STRUCTURAL ENGINEERING	6		155	813	1,843	112	294	1,372	65	4,653
30% Submittal - Bridge	-		SEE SUPPLEMENT #11							-
60% Update - Bridge	6.2		58	346	802	10	73	562	17	1,868
Bridge Design	60%		7	108	305	10	19	-	-	449
Bridge Drawings	50%		44	216	454	-	12	562	2	1,290
Bridge Specifications	30%		2	6	14	-	10	-	7	39
Bridge Cost Estimate	40%		2	5	24	-	6	-	6	43
Bridge Constructability	40%		3	11	5	-	26	-	2	47
90% Submittal - Bridge	6.4		48	271	619	6	70	450	22	1,485
Bridge Design	40%		5	72	203	6	13	-	-	299
Bridge Drawings	40%		35	173	363	-	9	450	2	1,031
Bridge Specifications	50%		3	10	24	-	16	-	12	65
Bridge Cost Estimate	40%		2	5	24	-	6	-	6	43
Bridge Constructability	40%		3	11	5	-	26	-	2	47
Final Submittal - Bridge	6.6		12	55	115	-	24	112	8	327
Bridge Design	0%		-	-	-	-	-	-	-	-
Bridge Drawings	10%		9	43	91	-	2	112	0	258
Bridge Specifications	20%		1	4	10	-	6	-	5	26
Bridge Cost Estimate	20%		-	2	12	-	3	-	3	20
Bridge Constructability	20%		2	6	2	-	13	-	-	23
30% Submittal - Walls	6.1		-	4	15	-	4	13	-	36
Walls Design	0%		-	-	-	-	-	-	-	-
Walls Drawings	10%		-	2	10	-	1	13	-	26
Walls Specifications	0%		-	-	-	-	-	-	-	-
Walls Cost Estimate	10%		-	1	3	-	-	-	-	4
Walls Constructability	20%		-	1	2	-	3	-	-	6
60% Update - Walls	6.3		10	36	109	10	23	64	3	255
Walls Design	60%		7	19	48	10	10	-	-	94
Walls Drawings	50%		-	12	49	-	5	64	-	130
Walls Specifications	40%		1	2	5	-	3	-	2	13
Walls Cost Estimate	40%		1	2	5	-	-	-	1	9
Walls Constructability	30%		1	1	2	-	5	-	-	9
90% Submittal - Walls	6.5		8	27	77	6	19	38	4	179
Walls Design	40%		5	13	32	6	6	-	-	62
Walls Drawings	30%		-	7	30	-	3	38	-	78
Walls Specifications	50%		1	3	6	-	4	-	2	16
Walls Cost Estimate	40%		1	2	6	-	-	-	2	11
Walls Constructability	40%		1	2	3	-	6	-	-	12

TASK ACTIVITY DESCRIPTION	Task/Activity No.	Percent Breakdown	Project Manager	Sr. Bridge Engineer	Bridge Engineer	Civil Project Engineer	Construction Specialist	CAD Operator/Designer	Admin/Coord.	Totals
Final Submittal - Walls	6.7		-	4	14	-	4	13	-	35
Walls Design		0%	-	-	-	-	-	-	-	-
Walls Drawings		10%	-	2	10	-	1	13	-	26
Walls Specifications		10%	-	1	1	-	1	-	-	3
Walls Cost Estimate		10%	-	1	2	-	-	-	-	3
Walls Constructability		10%	-	-	1	-	2	-	-	3
Permitting Support	6.8		4	16	-	80	40	24	8	172
Revise Exhibits for Environmental Documents/Permitting			4	16	-	80	40	24	8	172
Waterline Support on Bridge	6.9		8	36	72	-	10	72	-	198
60% Update, 90%, & Final Waterline Support Drawings			-	20	40	-	2	64	-	126
Waterline Support Design			8	16	32	-	8	8	-	72
Ad, Bid and Award Services	6.10		7	18	20	-	26	24	3	98
Response to Bidder Questions (25 assumed)			4	12	8	-	18	8	-	50
Addendums (3 assumed)			3	6	12	-	8	16	3	48
TASK 7 - RIVER HYDRAULICS AND SCOUR EVALUATION (WEST Consultants)	7		See WEST Consultants Evaluation Estimate							
BergerABAM Coordination			4	16	-	-	-	24	-	44
BergerABAM Review and Coordination			4	16	-	-	-	24	-	44
TASK 8 - ENVIRONMENTAL DOCUMENTATION (WIDENER)	8		See Widener Evaluation Estimate							
BergerABAM Coordination			16	16	-	-	-	-	-	32
BergerABAM Review and Coordination			16	16	-	-	-	-	-	32
TASK 10 - DIRECTIVE SERVICES FOR RAILROAD ENGINEERING	10		See Task 10 Evaluation Estimate							
BergerABAM Coordination	10		8	-	-	12	32	-	-	52
BergerABAM Review and Coordination			8	-	-	12	32	-	-	

TASK ACTIVITY DESCRIPTION	Task/Activity No.	Percent Breakdown	Project Manager	Sr. Bridge Engineer	Bridge Engineer	Civil Project Engineer	Construction Specialist	CAD Operator/Designer	Admin/Coord.	Totals
TASK 11 - ENVIRONMENTAL MITIGATION PLANS AND DETAILS	11		0	0	0	186	20	104	0	310
30% Mitigation Plans	11.1		-	-	-	34	2	21	-	57
Mitigation Drawings	11.1.1	20%	-	-	-	18	-	21	-	39
Mitigation Specifications	11.1.2		-	-	-	-	-	-	-	-
Mitigation Cost Estimate	11.1.3		-	-	-	8	2	-	-	10
Irrigation Design	11.1.4		-	-	-	8	-	-	-	8
60% Mitigation Update	11.2		-	-	-	77	8	42	-	126
Mitigation Drawings	11.2.1	40%	-	-	-	37	-	42	-	78
Mitigation Specifications	11.2.2		-	-	-	16	2	-	-	18
Mitigation Cost Estimate	11.2.3		-	-	-	8	2	-	-	10
Irrigation Design	11.2.4		-	-	-	16	4	-	-	20
90% Mitigation Plans	11.3		-	-	-	60	6	31	-	97
Mitigation Drawings	11.3.1	30%	-	-	-	28	-	31	-	59
Mitigation Specifications	11.3.2		-	-	-	16	2	-	-	18
Mitigation Cost Estimate	11.3.3		-	-	-	8	2	-	-	10
Irrigation Design	11.3.4		-	-	-	8	2	-	-	10
Final Mitigation Plans	11.4		-	-	-	15	4	10	-	30
Mitigation Drawings	11.4.1	10%	-	-	-	9	-	10	-	20
Mitigation Specifications	11.4.2		-	-	-	4	2	-	-	6
Mitigation Cost Estimate	11.4.3		-	-	-	2	2	-	-	4
Irrigation Design	11.4.4		-	-	-	-	-	-	-	-
TASK 15 - CONSTRUCTABILITY REVIEW (OTT)	8		See Ott Estimate							
BergerABAM Coordination			8	12	8	-	16	-	-	44
BergerABAM Review and Coordination			8	12	8	-	16	-	-	44
TOTAL HOURS			491	1,065	1,931	390	872	1,664	233	6,645

TASK ACTIVITY DESCRIPTION	Task/Activity No.	Percent Breakdown	Project Manager	Sr. Bridge Engineer	Bridge Engineer	Civil Project Engineer	Construction Specialist	CAD Operator/Designer	Admin/Coord.	Totals
CONTRACT DRAWINGS			PM	SBE	BE	CPE	Cs	CAD	ADM	
COVER SHEET				2	4			8		14
INDEX SHEET - 1 of 2				2	6			16		24
INDEX SHEET - 2 of 2				2	6			16		24
SUMMARY OF QUANTITIES - Sheet 1				2	4		6	16		28
SUMMARY OF QUANTITIES - Sheet 2				2	4		6	16		28
SUMMARY OF QUANTITIES - Sheet 3				2	4		6	16		28
SUBTOTAL CONTRACT DRAWINGS HOURS			0	12	28	0	18	88	0	146
ENVIRONMENTAL MITIGATION DRAWINGS	8.2		PM	SBE	BE	CPE	CS	CAD	ADM	
EXISTING CONDITIONS						8		8		16
TESC						4		8		12
GRADING PLAN						16		8		24
PLANTING ZONE LAYOUT						16		32		48
MITIGATION DETAILS - SHEET 1						16		16		32
MITIGATION DETAILS - SHEET 2						16		16		32
MITIGATION DETAILS - SHEET 3						16		16		32
SUBTOTAL MITIGATION DRAWING HOURS			0	0	0	92	0	104	0	196

TASK ACTIVITY DESCRIPTION	Task/Activity No.	Percent Breakdown	Project Manager	Sr. Bridge Engineer	Bridge Engineer	Civil Project Engineer	Construction Specialist	CAD Operator/Designer	Admin/Coord.	Totals
BRIDGE DRAWINGS										
Bridge Plan & Elevation			1	2	2		2	6	1	14
General Notes & Abbreviations			1	4	8		2	12	2	29
Suggested Construction Sequence			1	2	6		2	8	1	20
Foundation Plan			1	2	6		2	8		19
Temporary Rock Berm - Shaft Construction			1	2	4		2	6		15
Temporary Rock Berm - Girder Erection			1	2	4		2	6		15
Suggested Girder Erection Details - Sheet 1			1	2	4		2	6		15
Suggested Girder Erection Details - Sheet 2			1	2	4		2	6		15
Temporary Rock Berm Details			1	6	12		1	16		36
Drilled Shaft Details - Sheet 1			1	6	12			16		35
Drilled Shaft Details - Sheet 2			1	6	12			16		35
Pier 1 Abutment - Plan & Elevation			1	6	12		2	16		37
Pier 1 - Details Sheet 1			1	6	12			16		35
Pier 1 - Details Sheet 2			1	6	12			16		35
Pier 1 - Curtain Wall Details 1			1	4	12			16		33
Pier 1 - Curtain Wall Details 2			1	4	12			16		33
Curtain Wall Details			1	4	16			16		37
Pier 6 Abutment - Plan & Elevation			1	6	12		2	16		37
Pier 6 - Details Sheet 1			1	6	12			16		35
Pier 6 - Details Sheet 2			1	6	12			16		35
Pier 6 - Wingwall Details1			1	4	12			16		33
Pier 6 - Wingwall Details 2			1	4	12			16		33
Wingwall Details			1	4	16			16		37
Transverse Girder Stop Details			1	4	6			8		19
Piers 1 & 6 Misc Details			1	4	8			12		25
Pier 2 - Plan			1	8	12			16		37
Pier 2 - Elevation			1	8	12			16		37
Pier 2 - Details Sheet 1			1	8	12			16		37
Pier 2 - Details Sheet 2			1	4	16			16		37
Pier 2 - Details Sheet 3			1	4	16			16		37
Pier 2 - Details Sheet 4			1	4	16			16		37
Pier 3 - Plan			1	8	12			16		37
Pier 3 - Elevation			1	8	12			16		37
Pier 3 - Details Sheet 1			1	8	12			16		37
Pier 3 - Details Sheet 2			1	8	12			16		37
Pier 4 - Plan			1	8	12			16		37
Pier 4 - Elevation			1	8	12			16		37
Pier 4 - Details Sheet 1			1	8	12			16		37
Pier 4 - Details Sheet 2			1	8	12			16		37
Pier 5 - Plan			1	8	12			16		37
Pier 5 - Elevation			1	8	12			16		37
Pier 5 - Details Sheet 1			1	8	12			16		37
Pier 5 - Details Sheet 2			1	8	12			16		37
Miscellaneous Pier Details			1	6	16			16		39
Bearing Details - Sheet 1			1	4	12			8		25
Bearing Details - Sheet 2			1	4	12			8		25
Typical Cross-Sections			1	2	4			8		15
Framing Plan - Sheet 1			1	4	8			12		25
Framing Plan - Sheet 2			1	4	8			12		25
Framing Plan - Sheet 3			1	4	8			12		25
Framing Plan - Sheet 4			1	4	8			12		25
Framing Plan - Sheet 5			1	4	8			12		25
WF83G Girder Details - Sheet 1			1	8	12			12		33
WF83G Girder Details - Sheet 2			1	2	6			8		17
WF58G Girder Details - Sheet 1			1	8	12			12		33
WF58G Girder Details - Sheet 2			1	2	6			8		17
Girder Details - Sheet 1			1	2	6			8		17
Girder Details - Sheet 2			1	2	6			8		17
End Diaphragm Details			1	4	12			12		29
Intermediate Diaphragm Details			1	4	12			12		29
Slab Reinforcing Plan - Sheet 1			1	8	12			16		37

TASK ACTIVITY DESCRIPTION	Task/Activity No.	Percent Breakdown	Project Manager	Sr. Bridge Engineer	Bridge Engineer	Civil Project Engineer	Construction Specialist	CAD Operator/Designer	Admin/Coord.	Totals
Slab Reinforcing Plan - Sheet 2			1	8	12			16		37
Slab Reinforcing Plan - Sheet 3			1	8	12			16		37
Slab Reinforcing Plan - Sheet 4			1	8	12			16		37
Slab Reinforcing Plan - Sheet 5			1	8	12			16		37
Slab Reinforcing Sections - Sheet 1			1	8	12			16		37
Slab Reinforcing Sections - Sheet 2			1	8	12			16		37
Expansion Joint Details - Pier 1			1	4	8			12		25
Expansion Joint Details - Pier 6			1	4	8			12		25
Pedestrian Barrier - Sheet 1			1	2	8			10		21
Pedestrian Barrier - Sheet 2			1	2	8			10		21
Pedestrian Barrier - Sheet 3			1	2	8			10		21
Bridge Railing Type BP - Sheet 1			1	2	8			12		23
Bridge Railing Type BP - Sheet 2			1	2	8			12		23
Sidewalk Details - Sheet 1			1	2	6			8		17
Sidewalk Details - Sheet 2			1	2	6			8		17
Power Utility Layout - Sheet 1			1	6	12		1	12		32
Power Utility Layout - Sheet 2			1	6	12		1	12		32
Power Utility Hangers Details			1	6	12			12		31
Bridge Approach Slab - Pier 1			1	4	8			12		25
Bridge Approach Slab - Pier 6			1	4	8			12		25
Bridge Approach Slab Details - Sheet 1			1	4	8			12		25
Bridge Approach Slab Details - Sheet 2			1	4	8			12		25
Bar Bending - Sheet 1			1	4	16			12		33
Bar Bending - Sheet 2			1	4	16			12		33
Bar Bending - Sheet 3			1	4	16			12		33
Bar Bending - Sheet 4			1	4	16			12		33
SUBTOTAL BRIDGE DRAWING HOURS			87	432	908	0	23	1124	4	2578

TASK ACTIVITY DESCRIPTION	Task/Activity No.	Percent Breakdown	Project Manager	Sr. Bridge Engineer	Bridge Engineer	Civil Project Engineer	Construction Specialist	CAD Operator/Designer	Admin/Coord.	Totals
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WALL DRAWINGS			PM	SBE	BE	CPE	Cs	CAD	ADM	Totals
SEW Wall Plan & Elevation - Sheet 1				2	6		2	8		18
SEW Wall Plan & Elevation - Sheet 2				2	6		1	8		17
SEW Wall Plan & Elevation - Sheet 3				2	6		1	8		17
SEW Wall Plan & Elevation - Sheet 4				2	6		1	8		17
Pier 2 Wall Plan & Elevation				2	6		1	8		17
SEW Wall Details - Sheet 1				1	8			12		21
SEW Wall Details - Sheet 2				1	8			12		21
Soil Nail Wall Details				2	8			16		26
SEW Wall Moment Slab - Sheet 1				2	8			8		18
SEW Wall Moment Slab - Sheet 2				2	8			8		18
Noise Wall Plan & Elevation - Sheet 1				2	6		2	8		18
Noise Wall Plan & Elevation - Sheet 2				2	6		2	8		18
Noise Wall Details - Sheet 1				1	8			8		17
Noise Wall Details - Sheet 2				1	8			8		17
SUBTOTAL WALL DRAWING HOURS			0	24	98	0	10	128	0	260

WATERLINE DRAWINGS			PM	SBE	BE	CPE	CS	CAD	ADM	Totals
Waterline Utility Layout - Sheet 1				6	12		1	16		35
Waterline Utility Layout - Sheet 2				6	12		1	16		35
Waterline Utility Hangers Details - Sheet 1				4	8			16		28
Waterline Utility Hangers Details - Sheet 2				4	8			16		28
SUBTOTAL WATERLINE DRAWING HOURS			0	20	40	0	2	64	0	126

TASK ACTIVITY DESCRIPTION	Task/Activity No.	Percent Breakdown	Project Manager	Sr. Bridge Engineer	Bridge Engineer	Civil Project Engineer	Construction Specialist	CAD Operator/Designer	Admin/Coord.	Totals
BRIDGE AND WALL DESIGN	6		PM	SBE	BE	CPE	CS	CAD	ADM	
TASK 6 - STRUCTURAL ENGINEERING	6		48	288	744	32	184	-	52	1,348
Bridge Design			12	180	508	16	32	-	-	748
Seismic Analysis			2	32	64	-	-	-	-	98
Service and Strength Analysis			2	40	120	-	-	-	-	162
Substructure Design			2	40	120	8	8	-	-	178
Superstructure Design			2	40	120		8	-	-	170
Misc. Detail Design			2	20	60	8	8	-	-	98
Utility Design			2	8	24	-	8	-	-	42
Bridge Constructability			8	28	12	-	64	-	4	116
Construction Techniques			2	8	4	-	16	-	-	30
Constructability Review			2	4	8	-	16	-	-	30
Construction Schedule			4	16	-	-	32	-	4	56
Bridge Specifications			6	20	48	-	32	-	24	130
Bridge Special Provisions			4	12	32	-	16	-	12	76
Divisions 2 - 9 Standard Specifications for Bridges			2	8	16	-	16	-	12	54
Bridge Cost Estimate			4	12	60	-	16	-	16	108
Quantities and Cost Estimate			4	12	60	-	16	-	16	108
Wall Design			12	32	80	16	16	-	-	156
SEW - Seismic Analysis			2	6	24	-	-	-	-	32
SEW - Service and Strength Analysis			2	6	16	-	-	-	-	24
SEW Wall Design			2	8	16	8	8	-	-	42
Noise Wall - Seismic Analysis			2	4	8				-	14
Noise Wall - Service and Strength Analysis			2	4	8				-	14
Noise Wall Design			2	4	8	8	8	-	-	30
Wall Constructability			2	4	8	-	16	-	-	30
Construction Techniques			1	2	4	-	8	-	-	15
Constructability Review			1	2	4	-	8	-	-	15
Construction Schedule			Included above							-
Wall Specifications			2	6	12	-	8	-	4	32
Wall Special Provisions			1	4	8	-	4	-	2	19
Divisions 2 - 9 Standard Specifications for Walls			1	2	4	-	4	-	2	13
Wall Cost Estimate			2	6	16	-	-	-	4	28
Quantities and Cost Estimate			2	6	16	-	-	-	4	28

DIRECT SALARY COSTS (DSC)

<u>Personnel</u>	<u>Hours</u>		<u>Rate 2015</u>		<u>Cost</u>
1 Principal	8	X	\$70.41	= \$	563
2 Project Manager	249	X	\$62.47	= \$	15,555
3 Transportation Project Engineer	430	X	\$43.23	= \$	18,589
4 Water/Sewer PM	249.7	X	\$51.34	= \$	12,820
5 Water/Sewer TE	102.9	X	\$68.00	= \$	6,997
6 Water/Sewer Project Engineer	643	X	\$31.31	= \$	20,132
7 Project Engineer	762.8	X	\$37.14	= \$	28,330
8 Professional Land Surveyor	4	X	\$49.33	= \$	197
9 Survey Technician	8	X	\$33.01	= \$	264
10 Two-person Survey Crew	28	X	\$49.11	= \$	1,375
11 QC Engineer	64	X	\$58.06	= \$	3,716
12 Const. Administrator	147	X	\$49.11	= \$	7,219
13 CAD Technician	813	X	\$30.58	= \$	24,862
14 Clerical/Admin. Support	150	X	\$30.03	= \$	4,505
Total Hours	3,659.4		Subtotal Direct Salary Costs (DSC) = \$		145,124
	Overhead (OH)	182.99%	of (DSC + SE) = \$		265,562
	Fixed Fee (FF)	32.00%	of (DSC + SE) = \$		46,439.66
TOTAL SALARY COSTS (DSC + SE + OH + FF) = \$ 457,126					

DIRECT NONSALARY COSTS (DNSC)

Per Diem	-	days @	\$	-
Air Travel	-	trip @	\$	-
Mileage for Site Visits	375	miles @ \$ 0.575	\$	216
Lodging	-	nights @	\$	-
Vehicle Rental	-	days @	\$	-
GPS Equipment	28	hours @ \$ 25.13	\$	704
Communications		Estimated		
Copies		Estimated		
Exhibit Mounting		each @	\$	-
TOTAL REIMBURSABLE EXPENSES (DNSC) = \$ 919				

TOTAL SUBCONSULTANTS FEE (DSC + SE + OH + FF + DNSC) = \$ 458,045

SUBS

Electrical for Lift Station	\$	15,000
TOTAL SUBS COSTS = \$ 15,000		
TOTAL AUTHORIZED AMOUNT = \$ 473,045		

RHD 4/13/2016

[illegible]

	EXHIBIT G-1 -SUBCONSULTANT FEE DETERMINATION J-U-B ENGINEERS	Transportation													
		Principal	Transportation Project Manager	Project Engineer	Water/Sewer PM	Water/Sewer TE	Project Engineer	Project Engineer	Professional Land Surveyor	Survey Technician	Two-person Survey Crew	QC Engineer	Const. Administrator	CAD Technician	Clerical/Admin. Support
	PROJECT TASK														
	Tanglewood W/L Preliminary Design	0.0	2.0	0.0	10.0	4.0	20.0	20.0	0.0	0.0	0.0	0.0	0.0	40.0	4.0
	SR 240 W/L Xing and WSDOT Permitting	0.0	6.0	16.0	20.0	12.0	40.0	40.0	0.0	0.0	0.0	0.0	0.0	40.0	16.0
	Incorporate Review Comments	0.0	0.0	0.0	4.0	0.0	20.0	20.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0
	Develop Quantity and Cost Estimate 30%	0.0	0.0	0.0	6.4	3.2	16.0	16.0	0.0	0.0	0.0	0.0	6.4	0.0	0.0
	Plan update and Submit 30% Waterline Design	0.0	2.0	0.0	4.0	4.0	20.0	20.0	0.0	0.0	0.0	0.0	0.0	20.0	4.0
5.5.3	90% Waterline Plans and Specifications	0.0	2.0	4.0	27.2	25.6	129.6	96.4	0.0	0.0	0.0	0.0	26.4	40.0	48.0
	Bridge Connection Coord. And Details	0.0	2.0	4.0	8.0	16.0	40.0	40.0	0.0	0.0	0.0	0.0	0.0	20.0	0.0
	Incorporate Review Comments	0.0	0.0	0.0	8.0	0.0	40.0	40.0	0.0	0.0	0.0	0.0	0.0	20.0	0.0
	Update Quantity & Costs	0.0	0.0	0.0	3.2	1.6	9.6	6.4	0.0	0.0	0.0	0.0	6.4	0.0	0.0
	Develop Waterline Draft Specifications	0.0	0.0	0.0	8.0	8.0	40.0	10.0	0.0	0.0	0.0	0.0	20.0	0.0	48.0
	Waterline Details and Submit Waterline Design	0.0	2.0	0.0	8.0	6.0	24.0	16.0	0.0	0.0	0.0	0.0	8.0	44.0	12.0
5.5.4	Final Waterline Plans and Specifications	0.0	0.0	0.0	9.6	7.6	34.4	34.4	0.0	0.0	0.0	0.0	7.2	10.0	8.0
	Incorporate 90% Review Comments	0.0	0.0	0.0	4.0	4.0	20.0	20.0	0.0	0.0	0.0	0.0	0.0	10.0	0.0
	Update Quantity & Costs	0.0	0.0	0.0	1.6	1.6	6.4	6.4	0.0	0.0	0.0	0.0	3.2	0.0	0.0
	Final Waterline Specifications	0.0	0.0	0.0	4.0	2.0	8.0	8.0	0.0	0.0	0.0	0.0	4.0	0.0	8.0
5.6	Sewer Lift Station	0.0	2.0	0.0	30.5	3.5	103.0	53.0	0.0	0.0	0.0	0.0	13.0	107.0	4.0
5.6.1	30% Sewer Lift Station Design	0.0	2.0	0.0	14.0	3.5	29.0	17.0	0.0	0.0	0.0	0.0	3.0	33.0	0.0
	Develop Site Plan (1 Sh)	0.00	0.00	0.00	3.50	0.00	3.00	3.00	0.00	0.00	0.00	0.00	0.00	9.00	0.00
	Develop Plan/Profile (4 sh)	0.00	0.00	0.00	3.00	0.00	8.00	3.00	0.00	0.00	0.00	0.00	0.00	24.00	0.00
	Research Material/Equipment	0.00	0.00	0.00	2.00	2.00	8.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Coord. Electrical	0.00	2.00	0.00	4.00	0.00	4.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Cost Estimate	0.00	0.00	0.00	1.50	1.50	6.00	3.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00
5.6.2	90% Sewer Lift Station Design	0.0	0.0	0.0	9.0	0.0	59.0	36.0	0.0	0.0	0.0	0.0	8.0	62.0	2.0
	Incorporate Review Comments	0.0	0.0	0.0	2.0	0.0	12.0	12.0	0.0	0.0	0.0	0.0	0.0	32.0	0.0
	Develop Details (4 Sh)	0.0	0.0	0.0	1.5	0.0	9.0	9.0	0.0	0.0	0.0	0.0	0.0	24.0	0.0
	Coord/Incorporate Electrical Sheets (6 Sh)	0.0	0.0	0.0	2.0	0.0	8.0	4.0	0.0	0.0	0.0	0.0	0.0	6.0	0.0
	Update Cost Estimate	0.0	0.0	0.0	1.5	0.0	6.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Develop Draft Specifications	0.0	0.0	0.0	2.0	0.0	24.0	8.0	0.0	0.0	0.0	0.0	8.0	0.0	2.0
5.6.3	Final Sewer Lift Station Design	0.0	0.0	0.0	7.5	0.0	15.0	0.0	0.0	0.0	0.0	0.0	2.0	12.0	2.0
	Incorporate 90% Review Comments	0.0	0.0	0.0	4.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	12.0	0.0
	Update Quantity & Costs	0.0	0.0	0.0	1.5	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Final Waterline Specifications	0.0	0.0	0.0	2.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	2.0
5.7	Drainage Design	0.0	12.0	46.0	0.0	0.0	0.0	93.0	0.0	0.0	0.0	0.0	22.0	86.0	2.0
5.7.1	30% Drainage Plans	0.0	0.0	12.0	0.0	0.0	0.0	23.0	0.0	0.0	0.0	0.0	0.0	20.0	0.0
	Update 30% Civil Plans to Current Design (15 Sheets)	0.0	0.0	8.0	0.0	0.0	0.0	15.0	0.0	0.0	0.0	0.0	0.0	20.0	0.0
	Update Quantities and Cost Estimate	0.0	0.0	4.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5.7.2	90% Roadway Plans and Specifications	0.0	6.0	28.0	0.0	0.0	0.0	62.0	0.0	0.0	0.0	0.0	18.0	58.0	0.0
	Incorporate Review Comments	0.0	2.0	4.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	10.0	0.0
	Develop Storm Drainage Details (2 Sheets)	0.0	0.0	4.0	0.0	0.0	0.0	16.0	0.0	0.0	0.0	0.0	0.0	16.0	0.0
	Develop Structure Notes Sheets (5 Sheets)	0.0	0.0	8.0	0.0	0.0	0.0	22.0	0.0	0.0	0.0	0.0	0.0	24.0	0.0
	Update Quantities and Cost Estimate	0.0	0.0	2.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	8.0	0.0	0.0
	Develop TESC Plan (2 Sheets)	0.0	2.0	4.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0
	Update Quantities and Cost Estimate	0.0	0.0	2.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	8.0	0.0	0.0
	Compile Specifications	0.0	2.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0
5.7.3	Final Roadway Plans and Specifications	0.0	6.0	6.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	4.0	8.0	2.0
	Incorporate 90% Review Comments (24 Sheets)	0.0	2.0	2.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	6.0	0.0
	Update Quantities and Cost Estimate	0.0	2.0	2.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	2.0	2.0	0.0
	Final Specifications	0.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	2.0
5.8	Permitting Support	0.0	4.0	8.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0
	Provide Information as requested	0.0	4.0	8.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0
5.9	Ad, Bid and Award Services	0.0	21.0	84.0	0.0	0.0	0.0	24.0	0.0	0.0	0.0	0.0	12.0	12.0	12.0
	Questions from Contractors (Estimate 30)	0.0	15.0	60.0	0.0	0.0	0.0	24.0	0.0	0.0	0.0	0.0	8.0	0.0	0.0
	Prepare Addendum (Estimate 3)	0.0	6.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	12.0	12.0
	Total Hours	8.0	249.0	430.0	249.7	102.9	643.0	762.8	4.0	8.0	28.0	64.0	147.0	813.0	150.0

EXHIBIT G-1 - SUBCONSULTANT FEE DETERMINATION
SHANNON WILSON

4/19/2016
Shannon & Wilson_Task 3

DIRECT SALARY COSTS (DSC)

Task:

Phase 2B

<u>Personnel</u>	<u>Hours</u>		<u>Rate (see note)</u>		<u>Cost</u>
1 Principal	17	X	\$ 77.11	= \$	1,311
2 Officer	0	X	\$ 69.66	= \$	-
3 Senior Associate	30	X	\$ 56.51	= \$	1,695
4 Associate	4	X	\$ 54.41	= \$	218
5 Senior Principal Engineer	116	X	\$ 47.81	= \$	5,546
6 Senior Engineer	24	X	\$ 35.26	= \$	846
7 Engr./Geol./Hydro. IV	120	X	\$ 32.57	= \$	3,909
8 Engr./Geol./Hydro. III	56	X	\$ 30.42	= \$	1,703
9 Sr. Tech/Drafter	20	X	\$ 28.69	= \$	574
10 Admin/Clerical	16	X	\$ 21.24	= \$	340
Total Hours	403	Subtotal Direct Salary Costs (DSC) = \$			16,141
Salary Escalation = \$					-
Subtotal (DSC + SE) = \$					16,141
Overhead (OH)	191.88%	of (DSC + SE) = \$			30,972
Fixed Fee (FF)	32.00%	of (DSC + SE) = \$			5,165
TOTAL SALARY COSTS (DSC + SE + OH + FF) = \$					52,278

DIRECT NONSALARY COSTS (DNSC)

Mileage for Site Visits & Meetings	800	miles @	\$ 0.540	\$	432
Airfare, r/t PSC-SEA	2	ea @	\$ 389.00	\$	778
Per Diem	5	per day @	\$ 150.00	\$	750
Field Consumables	1	LS	\$ 350.00	\$	350
Water Level Indicator	1	LS	\$ 100.00	\$	100
Data Logger Rental	2	ea @	\$ 60.000	\$	120
TOTAL REIMBURSABLE EXPENSES (DNSC) = \$					2,530

TOTAL SUBCONSULTANTS FEE (DSC + SE + OH + FF + DNSC) = \$ 54,808

SUBS

Well Construction & Pump Test	\$ 55,450
Laboratory Testing	\$ 1,884
TOTAL SUBS COSTS = \$ 57,334	

TOTAL AUTHORIZED AMOUNT = \$ 112,142

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

Project No.: 22-2-03344-001 4/19/2016

Phase 2B

SUBCONSULTANT FEE DETERMINATION - SUMMARY SHEET

PROJECT: City of Richland

Feature:

Duportail Street Bridge

Classification	Qty	Avg. Rate	Est. Total
Senior Officer	1	\$ 77.11	\$ 77.11
Officer		\$ 69.66	\$ -
Senior Associate	2	\$ 56.51	\$ 113.02
Associate	4	\$ 54.41	\$ 217.64
Sr. Principal Engr./Geol./Hydro.	8	\$ 47.81	\$ 382.45
Sr. Engr./Geol./Hydro.	24	\$ 35.26	\$ 846.30
Engr./Geol./Hydro.IV		\$ 32.57	\$ -
Engr./Geol./Hydro. III	56	\$ 30.42	\$ 1,703.44
Engr./Geol./Hydro. II		\$ 24.87	\$ -
Engr./Geol./Hydro. I		\$ 23.68	\$ -
Sr. Technician/Drafter	4	\$ 28.69	\$ 114.76
Technician/Drafter II		\$ 26.05	\$ -
Administrative Asst./Clerical	2	\$ 21.24	\$ 42.48
Total DSC	101		\$ 3,497.20

OVERHEAD (OH COST -Including Salary Additives)

OH Rate X DSC 191.88% \$ 6,710.43

FIXED FEE (FF)

FF Rate X DSC 32.00% \$ 1,119.10

REIMBURSABLE:

Subcontracted Services

Drilling - HSA, TUBEX, casing advancer, mud-rotary, or HQ coring

Mobilization & Demobilization, lump sum	\$ 3,000.00	\$ -
Drilling, hollow-stem auger, per foot	\$ 20.00	\$ -
Drilling, TUBEX air rotary, casing advancer, or mud rotary, per foot	\$ 55.00	\$ -
SPT Samples, each	\$ 60.00	\$ -
Coring, HQ Core, per foot	\$ 55.00	\$ -
Core Boxes, each	\$ 28.00	\$ -
Abandonment, moving, etc., per hour	\$ 250.00	\$ -
Compressor, per day	\$ 300.00	\$ -
Support Trucks, per day	\$ 275.00	\$ -
Water Truck, per day	\$ 275.00	\$ -
Per Diem, per day	\$ 285.00	\$ -
Permits, each	\$ 85.00	\$ -
Bentonite, per bag	\$ 18.50	\$ -
Flush-mount monument, ea	\$ 125.00	\$ -
Well installation, ea	\$ 750.00	\$ -
WA sales tax	\$ 75.00	\$ -

Laboratory Testing

Moisture Content (ASTM D 2216)	\$ 15.00	\$ -
Unit Weight (ASTM D 2937)	\$ 45.00	\$ -
Particle Size Analysis (ASTM D 422 and D 1140)	\$ 145.00	\$ -
Plasticity Index (ASTM D 4318)	\$ 175.00	\$ -
Rock Unconfined Strength (ASTM D 2938)	\$ 190.00	\$ -
Corrosion suite	\$ 315.00	\$ -
Contingency	5.00%	\$ -
Subtotal		\$ -
Sales Tax	8.30%	\$ -
Contract Markup	0%	\$ -
Subcontracts Total		\$ -

Engineering

Mileage, per mile	100	\$ 0.540	\$ 54.00
Vehicle, per day		\$ 85.00	\$ -
Data Logger Rental	2	\$ 60.00	\$ 120.00
Field Consumables		\$ 350.00	\$ -
Per Diem, per day		\$ 150.00	\$ -
Reproduction, per copy		\$ 0.10	\$ -
Color Copies, each		\$ 2.00	\$ -
Mail/Courier, lump sum		\$ 50.00	\$ -
Subtotal Engineering Reimbursibles			\$ 174.00

Total Reimbursable \$ 174.00

GRAND TOTAL \$ 11,500.74

PREPARED BY: Clinton A. Wilson, P.E DATE: 19-Apr-16

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

Project No.: 22-2-03344-001 4/19/2016

Phase 2B

SUBCONSULTANT FEE DETERMINATION - SUMMARY SHEET

PROJECT: City of Richland

Feature: Duportail Street Bridge - Lift
Station Pump Test & Reporting,
Specification

Classification	Qty	Avg. Rate	Est. Total
Senior Officer	8	\$ 77.11	\$ 616.86
Officer		\$ 69.66	\$ -
Senior Associate	16	\$ 56.51	\$ 904.18
Associate		\$ 54.41	\$ -
Sr. Principal Engr./Geol./Hydro.	60	\$ 47.81	\$ 2,868.40
Sr. Engr./Geol./Hydro.		\$ 35.26	\$ -
Engr./Geol./Hydro.IV	120	\$ 32.57	\$ 3,908.57
Engr./Geol./Hydro. III		\$ 30.42	\$ -
Engr./Geol./Hydro. II		\$ 24.87	\$ -
Engr./Geol./Hydro. I		\$ 23.68	\$ -
Sr. Technician/Drafter	4	\$ 28.69	\$ 114.76
Technician/Drafter II		\$ 26.05	\$ -
Administrative Asst./Clerical	6	\$ 21.24	\$ 127.43
Total DSC	214		\$ 8,540.20

OVERHEAD (OH COST -Including Salary Additives)

OH Rate X DSC 191.88% \$ 16,386.93

FIXED FEE (FF)

FF Rate X DSC 32.00% \$ 2,732.86

REIMBURSABLE:

Subcontracted Services

Drilling - Well Drilling & Pump Test Subcontractor (bucket auger drill rig)

Mobilization & Demobilization, lump sum	1	\$ 5,000.00	\$ 5,000.00
Drilling, 16-inch, per foot	40	\$ 320.00	\$ 12,800.00
Well construction, 12-in, per foot	40	\$ 160.00	\$ 6,400.00
Well PVC Casing, 12-in, per foot	20	\$ 30.00	\$ 600.00
Well SS Screen, 12-in, per foot	20	\$ 140.00	\$ 2,800.00
Well backfill materials (sand, bentonite, cement), per foot	40	\$ 60.00	\$ 2,400.00
Pump Test, hourly	48	\$ 400.00	\$ 19,200.00
Pump, pipe, generator, gate valve, flow meter rental, LS	1	\$ 1,600.00	\$ 1,600.00
Start Card, ea	1	\$ 400.00	\$ 400.00
			\$ 55,449.60

Laboratory Testing

Moisture Content (ASTM D 2216)	3	\$ 15.00	\$ 45.00
Unit Weight (ASTM D 2937)	3	\$ 45.00	\$ 135.00
Particle Size Analysis (ASTM D 422 and D 1140)	4	\$ 145.00	\$ 580.00
Plasticity Index (ASTM D 4318)	2	\$ 175.00	\$ 350.00
Corrosion suite	2	\$ 315.00	\$ 630.00
Subtotal			\$ 52,940.00
Sales Tax	1	8.30%	\$ 4,394.02
Contract Markup		0%	\$ -
Subcontracts Total			\$ 57,334.02

Engineering

Mileage, per mile	400	\$ 0.540	\$ 216.00
Field Consumables	1	\$ 350.00	\$ 350.00
r/t SEA - PSC	1	\$ 389.00	\$ 389.00
Per Diem, per day	3	\$ 150.00	\$ 450.00
Water Level Indicator, LS for project	1	\$ 100.00	\$ 100.00
Subtotal Engineering Reimbursibles			\$ 1,505.00

Total Reimbursable \$ 58,839.02

GRAND TOTAL \$ 86,499.02

PREPARED BY: Clinton A. Wilson, P.E DATE: 19-Apr-16

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

Project No.: 22-2-03344-001 4/19/2016

Phase 2B

SUBCONSULTANT FEE DETERMINATION - SUMMARY SHEET

PROJECT: City of Richland

Feature: Duportail Street Bridge
Design Iter., PS&E Review, & RFIs

Classification	Qty	Avg. Rate	Est. Total
Senior Officer	8	\$ 77.11	\$ 616.86
Officer		\$ 69.66	\$ -
Senior Associate	12	\$ 56.51	\$ 678.13
Associate		\$ 54.41	\$ -
Sr. Principal Engr./Geol./Hydro.	48	\$ 47.81	\$ 2,294.72
Sr. Engr./Geol./Hydro.		\$ 35.26	\$ -
Engr./Geol./Hydro.IV		\$ 32.57	\$ -
Engr./Geol./Hydro. III		\$ 30.42	\$ -
Engr./Geol./Hydro. II		\$ 24.87	\$ -
Engr./Geol./Hydro. I		\$ 23.68	\$ -
Sr. Technician/Drafter	12	\$ 28.69	\$ 344.28
Technician/Drafter II		\$ 26.05	\$ -
Administrative Asst./Clerical	8	\$ 21.24	\$ 169.91
Total DSC	88		\$ 4,103.90

OVERHEAD (OH COST -Including Salary Additives)

OH Rate X DSC 191.88% \$ 7,874.56

FIXED FEE (FF)

FF Rate X DSC 32.00% \$ 1,313.25

REIMBURSABLE:

Subcontracted Services

Subtotal			
Sales Tax	8.30%		
Contract Markup	0%	\$	-
Subcontracts Total		\$	-

Engineering

Mileage, per mile	300	\$ 0.540	\$ 162.00
Airfare, r/t	1	\$ 389.00	\$ 389.00
Per Diem, per day	2	\$ 150.00	\$ 300.00
Subtotal Engineering Reimbursibles			\$ 851.00

Total Reimbursable \$ 851.00

GRAND TOTAL \$ 14,142.71

PREPARED BY: Clinton A. Wilson, P.E DATE: 19-Apr-16

EXHIBIT G-1 - SUBCONSULTANT FEE DETERMINATION TRANSPO GROUP

4/19/2016
Transpo Task_4



Number / Project Name
07260.P3 Duportail Bridge Final Design

Pay rates are effective from June 27, 2015 through June 24, 2016, within the ranges shown in the attachment.
Only key staff are shown and other staff may work on and charge to the project as needed by the project manager.

	Project Manager	Quality Control	Sr Engineer	Project Engineer	Project Admin
initials	SIB	KRC	JZP	DWN	AMC
job title	Eng L5	Prin L7	Eng L4	Eng L1	PA L4
cost rate	\$44.65	\$67.34	\$38.90	\$27.55	\$37.14

Labor:

	Work Task					Hours	Cost
1							
2	Subtask 4.1 Project Administration and Meetings						
3	Project Administration (incl. weekly conference call)	56	20	4	4	84	\$4,151
4	Meetings (up to two review meetings)	16	16			32	\$1,792
5							
6	Subtask 4.2 Traffic Signal Systems						
7	4.2.1 - 30% Traffic Signal Plans	6	4	12	30	52	\$1,831
8	4.2.2 - 60% Traffic Signal Plans	24	4	56	72	156	\$5,503
9	4.2.3 - 90% Traffic Signal Plans	12	4	36	72	124	\$4,189
10	4.2.4 - Final Traffic Signal Plans	8	2	16	36	62	\$2,106
11							
12	Subtask 4.3 Roadway Illumination						
13	4.3.1 - 30% Roadway Illumination Plans	8	2	24	72	106	\$3,409
14	4.3.1 - 60% Roadway Illumination Plans	2	1	12	28	43	\$1,395
15	4.3.3 - 90% Roadway Illumination Plans	4	1	20	48	73	\$2,346
16	4.3.4 - Final Roadway Illumination Plans	2	1	4	16	23	\$753
17							
18	Subtask 4.4 Bridge Pedestrian Illumination						
19	4.4.1 - 30% Bridge Pedestrian Illumination Plans	6	2	16	36	60	\$2,017
20	4.4.1 - 60% Bridge Pedestrian Illumination Plans	2	1	12	24	39	\$1,285
21	4.4.3 - 90% Bridge Pedestrian Illumination Plans	4	1	20	40	65	\$2,126
22	4.4.4 - Final Bridge Pedestrian Illumination Plans	2	1	2	8	13	\$455
23							
24	Subtask 4.5 Not used						
29							
30	Subtask 4.6 Ad, Bid, and Award Services						
31	Ad , Bid, and Award Services	4	2	4	2	12	\$524
32	Requests for Information (up to 10 RFIs)	5	2	10	15	32	\$1,160

Total Hours	161	64	248	499	4	976	
Labor Costs	\$7,189	\$4,310	\$9,647	\$13,747	\$149		\$35,041.62

Overhead	Rate	191.79%					\$67,206.32
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Fee (as a % of labor)	32.00%						\$11,213.32
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Miscellaneous Expenses:

Item	Reimbursable Cost
1 Federal Express / Courier	\$0
2 Phone	\$0
3 Fax	\$0
4 Postage	\$0
5 Graphic supplies	\$0
6 Photography	\$0
7 Travel expenses (mileage)	\$500
8 Reproduction	\$0
9 Traffic counts	\$0
10 Traffic accident data	\$0
11 Spec. MPS model run	\$0
12 Transportation Concurrency Application	\$0

Total Reimbursable Expenses	\$500
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Subconsultants:

Firm	Subs Cost
1 Subconsultant A	\$0
2 Subconsultant B	\$0
3 Subconsultant C	\$0
4 Subconsultant D	\$0
5 Subconsultant E	\$0

Total Subconsultants	\$0
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TOTAL ESTIMATE \$113,961

EXHIBIT G-1 - SUBCONSULTANT FEE DETERMINATION
WIDENER ASSOCIATES

4/19/2016
Widener Fee Task_8

	Project Manager	Project Biologist	Archaeologist	
	Hours	Hours	Hours	
Design Assistance and Early Agency Coordination	80	16		
Section 106				
APE	4	6		
106 Survey & Report				
Draft	6	8	45	
Final	4	2	25	
BA Update				
Draft	60	140		
Final	24	40		
Flood Plains Report Update				
Draft	24	60		
final	12	20		
Permit Revisions				
Agency Corridation and Memo	24	40		
HPA	12	24		
404	12	24		
401	12	24		
EA update Memo				
draft	8	36		
final	4	6		
FONSI	8	12		
Site Restoration Plans				
Data Collection	24	60		
Draft Planting Plant with Grading requirment	16	120		
Final Planting plans and specfications	40	24		
Total hours	374	662	70	
Summary	Hours	Rate	Cost	
Project Manager	374	\$64.00	\$23,936.00	
Project Biologist	662	\$23.00	\$15,226.00	
Archaeologist	70	\$50.00	\$3,500.00	
		Total Labor		\$42,662.00
		Safe Harbor Overhead	110%	\$46,928.20
		Profit	30%	\$12,798.60
Expenses				
Mileage				3500
TOTAL ESTIMATED COST				\$105,888.80

EXHIBIT G-1 - SUBCONSULTANT FEE DETERMINATION
WILLIAM P. OTT

4/19/2016
OTT

[illegible]



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Adopt Resolution No. 106-16, authorizing the City Manager to sign and execute an agreement with

Subject:

Resolution No. 106-16, Approve Substantial Amendment to Community Development Block Grant 2015 and 2016 Annual Action Plans Allocating Additional Funding to Luther Senior Center 2016 CDBG Activity

Department:

Community & Development Services

Ordinance/Resolution Number:

106-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 106-16, authorizing the City Manager to transmit necessary documents to the U.S. Department of Housing and Urban Development (HUD) allowing for Substantial Amendment to Community Development Block Grant 2015 and 2016 Annual Action Plans to allocate additional funding to Luther Senior Center 2016 CDBG activity.

Summary:

To maximize the utilization of available Community Development Block Grant (CDBG) funds, a Substantial Amendment is required to reallocate funding from the 2015 and 2016 Annual Action Plans.

Funding in the amount of \$106,000.00 from the Rehabilitation Program and unallocated 2015 Annual Action Plan will be reallocated to Luther Senior Center project. The funding will be used to assist with the purchase of two duplexes for an affordable housing project.

Notice of public comment was duly advertised and no comments were received during the 30-day comment period.

Fiscal Impact:

This Substantial Amendment to the Community Development Block Grant Action Plan will reallocate \$106,000, currently in the CDBG Program budget, to Luther Senior Center activity.

Attachments:

- I. Resolution 106-16

RESOLUTION NO. 106-16

A RESOLUTION of the City of Richland approving a Substantial Amendment to the Community Development Block Grant 2015 and 2016 Annual Action Plans, allowing for necessary budget adjustments related to the Amendment and authorizing the City Manager to transmit necessary documents to the U.S. Department of Housing and Urban Development (HUD).

WHEREAS, to maximize the utilization of available Community Development Block Grant (CDBG) funds, a Substantial Amendment is required to reallocate funding from the 2015 and 2016 Annual Action Plans; and

WHEREAS, reallocation of funding in the amount of \$106,000.00 from the Rehabilitation Program and prior year unallocated 2015 Annual Action Plan is being requested; and

WHEREAS, the reallocation of funds in the amount of \$106,000.00 will increase Luther Senior Services project from \$75,000 to \$181,000 for the purchase of two duplexes; a 2016 project.

WHEREAS, the Citizen Participation Plan for the City of Richland requires that a Substantial Amendment be made to the Annual Action Plan allow for said funding adjustments; and

WHEREAS, a notice of public comment was duly advertised and no comments were received during the 30-day comment period.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland approves a Substantial Amendment to the 2016 Annual Action Plan allowing for a reallocation of funding and authorizes the City Manager to transmit the necessary documents to the U.S. Department of Housing and Urban Development (HUD).

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities

Subject:

Resolution No. 107-16, Confirming Council Appointments to the Newly Established Tri-Cities National Park Committee and the Washington State Building Code Council

Department:

City Attorney

Ordinance/Resolution Number:

107-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 107-16, confirming the appointment of Mayor Thompson to the Tri-Cities National Park Committee and Councilmember Lemley to the Washington State Building Code Council.

Summary:

First, the Tri-Cities National Park Committee (“Committee”) was established after the United States Department of Energy and the United States Department of Interior signed the Memorandum of Understanding for the Manhattan Project National Historical Park.

The Committee members currently include the mayors from the Cities of Kennewick, Pasco, Richland, and West Richland, as well as members from Benton County, Franklin County, B Reactor Museum Association, Port of Benton, Office of Senator Patty Murray, Office of Senator Maria Cantwell, Office of Congressman Dan Newhouse, TRIDEC, and Visit Tri-Cities.

The goal of the Committee is to provide a point of contract for the National Park Service and the Department of Energy, as well as to offer assistance to ensure that the National Historical Park is a great success.

Second, Governor Jay Inslee recently appointed Councilmember Lemley to serve on the Washington State Building Code Council (SBCC) as the Association of Washington Cities (AWC) representative.

The SBCC was created to advise the Legislature on building code issues and to develop the building codes used in Washington State to help ensure building and facilities constructed in the state are safe and healthy for building occupants accessible to persons with disabilities and the elderly, and energy efficient.

Fiscal Impact:

None.

Attachments:

I. Proposed Resolution

RESOLUTION NO. 107-16

A RESOLUTION of the City of Richland confirming the appointments to the newly established Tri-Cities National Park Committee and the Washington State Building Code Council.

WHEREAS, the Tri-Cities National Park Committee (“Committee”) was established as the result of the November 10, 2015 signing of the Memorandum of Understanding between the United States Department of Energy and the United States Department of Interior for the Manhattan Project National Historical Park; and

WHEREAS, at this time, the Committee participants include the mayors from the Cities of Kennewick, Pasco, Richland, and West Richland, as well as members from Benton County, Franklin County, B Reactor Museum Association, Port of Benton, Office of Senator Patty Murray, Office of Senator Maria Cantwell, Office of Congressman Dan Newhouse, TRIDEC, and Visit Tri-Cities; and

WHEREAS, the Committee recently stated “[T]he goal of the Committee is to provide a point of contact for the National Park Service and the Department of Energy, as well as to offer assistance to ensure that the National Historical Park is a great success;” and

WHEREAS, Governor Jay Inslee has appointed Councilmember Lemley to serve on the Washington State Building Code Council (SBCC) as the Association of Washington Cities (AWC) representative; and

WHEREAS, the SBCC was created to advise the Legislature on building code issues and to develop the building codes used in Washington State to help ensure building and facilities constructed in the state are safe and healthy for building occupants, accessible to persons with disabilities and the elderly, and are energy efficient.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the following appointments are hereby confirmed.

Newly Established Tri-Cities National Park Committee

<u>TITLE</u>	<u>NAME</u>	<u>TERM ENDING</u>
Mayor	Robert J. Thompson	10/31/2017

Washington State Building Code Council

<u>TITLE</u>	<u>NAME</u>	<u>TERM ENDING</u>
Councilmember	Phillip Lemley	1/5/2019

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 108-16, Establishing a Meeting Date to Meet with the Proponent of the Dallas Road/Cowlitz Boulevard Annexation

Department:

Community & Development Services

Ordinance/Resolution Number:

108-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 108-16, establishing a meeting date to meet with the proponents of the proposed Dallas Road/Cowlitz Boulevard annexation.

Summary:

Ramamohan Anantatmula, the owner of a 2-acre property located north of Cowlitz Boulevard and east of Dallas Road, has expressed a desire to annex into the City. The property is presently undeveloped and is immediately adjacent to existing City boundaries.

As the initial step in the annexation process, Washington State law requires that Council establish a meeting date to meet with the parties who are initiating the annexation request. This draft resolution sets the regular Council meeting date of May 17, 2016 as the date to meet with the annexation proponent.

Fiscal Impact:

None

Attachments:

1. Resolution No. 108-16
2. Vicinity Map

RESOLUTION NO. 108-16

A RESOLUTION of the City of Richland setting the meeting date to review a proposed annexation of approximately 2.3 acres located east of Dallas Road and north of Cowlitz Boulevard in the Northwest quarter of Section 20, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City of Richland received a written request for the annexation of approximately 2.3 acres from Ramamohan Anantatmula, the owner of the property described; and

WHEREAS, on May 3, 2016, the City Council was presented with the request; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the parties who are initiating a request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland Washington, that the City of Richland hereby establishes the regular City Council meeting of May 17, 2016, as the date in which the Council will meet with the initiators of the annexation proposal.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

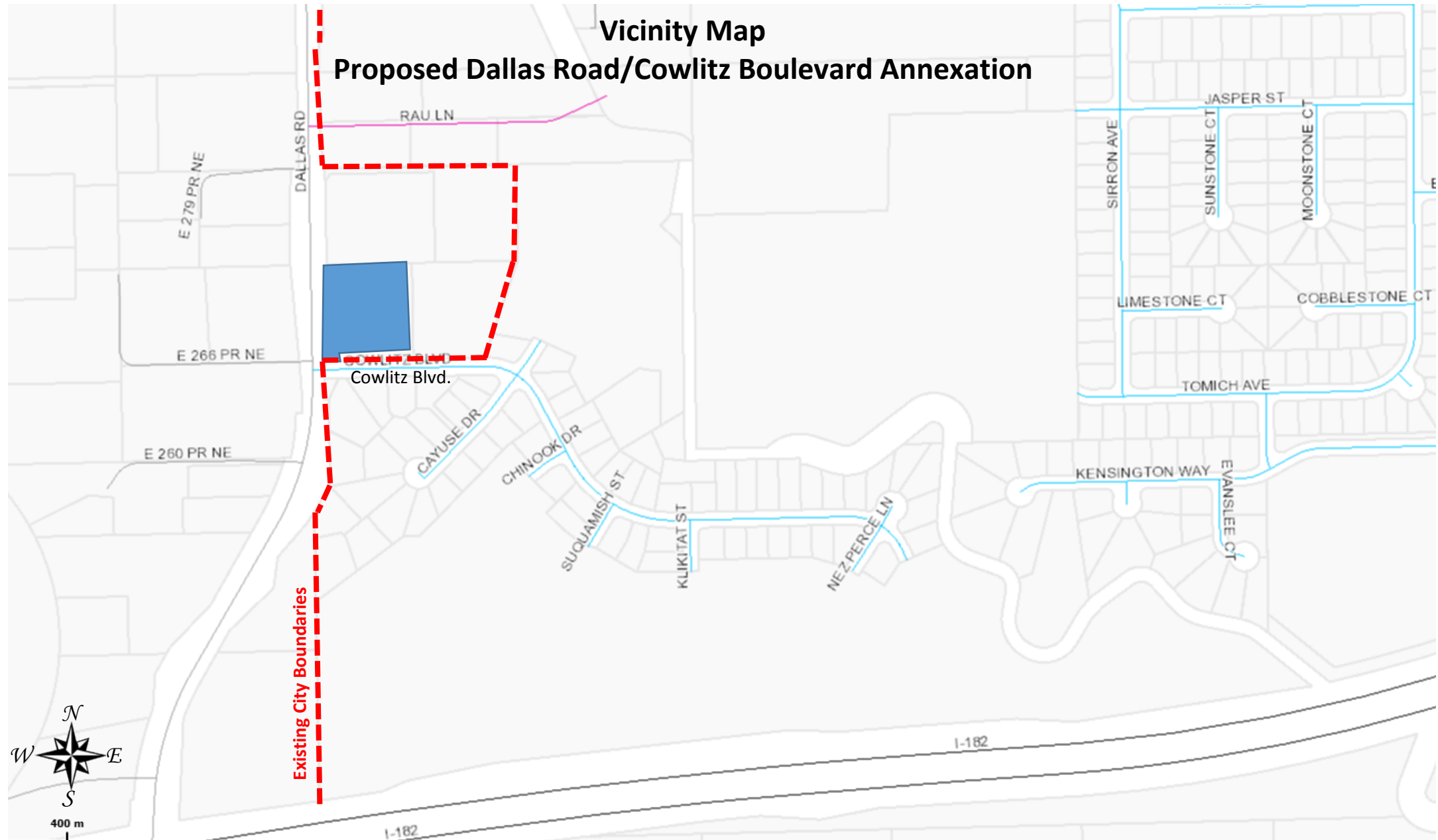
APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Vicinity Map

Proposed Dallas Road/Cowlitz Boulevard Annexation





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Key 4 - Targeted Investments

Key 6 - Community Amenities

Subject:

Resolution No. 109-16, Authorizing an Agreement with TRIDEC for Economic Development Services

Department:

Community & Development Services

Ordinance/Resolution Number:

109-16

Document Type:

Contract/Agreement/Lease

Recommended Motion:

Adopt Resolution No. 109-16, authorizing the City Manager to sign and execute an agreement with the Tri-Cities Development Council.

Summary:

The attached contract updates and renews the long-standing partnership between the City of Richland and the Tri-Cities Development Council (TRIDEC). TRIDEC provides economic development support services to the Tri-Cities, and specifically to the City of Richland. TRIDEC focuses on recruiting primary-sector employers to the region, with an emphasis on agricultural processing, manufacturing, and technology.

Fiscal Impact:

Approval of this resolution will authorize the expenditure of \$30,000 to fund economic development activities through the Tri-Cities Development Council. The contract cost is included in the 2016 Industrial Development Fund Budget.

Attachments:

1. Resolution 109-16 TRIDEC Contract
2. Richland-TRIDEC Contract 2016

RESOLUTION NO. 109-16

A RESOLUTION of the City of Richland authorizing the execution of an agreement with the Tri-Cities Development Council (TRIDEC) for the purpose of Economic Development Marketing, Business and Industry Recruitment.

WHEREAS, economic vitality is a key value of the City of Richland; and

WHEREAS, successful economic development requires coordination throughout the Tri-Cities; and

WHEREAS, Tri-Cities Economic Development Council (TRIDEC) provides regional coordination of economic development activity throughout the Tri-Cities; and

WHEREAS, TRIDEC actively recruits industrial and professional businesses to locate within the City of Richland.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to enter into an agreement with TRIDEC for the purpose of economic development marketing, business, and industry recruitment.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

THIS AGREEMENT, entered into this 3rd day of May, 2016 by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and Tri-City Development Council, 7130 W. Grandridge Blvd, Suite A (hereinafter referred to as the "Consultant").

WITNESSETH:

1) SCOPE OF WORK

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant shall coordinate a program to expand existing industrial employment and recruit new industries and businesses to the City.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
 - (i) Exhibit A: Detailed Scope of Work.
 - (ii) Exhibit B: 2016 Work Plan
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) 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:
 - (i) City of Richland Agreement No. 118-16
 - (ii) Exhibit A: Scope of Work
 - (iii) Exhibit B: 2016 Work Plan

2) GENERAL REQUIREMENTS

- a) The Consultant shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Consultant sufficient notice prior to those meetings requiring Consultant participation.
- b) The Consultant shall prepare a quarterly progress report as described in the Scope of Work, in a form approved by the City, that will outline in written and/or graphical form the various phases and the order of performance of the work in sufficient details so that the progress of the work can easily be evaluated.

3) TIME FOR BEGINNING AND COMPLETION

The 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, 2016.

4) PAYMENT

- a) For services rendered under this Agreement, the City shall pay the Consultant an amount not to exceed thirty thousand dollars and no cents (\$30,000.00) to complete the services rendered under this Agreement. Payment shall be made in equal quarterly installments for the duration of the contract subject to demonstration of progress necessary toward completion of work identified in Exhibit A, Detailed Scope of Work. The determination of progress necessary shall be in the sole discretion of the City.
- b) 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 work completed may be requested by the Consultant. These payments shall not be more than one (1) per month.
- d) No reimbursable expenses are allowed under this contract.
- 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) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the 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 the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three 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 contract 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

The Consultant, and any and all employees of the Consultant or other persons engaged in the performance of any work or services required of the 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 the 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 the Consultant.

6) OWNERSHIP OF DOCUMENTS

All designs, drawings, specifications, documents, reports and other work products prepared specifically for the City pursuant to this Agreement, shall become the property of the City upon payment to the Consultant of the fees set forth in this Agreement. The City acknowledges the Consultant's plans and specifications, including all documents on electronic media relating to the

City, as instruments of professional services. The plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services and payment in full of all payment due to the Consultant. The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of the Consultant. The City agrees to waive any claim against the Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold the 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 the Consultant.

7) TERMINATION

- a) This Agreement may be terminated by either party upon ninety (90) days' written notice. In the event this contract is terminated by the Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination by the Consultant. In the event the City terminates this Agreement, the City shall pay the 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 the Consultant.
- b) If any work covered by this Agreement shall be suspended or abandoned by the City before the Consultant has completed the assigned work, the 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 the Consultant.

8) DISPUTE RESOLUTION

- a) The City and the 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 the Consultant not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action.

9) DEBARMENT CERTIFICATION

The Consultant certifies that neither the 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, the 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

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

10) 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. The Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

11) ATTORNEY'S FEES

The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the 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.

12) INSURANCE

The 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 the 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 the 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. If necessary, the policy shall be endorsed to provide contractual liability coverage.
 - 2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, 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.
 - 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 - 4. Professional Liability insurance appropriate to the Consultant's profession.
- 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 \$1,000,000 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. The Consultant's insurance coverage shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the 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 evidencing the insurance requirements of the Consultant before commencement of the work, including, but not limited, to the additional insured endorsement.
- g) Notice of Cancellation. The 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 the 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 the 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 the Consultant from the City.

13) 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 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.

14) 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.

15) 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 parties to the Agreement.

16) EQUAL OPPORTUNITY AGREEMENT

The Consultant agrees that s/he 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.

17) PARTIAL INVALIDITY

Any provision of this Agreement which is found to be invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, and the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions hereof.

18) AMENDMENTS

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

19) 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) 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) 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.

20) 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 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.

21) CHANGES OF WORK

- a) When required to do so, and without any additional compensation, the 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 the 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, the 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 22, Extra Work.

22) EXTRA WORK

The City may desire to have the 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.

23) BUSINESS RECRUITMENT AND COORDINATION

- a) Business and recruitment activities can begin with contacts originated through Washington State Department of Commerce (Commerce) and referred to Consultant, directly by Consultant, or by the City. When contract originates at Consultant or is referred to Consultant by Commerce, Consultant will provide general information on the bi-county area and other data requested by the prospect. In response to the Prospect's expressed interests, Consultant will also supply names of property owners and City contacts. If the prospect indicates interest in specific business locations within the City, Consultant will notify the City and affected property owners, share information gathered, make appropriate introductions, and assist in follow-up marketing as requested.
- b) If the prospect indicates interest in specific sites, but requests confidentially, Consultant will keep affected parties fully informed without revealing the identity of the prospect. This information will remain confidential until release by Consultant is authorized by the prospect.
- c) When a prospect establishes formal discussions with the City of Richland and commits to a site within its jurisdiction, responsibility for managing the contract will be transferred from Consultant to the City. Consultant will continue serving as the prospect's community advocate and provide assistance as requested.
- d) When the contact originates with the City, or the City has assumed responsibility for the case.
- e) As necessary, Consultant will supply industrial recruitment information and services to support the City.
- f) It is not necessary for the City to divulge the identity of a prospect to Consultant unless it elects to do so. If requested assistance requires disclosure of the prospect's identity, Consultant will render such assistance while maintaining confidentiality.
- g) If the City determines that dealing with a prospect exceeds its abilities, the prospect will be referred to Consultant for further handling.
- h) If other entities request assistance with a prospect brought to Consultant by the City, Consultant will so advise all affected entities. Under this circumstance, subsequent requests for assistance must be mutually agreed upon by affected local entities before said assistance is rendered by Consultant.
- i) Consultant and the City recognize shared responsibility in the complex process of closing deals with industrial prospects. Care will be taken in each instance to properly define the division of authority and responsibilities. Offers on land costs, infrastructure extensions, utility charges, and other items will be made to prospects only by the authorized entity (i.e. property owner, city, port, or utility) or with its explicit consent.
- j) Public events such as media conferences, groundbreakings, and ribbon cuttings will be coordinated with the siting jurisdiction(s). The City in which the prospect will locate or

expand its facility will be responsible for working with Consultant on logistics relating to these events.

(Signature page to follow)

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

CITY OF RICHLAND, WASHINGTON

CONSULTANT

CYNTHIA D. JOHNSON, ICMA-CM
City Manager

Signature

ATTEST:

Carl F. Adrian, President & CEO

Tri-City Development Council
7130 Grandridge Blvd, Ste A
Kennewick, WA 99336

MARCIA HOPKINS
City Clerk

Phone: (509) 735-1000

APPROVED AS TO FORM:

Email: cadrian@tridec.org

HEATHER D. KINTZLEY
City Attorney

EXHIBIT A: Detailed Scope of Work

1. Participate in at least four trade shows and host at least two outreach events to prospective businesses within the targeted industries.
2. Identify and document specific metrics for tracking and reporting the success of the 2016 Work Plan
3. Continue to assist Richland in recruitment efforts and report outcomes to Council on a quarterly basis.
4. Consultant will coordinate the recruiting effort, making productive use of its own staff and volunteers, as well as personnel resources supplied by other partners, including but not limited to the City.
5. Consultant functions as the Associate Development Organization for the Washington State Department of Commerce (Commerce). Consultant also engages businesses, educational institutions, the Department of Energy and its contractors, the Tri-Cities Visitor and Convention Bureau, and other bi-county economic development agencies to effectively support its industrial recruitment program.

Consultant, in cooperation with the City, will accomplish the following objectives:

1. Retain a qualified business recruiting staff to work with designated City staff.
2. Maintain and follow a formal, written plan to market to, identify, recruit, qualify, and service industrial prospects. Companies in Research and Development, Technology, Manufacturing/Distribution, and Food/Agriculture are targets for recruitment. Additional industries for recruitment shall include those sectors identified in the 2014 Target Industry study and recommendations therein, as well as other businesses identified by the City of Richland, within the constraints of funding and resources.
3. Administer a client tracking system to manage and record prospect contacts. Reports shall be made to the City Council on a quarterly basis, beginning July 5, 2016, on all contacts made within the constraints of confidentiality agreements.
4. Develop and administer a database including the following information for industrial sites and facilities available for recruited industries; site and structure plans, location, site dimensions and acreage, soil conditions and slope, transportation access, availability of utilities, zoning, neighboring land uses, ownership and contact person. The inventory for the City should be comparable with those of other partners. All parties should be in agreement as to the system used to compile this information. A sub-committee of staff from all partners and no less than two Consultant staff shall be on the review and recommendation committee.
5. Regularly monitor and report industrial recruiting progress using a mutually agreed measurement system that gauges program effectiveness. Outcomes for Richland recruitments should be reported quarterly to the City Manager and Economic Development Manager beginning July 2016.

6. Through its Internet Web site and e-mail, printed reports, newsletters, media releases, and briefing sessions, keep the City of Richland and the general public adequately informed of industrial recruitment activities. These updates shall reported quarterly, beginning July 2016 to City Council.
7. In the interest of attracting and retaining young professionals, the contractor shall promote and enhance the attractiveness of the community to young professionals. Said promotion and enhancement may take the form of providing support to the Young Professionals of the Tri-Cities for items such as, but not limited to web space, meeting space, registrations and hosting services at a cost not to exceed \$1,000. The Young Professionals shall report to City Council on economic development outcomes on an annual basis, no later than November 30, 2016.
8. Provide targeted recruitment services of the Tri-Cities Research District and Horn Rapids Industrial Area and current and future local revitalization funding areas, to assist in attracting more jobs to the City, while creating a stronger diversification of businesses. Report industry specific marketing outcomes to City Council for this area on a quarterly basis, beginning July of 2016.
9. Support the City of Richland redevelopment marketing efforts by assisting in attracting more jobs to the Richland Central Business District and City View project areas. Report on contacts made on a quarterly basis, beginning in July of 2016.
10. Provide City Council with an annual report, highlighting accomplishments for the region and specifically those which result in the growth of businesses in the City of Richland.



WORK PLAN 2016

Building a BOLDER, BRIGHTER Tri-Cities!



TRI-CITY DEVELOPMENT COUNCIL

2016 PLAN OF WORK

This document sets out activities planned by TRIDEC during 2016 in the areas of new business recruitment, business retention and expansion, workforce development as well as federal programs. While TRIDEC intends to accomplish the tasks described in this Plan of Work it should be recognized that it is a “plan,” and as local or national conditions change activities may be adjusted to reflect these shifts. Also, TRIDEC, like any successful economic development organization needs to be able to adjust quickly to take advantage of development opportunities which cannot be anticipated six months to a year in advance.

MISSION

TRIDEC’s overall mission is to improve the economic health of the Tri-City Region. In order to achieve this mission TRIDEC will:

- Promote diversification of the local economic base.
- Facilitate job creation and retention.
- Leverage technical, scientific and natural resources to encourage new investment.
- Pursue new federal missions and support employment and fiscal stability in local federally funded operations.
- Identify actions to improve the overall business climate.
- Advocate and lead the community on issues of economic importance.

Indicators of success should include growth in total number of jobs, reduction in unemployment rates, increases in personal income, and total investment in the counties from both private and public sources.

To those ends there were approximately 5,300 or 5.1% more jobs in the two county region in December 2015 than at the same time in 2014. During the same period the unemployment rate declined by 1.4%. Of course, TRIDEC cannot and would not even consider taking credit for all the gains identified, but TRIDEC is the only local organization that focuses on the economic growth of the entire community. TRIDEC is focused on “growing the pie and not just making the slices smaller”.

TRI-CITIES BRAND

Community identity has often been identified as a constraint to attracting new businesses and capital investment. The “Tri-Cities” are not universally known in the Pacific Northwest. Many people in our own state couldn’t name all

four of our principal cities. The Tri-Cities name recognition diminishes with distance. In fact east of the Mississippi River many who know the name associate it with the Tri-Cities of East Tennessee.

Late in 2013, TRIDEC, the Tri-Cities Visitor & Convention Bureau, the Tri-City Regional Chamber of Commerce, and the Tri-Ports entered into a contract with Roger Brooks International, a well-known community branding consultant to develop a strong consistent brand for the Tri-Cities. The brand was presented to the public in September 2014 and contains the Graphics, Brand Promise and Marketing Messages (below) as well as a number of implementation and community development recommendations.

The Brand Promise – “That’s the way we do things here. Louder. Bolder. Brighter. Better.”

Marketing Messages – Key words to accompany visual and print marketing materials will include the following words and phrases:

- Exclamation Point - “Everything we do is with an exclamation point.” “Business as usual is not in our DNA.”
- Fist Pump – “We wake up with a fist pump and end each day having earned an exclamation point.”
- Brighter – “We attract the brightest minds in business and have an abundance of sunshine.”
- Bolder – “We make bold choices, we invent new technologies, we are not afraid to try new things.”
- Louder – “We live life a whole lot louder.”
- Faster – “We do the business permitting process faster.”
- Better – “A place where you can do business a whole lot better for a whole lot less.”
- Word Combinations – “er” words such as Bolder, Brighter, Better, Smarter, etc.

TRIDEC has adopted a new complementary logo and is incorporating the graphics and marketing messages into all TRIDEC printed and digital materials.

TRIDEC will continue to participate in the Brand Implementation Leadership Team (BILT) that has been formed and is meeting regularly. BILT’s purpose is to identify additional uses for the brand and to promote adoption by groups and organizations throughout the community. BILT is also addressing the community development aspects of Brooks’ recommendations.

WEB PRESENCE

An increasing number of businesses, TRIDEC Member/Investors and individuals rely on TRIDEC’s web site for information on the Tri-Cities and TRIDEC. Today, a vast majority of site selection projects, directed either by companies or by site location consultants, begin on the Internet. Consequently, web based research demands that information be current and accurate.

TRIDEC launched a new web site, www.TryTri-Cities.org, in May 2015. The site incorporates some of the latest technology, makes it easier and more efficient for staff to update information on the site and make the site more user

friendly for site selectors and Member/Investors. In addition to the more traditional economic development information housed on the site, a new link was created so that retail site selectors can access information of specific interest to retail location factors.

Also during 2015 TRIDEC acquired the license for Zoom Prospector a geographic information system (GIS) based product designed to showcase area sites and available buildings. In addition to real estate information the system allows users to access a variety of economic and demographic data at intervals surrounding a particular location.

TRIDEC will continue to license this product through 2016. Currently 288 properties are listed on the site 63 of which are managed by local users.

- During 2016 emphasis will be placed on increasing the number of property listing managed by local users to 75 or more.

TRIDEC will continue to monitor and evaluate various social media as a vehicle to expand interest in the Tri-Cities. TRIDEC's 2016 objectives for social media are twofold.

- Utilizing Face Book, Twitter, Instagram, and LinkedIn. TRIDEC is and will continue to post engaging facts about the Tri-Cities two or three times per week.
- No later than September 30th TRIDEC will develop a specific social media strategy to guide activities during the balance of 2016 and throughout 2017.

COMMERCE & INDUSTRY – BUSINESS RECRUITMENT

Getting the attention of business prospects is a difficult task, particularly while competing with at least 13,000 other economic development organizations in the U.S. In spite of the competition, TRIDEC has been successful in building community awareness with nationally recognized site location consultants, corporate real estate executives and some of the national real estate brokerage community.

The overall objective of TRIDEC's business recruitment program is to identify and attract companies into Benton and Franklin Counties that will result in capital investment and the creation of long-term family wage jobs for area residents.

TRIDEC promotes the best selling points and identifies Tri-City resources focused on development of industry clusters as well as utilizing "best practices" to influence location decisions by growing companies. Efforts include:

- Engaging businesses, ports, cities, counties, and other partners in pursuit of business and industrial development objectives.
- Using resources effectively by avoiding the duplication of activities while concentrating on marketing tactics that produce positive results.

- Participating in marketing initiatives that may focus on specific sites or geographic areas. These may include Heritage Industrial Center, Tri-Cities Research District, resources around Red Mountain, and emerging developments along Columbia Drive in downtown Kennewick, Vista Field, and Southridge.
- Communicating with site location consultants and business leaders who represent successful and growing companies, regarding the advantages of locating facilities in the Tri-Cities.
- Improving the probability of identifying expansion and relocation candidates by developing focused target industry lists, refining databases to reflect a narrowed focus, and concentrating direct marketing and sales activities geographically.

During 2014, the consulting team led by TadZo proposed new industrial sectors and their corresponding NAICS Codes for specific subsectors. The following list highlights the major sectors of interest, but does not include subsector detail:

- Energy
- Logistics
- Food Processing
- Machinery Manufacturing
- Carbon Fiber Manufacturing
- Training

It is very important to recognize that targeting specific industries is not done at the exclusion of other business recruitment opportunities. If leads come to the region outside of identified targets, TRIDEC and partner economic development professionals will work those projects aggressively.

TadZo's research identified industries that align to regional capabilities and provide opportunity to diversify the regional economy. Target industries enable a focus for proactive marketing strategies and smart resource allocation. Effective use of available resources avoids duplicate activities among partners while concentrating on marketing tactics that produce positive results.

Business Cases

During 2015 TRIDEC completed business case/value propositions for Food Processing, Logistics and Energy. All three documents have been posted on TRIDEC's website in a downloadable form with hard copies also available.

During 2016 a final business case will be developed for Carbon Fiber Manufacturing as well as a guide to training resources available in the Tri-City Region.

A variety of tactics will be utilized to promote the Tri-Cities as the ideal location for successful, profitable businesses:

Advertising, External Communication, and Recruitment Mailings

TRIDEC has traditionally placed a small amount of print advertising in recognized site selection publications such as Area Development, Site Selection, and Expansion Solutions. TRIDEC also pays for directory listings in these and similar publications.

Advertising in Site Selection Magazine as well as TRIDEC's participation in the Industrial Asset Managers Council as a member and sponsor has resulted in substantial earned media in the Washington Spotlight section of the magazine for the past two years.

During 2016 TRIDEC will place two or three quarter page ads outlining the advantages of doing business in the Tri-Cities in one or more of the above publications. Staff will also evaluate other advertising opportunities such as web based banner ads or advertisements in special publications on a one by one basis.

TRIDEC will also conduct a series of mailings using a combination of letters and completed business cases to address the following:

- Senior management in target industry companies (new target sectors)
- Site selection consultants, substantive industrial real estate firms, and other third party advisors
- Trade associations and publications associated with target industries

Collateral Materials

Primary emphasis in printed materials will continue to be on the *Tri-Cities Fact Sheet*, a summary of significant community information and statistics. In keeping with the new Tri-Cities Brand, TRIDEC has redesigned printed materials and remaining existing collateral materials and brochures will be redesigned and reprinted as quantities are exhausted.

In Depth Research on Logistics Targets

Capitalizing on the success of the AutoZone distribution center project, TRIDEC will engage a third party to research and identify specific companies would be likely targets for recruitment based on the number and geographic distribution of retail outlets coupled with the absence of a distribution center in the Pacific Northwest.

Site Selector Meetings

TRIDEC will undertake two promotional missions during 2016 as well as attendance at several trade shows and gatherings of corporate real estate executives. Depending on the number of meetings scheduled, representatives from partner organizations may be encouraged to participate in these missions.

Trade Shows / Target Industry Events

- Northwest Food Processors Association (January, Portland). This event is the largest regional Food Processing Expo in North America, attracting almost 4,000 food processing industry professionals from around the

nation. TRIDEC has both attended and exhibited in the past and this show is attended by a number of local companies as well as processors from throughout the region.

- Fancy Food Show (January 2016, San Francisco). The Fancy Food Shows, East & West, are the leading trade show venues for specialty food products. TRIDEC staff attended both winter (San Francisco) and summer show (New York) during 2015 to establish relationships and contacts. Both shows were attended to also determine if one show would be a better fit for the Tri-Cities in terms of company attendance, etc. as well as determining whether either or both shows warrant additional investment such as booth space. It was determined that attending the San Francisco show made most sense for the Tri-Cities. It remains uncertain whether exhibiting at this show is cost effective.
- Natural Products Expo West (March, Anaheim). Like the Fancy Food Shows there is a Natural Product Expo held in the West and East. These shows are the premier industry events for companies in producing and distributing natural food products. TRIDEC staff will attend the West show during March 2016 to continue building relationships and contacts and to determine whether additional investment is warranted.
- TRIDEC will sponsor two Industrial Asset Management Council (IAMC) Professional Forum events, a very cost effective venue for promoting the Tri-Cities. IAMC is the leading association of corporate real estate executives, site location consultants and national real estate brokerage firms. The Forums provide visibility for the Tri-Cities through signage, printed programs and schedules, and recognition during breakout sessions. March in New Orleans, LA and October, Indianapolis, IN.
- International Council of Shopping Centers (ICSC). TRIDEC's municipal partners have asked for more involvement and assistance in their retail recruitment efforts. This has been the primary reason for including the retail site selector's link on the TRIDEC website and continued licensing of Zoom Prospector. TRIDEC staff accompanied city economic development professionals to the show in Las Vegas during 2015 and will participate again in May 2016.
- Power-Gen and Nuclear Power International (December, Orlando). Power-Gen, co-located with Nuclear Power International, is the largest power event in the industry. Combined, the two shows offer access to 18,000 power professionals over three days. TRIDEC first attended PowerGen in 2010 and has exhibited at the event for the past three years.

It is very likely TRIDEC will attend two additional shows/conferences during 2016 targeting the logistics sector and carbon fiber manufacturing. Research is currently underway to determine which shows in these sectors would be most advantageous.

BUSINESS RETENTION & EXPANSION

Retention and expansion of existing businesses, especially manufacturing, tends to be the economic development engine of most communities. Most economic development professionals believe that a good Business Retention & Expansion Program is one of the essential building blocks of a community's growth and prosperity. TRIDEC's Business Retention & Expansion Program will continue to implement new and dynamic programs to grow our existing manufacturers. Additionally TRIDEC will continue to develop the Food and Beverage Retention & Expansion Opportunities Program.

FABREO (Food and Beverage Retention & Expansion Opportunities)

In 2014 TRIDEC launched the FABREO Program, designed to position the Columbia Basin as a globally recognized food and beverage manufacturing region. The industry in Benton and Franklin Counties is world-class, dominating manufacturing (45% of manufacturing companies, 58% of manufacturing wages and 68% of manufacturing employment in 2014). The question was what, if anything, could TRIDEC do to support the development of a manufacturing cluster that is already quite significant. The answers came from the Columbia Basin Food & Beverage Processing Survey 2014. Seventy-one companies expressed their recommendations loud and clear.

Several of those recommendations were implemented in 2015, including the expansion of the hospitality program offered at Washington State University's Pullman Campus to the Tri-Cities Campus, producing an event to showcase locally processed foods and beverages (the FABREO Expo) and possibly the most challenging of them alldevelop the Strategic Gateway Concept, positioning the Columbia Basin as the strategic gateway between America and Asia in the food and beverage industry (Memorandums of Understanding with the Hong Kong Trade Development Council and the People's Government of Wulanchabu, Inner Mongolia, China; hosting Douglas Hartley, Commercial Specialist, U.S. Commercial Service, Canberra, Australia and exhibiting in the Hong Kong International Wine & Spirits Fair 2015).

- TRIDEC will continue to work on the recommendations not currently implemented such as development of a culinary school, a food processing training program and a technical skills training program, all doable and being discussed.

FABREO Expo 2016

The FABREO Expo will expand to a multi-day format in 2016; Wednesday, June 15th and Thursday, June 16th at the TRAC Center in Pasco. Additions to the Expo will be a "Food & Beverage Boot Camp," featuring a series of instructional seminars to help start-up food and beverage entrepreneurs learn, not only the basics of the industry, but also the basics of trade show participation. A "Buyers Lunch" is also planned, designed for the participants of the "Food & Beverage Boot Camp" to present their products to invited industry buyers, sort of a "Shark Tank" with friendlier sharks.

At the request of 2015 Expo participants, a Networking Reception is planned to allow buyers, sellers and industry movers and shakers to meet, develop business relationships and plan the industry's next big deals. Tours of area food and beverage companies and support organizations are being considered to "show-off" the area's impressive industry

investment and expansion opportunities. For a first time event, the FABREEO Expo 2015 was considered to be very successful, with 104 exhibitor booth spaces sold and 24 industry buyers attending.

- The goal for 2016 is to have 110 exhibitor booth spaces sold with up to 50 industry buyers attending.

Expanded marketing, increased sponsorship support, a greater understanding of the industry and an ever expanding list of industry contacts, especially buyers, insures a bigger, better and more effective FABREO Expo.

Manufacturing Growth Activities

The Tri-Cities is blessed with a number of very successful, world-class manufacturing companies, in as well as outside the food & beverage industry. To best serve these companies, TRIDEC will be involved in a number of manufacturing activities:

- Participate, as a judge, in the Seattle Business Magazine Manufacturer of the Year Awards.
- Participate, as a judge and sponsor, in the Annual Richland Rotary Entrepreneurial Awards.
- Participate, as a speaker, in the Leadership Tri-Cities' Economic Development Day.
- Mention accomplishments by area manufacturers in the TRIDEC E-Newsletter.
- Contact a minimum of five manufacturing companies per month to determine opportunities and obstacles for growth in the Tri-Cities.
- Encourage local manufacturers to become members of TRIDEC.

Education

Local manufacturers must stay on top of the ever expanding manufacturing learning curve. TRIDEC will do its part to make that learning curve a little less steep.

- Partner with Impact Washington to provide manufacturing consulting services based on needs identified by the manufacturing community.
- Partner with such organizations as the Export-Import Bank of the United States, the Export Finance Assistance Center of Washington, the U.S. Commercial Service/Spokane, the Washington State Department of Commerce and the Washington State Department of Agriculture to provide export consulting and education appropriate to our industrial base.
- Support programs at Columbia Basin College, Washington State University Tri-Cities and Tri-Tech Skills Center that target the manufacturing community.

Small Business Development Center (SBDC)

The SBDC is the TRIDEC supported resource for providing management assistance to small businesses, companies with fewer than 500 employees. The Center, located within the TRIDEC office, offers a host of services designed to help grow businesses, achieve higher profits and improve operations. The program is a platform for clients to access private sector resources, the educational community, federal, state and local governments, and is a major component in providing business advisory services.

Business stability and growth, new job creation, and generation of new investments in the community represent expected outcomes of the Washington Small Business Development Center Network. Most recently, the SBDC is emphasizing international trade education, driven by Federal and state international trade development initiatives. Subjects include marketing and sales, logistics, finance and banking, export documentation and compliance, and international risk management.

Senior Corp of Retired Executives (SCORE)

The SCORE program provides business counseling to the small businesses in the area and is housed within the TRIDEC offices.

WORKFORCE DEVELOPMENT

Growing and expanding businesses require skilled workers for all levels within their organizations. With increasing frequency workforce development is viewed as an important contributor to successful economic development and a healthy economy. Educational institutions, training facilities, labor unions, WorkSource Columbia Basin, and the Benton-Franklin Workforce Development Council all play important roles in local workforce development efforts and all partner with TRIDEC from time to time on various issues or projects.

Young Professionals of Tri-Cities (YPTC)

Growing, expanding businesses require skilled workers for all levels within their organizations. In addition to overall workforce development requirements, the importance of retaining and attracting young professionals was identified by both Angelou Economics and TadZo in analysis completed for TRIDEC. The availability of this demographic in the workforce is key to the future of the Tri-Cities and companies doing business here.

Retaining young professionals demands an investment in quality of life assets and in entrepreneurship resources. Attracting young professionals requires marketing messages that will appeal specifically to the demographic. To achieve both objectives, TRIDEC established the Young Professionals of Tri-Cities organization in 2007.

YPTC's mission is simple, to connect and engage young professionals in the Tri-Cities region. YPTC accomplishes this by:

- Cultivating an informed and involved young professional community in the Tri-Cities region.
- Acting as a catalyst for progress in creating an environment in the Tri-Cities that allows for the growth and development of young professionals.
- Providing social and business networking opportunities, professional development, and community enhancement projects for young professionals in the Tri-Cities.

YPTC aims to facilitate the advancement of young professionals through social, educational and civic service oriented events. The desired outcome of YPTC is to foster an environment where members can learn from each other's experiences, share business knowledge and discuss career matters.

2016 Activities

YPTC is an organization devoted to creating an environment in the Tri-Cities which allows for the growth and development of young professionals.

- YPTC will continue to work with the Port of Kennewick to develop the Vista Field Area, participate in the Tri-Cities Regional Brand Implementation Leadership Team, and support the activities associated with the Start-Up Community, Tri-Cities Research District and PNNL to foster the entrepreneur community in the Tri-Cities.

YPTC encourages networking among local, young business professionals through social events, professional development programs, community service activities and community awareness.

- Host monthly luncheons focusing on issues that face the community and professional development topics.
- Host monthly after hours networking events highlighting businesses that are attractive to young professionals.

With a focus on driving success among young professionals, YPTC seeks to fulfill not only the needs of the community but those who will lead the Tri-Cities in the future.

- YPTC will continue offering the Board Ready program (September to May). The Board Ready program is designed to educate participants on the responsibilities of serving on non-profit boards.
- YPTC will conduct the annual Community Outreach Challenge. The Community Outreach Challenge is a social media volunteer drive where young professionals and other Tri-City area residents promote volunteerism. The Challenge provides a media forum to publicly post hours the participants pledge to volunteer during a specific time period.

Girls Learning About Manufacturing (GLAM)

Girls Learning About Manufacturing was launched in 2010 by TRIDEC and Columbia Basin College. Girls participate in creating a team project using their creativity and problem-solving skills alongside motivating female industry professionals. Girls are educated on academic pathways that lead to a variety of career opportunities within the manufacturing industry.

GLAM is:

- Educational program designed to introduce young women to non-traditional careers in the manufacturing industry.
- Creative and interactive hands-on experience highlighting diverse career possibilities.
- Empowers and encourages young women to consider new and exciting careers.
- Features female industry professionals who enlighten and inspire young women.
- Helps to develop creative thinking and problem solving skills.
- Showcases specific career opportunities within the manufacturing industry.

2016 Objectives:

- Maintain participation to 150 high school students.

- Recruit 50 mentors from local industry.
- Encourage and facilitate additional outreach between mentor and mentee.

FEDERAL PROGRAMS

Hanford & Pacific Northwest National Laboratory Budget

The President released the Administration's Proposed FY2017 Budget Request in February. Approximately \$2.42 billion of the Administration's budget is expected to be designated for Hanford Cleanup which represents a \$72.4 million increase for the Office of River Protection (DOE-ORP) and a \$172 million reduction in the Richland Operations (DOE-RL) budgets compared to FY2015. \$1.4 billion in additional Federal funding is budgeted for work at the Pacific Northwest National Laboratory (PNNL).

Federal Programs' Action:

- Based on a review of the DOE Environmental Management Budget Request, TRIDEC presented its Congressional Letter of Request in early March. The letter supports the proposed ORP Budget and requests an increase of \$136.4 million in the RL FY2016 Budget.
- Prepare and present a separate Congressional Letter of Request to focus on areas within the DOE Office of Science budget and other programs associated with operations at PNNL.
- Follow up with Congressional Offices throughout the Congressional budget process.

Land Conveyance Request

In January 2016 TRIDEC transferred 1,341 acres to the City of Richland and Port of Benton as one of the final steps in the Department of Energy conveyance of 1,641 acres to TRIDEC completed on September 30, 2015.

TRIDEC will finalize disposition of the balance of conveyed land, 300 acres, later in 2016. The likely recipient of the property will be Energy Northwest and negotiations are ongoing to finalize that transaction.

2016 Federal Programs' Actions:

- Continue to work closely with DOE-RL to establish a path to transfer "donut holes" including the construction debris landfill, European homestead site and firing range 10.
- Keep Congressional offices fully informed on the status of the property transferred and on the request for transfer of the "donut holes".

Manhattan Project National Park

The 2014 National Defense Authorization Act contained a provision to establish the Manhattan Project National Heritage Park at Hanford, Oak Ridge, Tennessee and Los Alamos, New Mexico. TRIDEC (Federal Programs) had been working toward establishment of the Park for more than eight years.

During 2015, TRIDEC and Visit Tri-Cities formed the Tri-City National Park Advocacy Committee made up of representatives from local Cities, Counties, B Reactor Museum Association (BRMA), and the Port of Benton. This Committee has acted as the first point of contact with the National Park Service (NPS) and the Department of Energy as the MOU between agencies was developed. The Committee will serve a similar role as the Park Management Plan is developed.

Federal Programs' Action:

- TRIDEC will continue to participate as a member and provide staff support to the National Park Advisory Committee.
- Support TRIDEC's \$30 million funding request for support of national park activities associated with Hanford and the other two sites for FY2017.
- Continue to support the increase in the number and variety of Hanford and B Reactor tours.
- Present the Tri-Cities Vision for Public Access to Hanford to the NPS for their consideration as part of the Park Management Plan.

Small Modular Reactor Siting Study – for Hanford

The 2013 Washington Legislature provided TRIDEC with a \$500,000 grant to study the feasibility of siting a new Small Modular Reactor (SMR) on the Hanford Site. The Study, completed during 2014, concluded that constructing a new SMR at Energy Northwest could result in savings in excess of \$300 million. The results of the Study have been presented to the Washington Legislature Nuclear Task Force, the Department of Energy, Congressional Offices, and other groups.

Federal Programs' Action:

- Continue to monitor developments and emerging technologies within the SMR industry.
- Monitor progress of NuScale and Energy Northwest on the proposed SMR site at the Idaho National Laboratory.
- Continue to promote Hanford as "the best" site for a new small modular reactor with industry leaders, DOE leadership and Congressional Offices.

MID-COLUMBIA ENERGY INITIATIVE (MCEI)

MCEI was formed with an initial purpose of investigating whether an "energy park" could be established on Hanford lands included in a 2009 Department of Energy announcement that the active clean-up footprint at Hanford would be significantly reduced by 2015.

MCEI quickly became a much broader effort to look at how the Tri-Cities could expand the energy sector of the local economy. From an initial invitation list of twenty, MCEI currently has approximately 120 members including utilities,

manufacturers, Department of Energy and Bonneville Power Administration representatives, and professional services firms.

MCEI is what might be termed an umbrella program for TRIDEC because it touches almost all elements of this plan. New business recruitment will continue to target energy related companies as identified in the TadZo New Economy Target Industry Analysis. MCEI also provides a forum for networking and collaboration among local business.

MCEI's 2016 Objectives:

- Actively pursue location of a Small Modular Reactor at Hanford.
- Advocate for construction of a natural gas pipeline to serve DOE's Waste Treatment Plant.
- Support conveyance of surplus DOE land to the community for economic development purposes.
- Support and advocate for PNNL's Smart Grid, Materials Hub and Battery Hub projects.
- Support ongoing activities at WSU-TC's Bioproducts, Sciences & Engineering Laboratory and the new Center of Excellence for Alternative Jet Fuels and the Environment.
- Support renewable energy projects in the Tri-Cities.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 110-16, Approving the Final Plat of White Bluffs - Phase 3

Department:

Community & Development Services

Ordinance/Resolution Number:

110-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 110-16, approving the final plat of White Bluffs - Phase 3.

Summary:

Randy Crosby is requesting approval of the Plat of White Bluffs - Phase 3, a 32 lot subdivision of 9.75 acres located east of Dallas Road and north of Cowlitz Boulevard. The City originally approved this preliminary plat in 2013, and it is being built out in phases over time. Staff has reviewed the project to ensure compliance with the original conditions of approval that were attached to the project. Several items remain that will be completed before the final document is recorded. Staff recommends adoption of Resolution No. 110-16, approving the final plat of White Bluffs - Phase 3.

Fiscal Impact:

Approval of the final plat will not directly have fiscal impacts on the City. Future construction of the lots within the plat will raise both land values and property taxes and with the residential development, demands placed on City services will also be increased.

Attachments:

1. Resolution No. 110-16
2. Vicinity Map
3. White Bluffs 3 Final Plat
4. White Bluffs Preliminary Plat Conditions

RESOLUTION NO. 110-16

A RESOLUTION of the City of Richland approving the final plat of Phase 3 of the Plat of White Bluffs subject to the conditions of approval of the Technical Advisory Committee Report S2012-100; adopting the findings of the Richland Planning Commission as the findings of the City Council and approving the final plat of White Bluffs Phase 3.

WHEREAS, on January 23, 2013, the Planning Commission held an open record public hearing to consider the preliminary plat application of White Bluffs as submitted by RC of Washington, Inc; and

WHEREAS, the Planning Commission recommended to the City Council that it conditionally approve the preliminary plat of White Bluffs; and

WHEREAS, the City Council held a closed record hearing to consider the proposed Westcliffe preliminary plat application and the recommendation of the Planning Commission and took action to approve the preliminary plat request; and

WHEREAS, the final plat for White Bluffs Phase 3, consisting of 32 lots on 9.75 acres, is being constructed in accordance with the conditions attached to the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland hereby approves the final plat of White Bluffs Phase 3, a copy of which is attached and incorporated herein by reference, subject to the conditions of approval as contained in the Technical Advisory Committee Report S2012-100, dated January 17, 2013.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately

ADOPTED by the City Council of the City of Richland at a regular meeting on the 3rd day of May, 2016.

ROBERT J. THOMPSON
Mayor

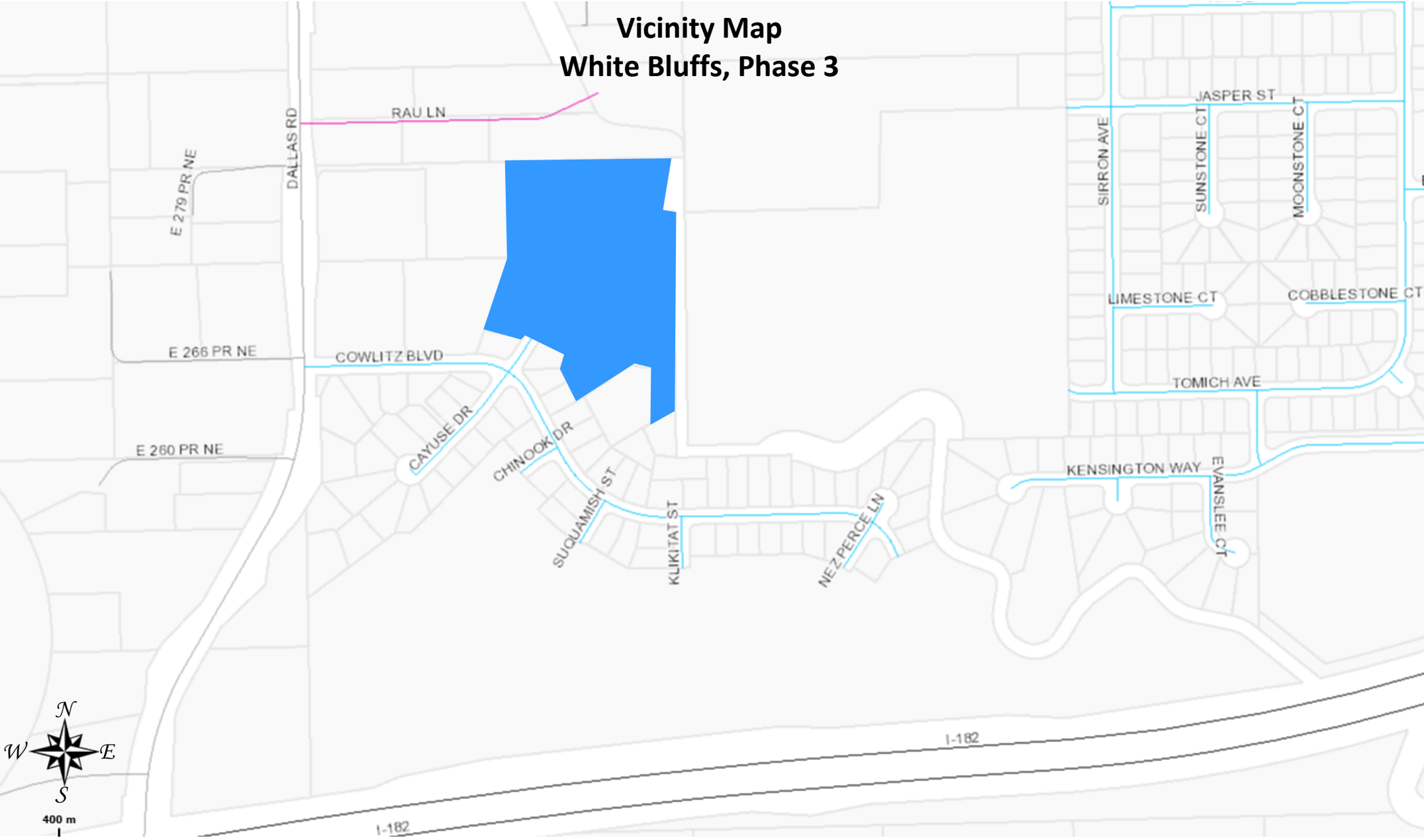
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

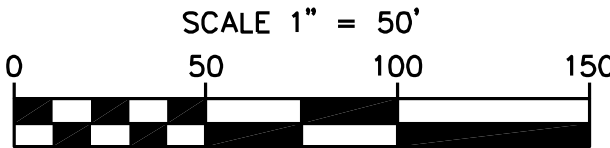
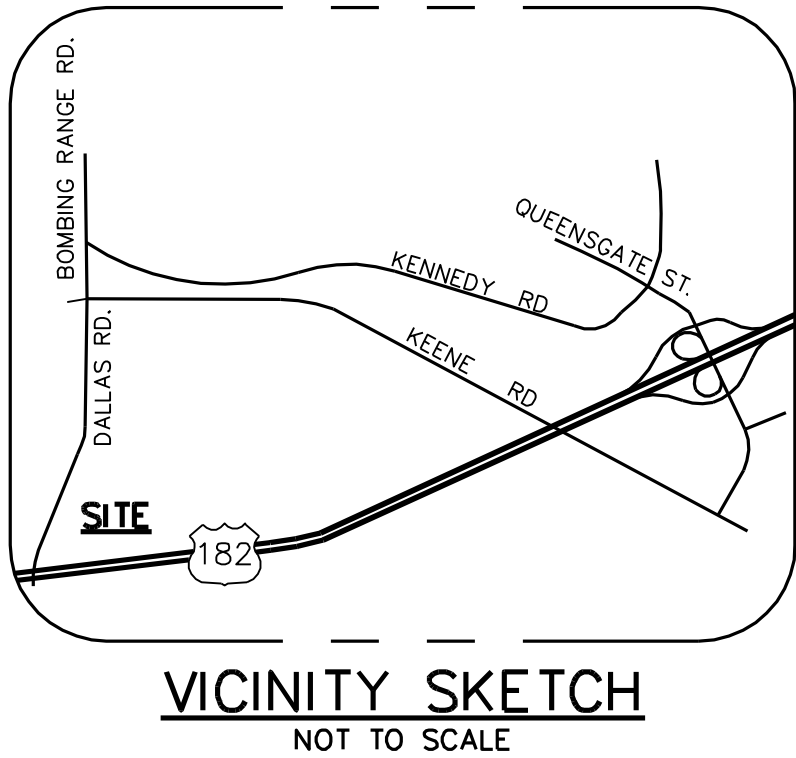
HEATHER KINTZLEY
City Attorney

Vicinity Map
White Bluffs, Phase 3



THE FINAL PLAT OF
WHITE BLUFFS
PHASE 3

S.E. 1/4 OF THE N.W. 1/4 OF SEC. 20, T.9N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



BASIS OF BEARING
WHITE BLUFFS PH.1

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA RTK GPS

LEGEND

- = SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- = SET CASED BRASS CAP MARKED "38021"
- AAD ● = FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- = FOUND AS INDICATED
- B.O.B. = BASIS OF BEARING
- (NS) Ø = NOT FOUND OR SET
- = FOUND CASED BRASS CAP
- IRR = IRRIGATION
- UTIL = UTILITY
- PAU ESMT = PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- SS ESMT = SANITARY SEWER EASEMENT
- ST ESMT = STORM LINE EASEMENT
- WA ESMT = WATER LINE EASEMENT
- PU ESMT = PUBLIC UTILITY EASEMENT
- [] = ADDRESSES
- = OLD PROPERTY LINE
- - - = EASEMENT
- +— = PROPERTY BOUNDARY
- = CENTERLINE

SURVEYOR'S CERTIFICATE:

I, AARON A. DYCK, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "WHITE BLUFFS PHASE 3", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

AARON A. DYCK LS38021 DATE



INDEX

1/4	SEC	T.	R.
20	09N	28E	

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2016 AT _____ MINUTES PAST _____, M. AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR INDEX NO. _____ DEPUTY _____ FEE NO. _____

FINAL PLAT FOR
RANDY CROSBY

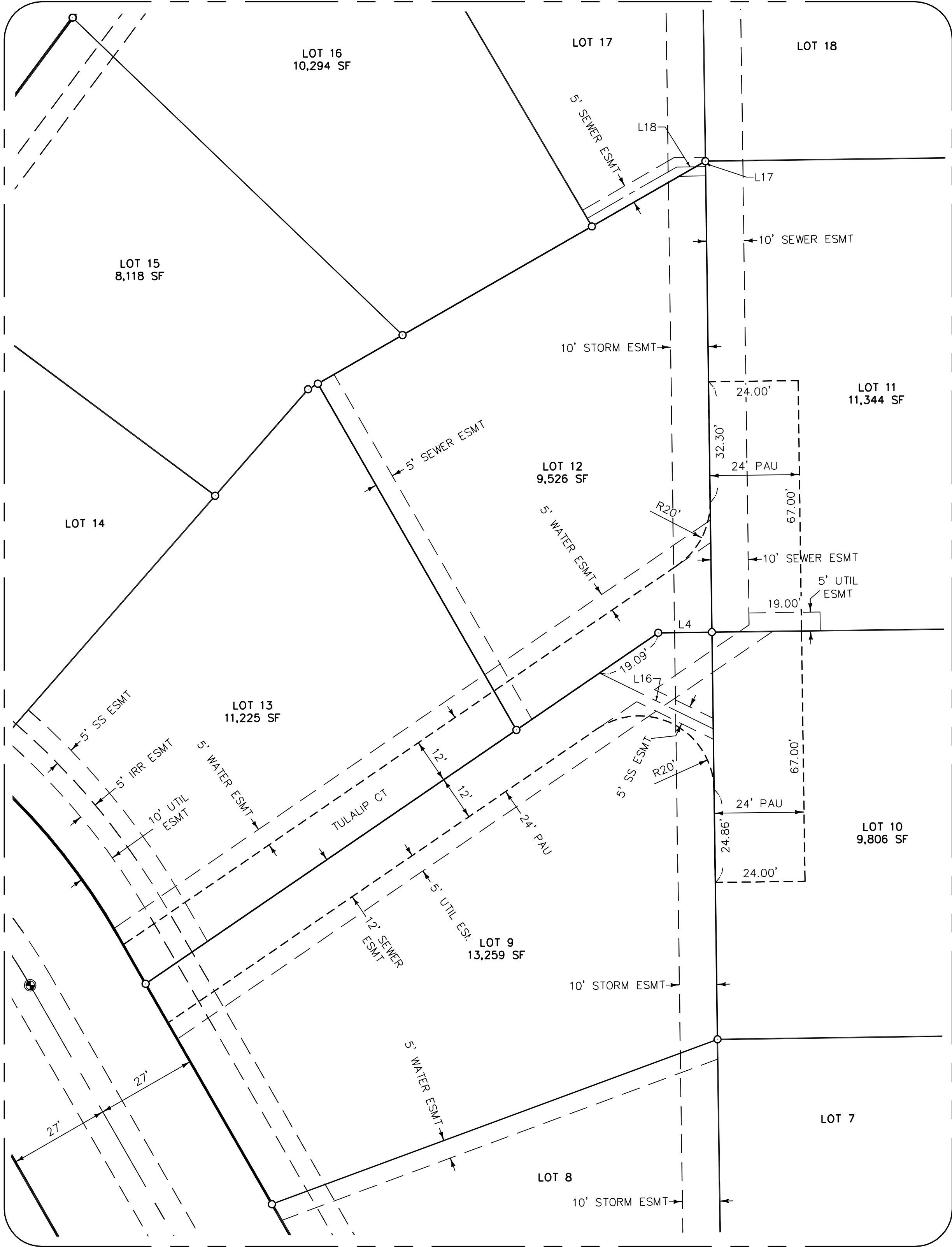


STRATTON SURVEYING & MAPPING, PC
7525 W. DESCHUTES PL., UNIT 1C
KENNEKICK, WA 99336
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FAX: (509) 735-6560
stratton@strattonsurvey.com

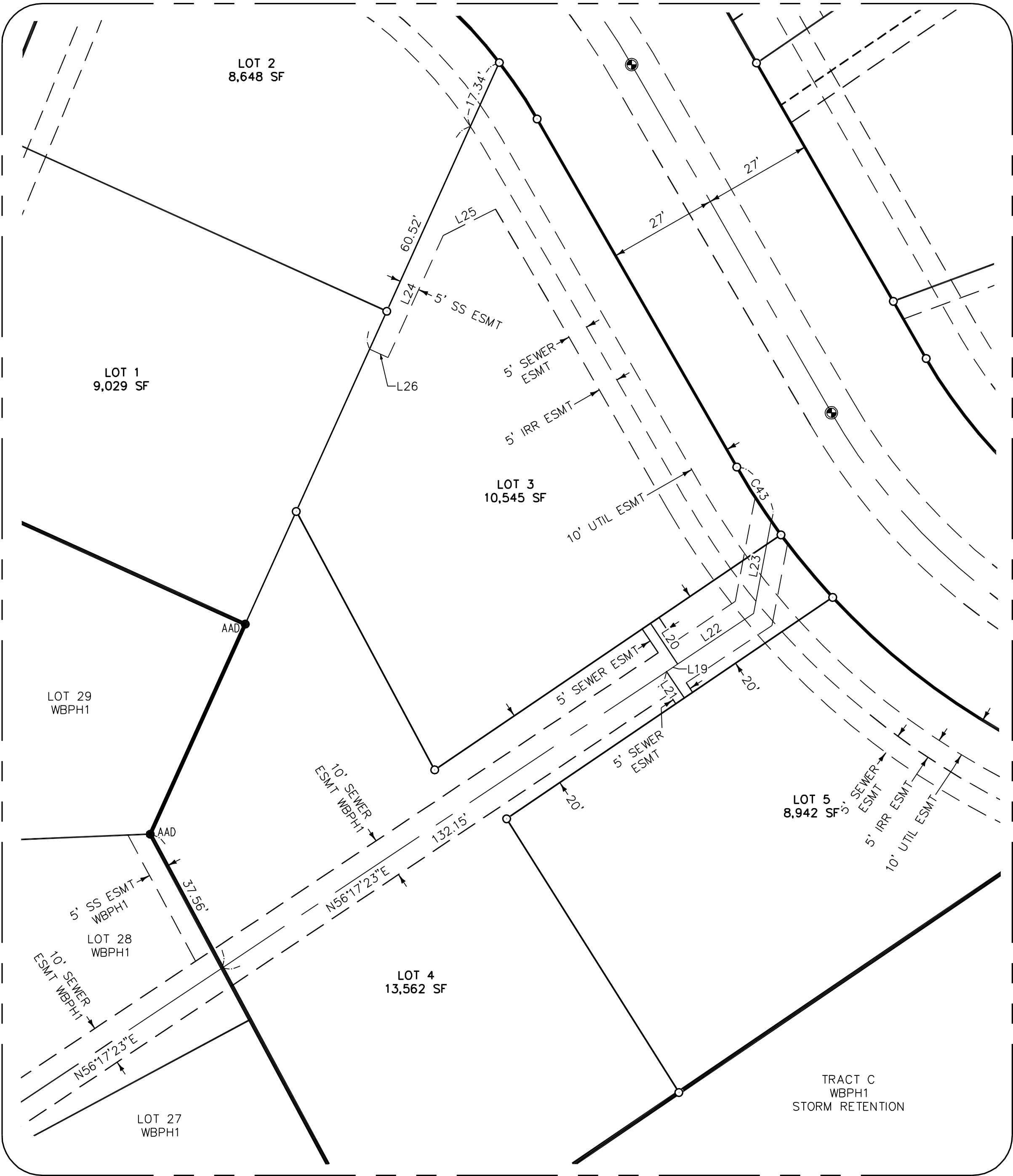
3061FP4.DWG	© 2016
DATE: 04/12/16	SHT. 1 OF 3
DRAWN BY: DCI	JOB # 3061

THE FINAL PLAT OF
WHITE BLUFFS
PHASE 3

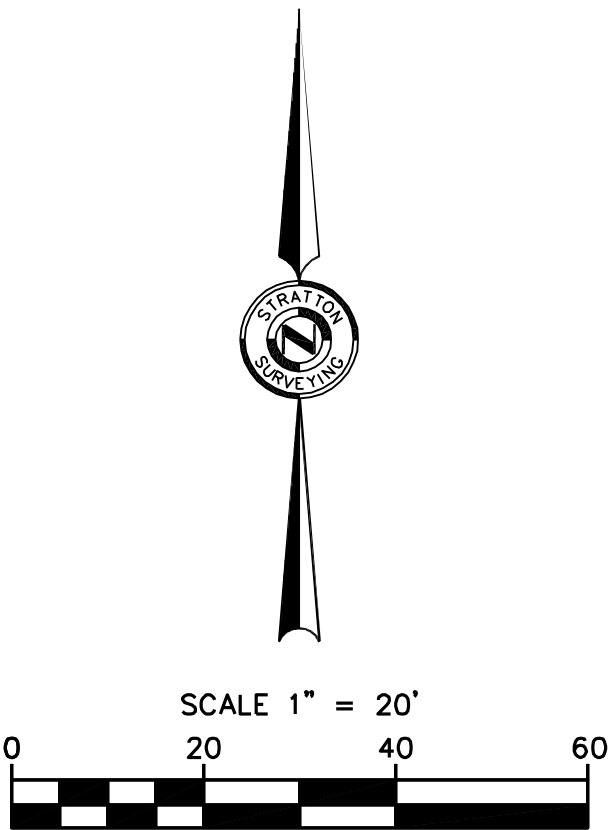
S.E. 1/4 OF THE N.W. 1/4 OF SEC. 20, T.9N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



EASEMENT DETAIL
SCALE 1" = 20'



EASEMENT DETAIL
SCALE 1" = 20'



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 2016 AT _____ MINUTES PAST _____
_____, M. AND RECORDED IN VOLUME _____ OF _____
PLATS PAGE _____, AT THE REQUEST OF
AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR INDEX NO. _____
DEPUTY _____ FEE NO. _____

FINAL PLAT FOR <i>RANDY CROSBY</i>	
 STRATTON SURVEYING & MAPPING, PC 7525 W. DESCHUTES PL., UNIT 1C KENNEWICK, WA 99336 (509) 735-7364 FAX: (509) 735-6560 stratton@strattonsurvey.com	
3061FP4.DWG	© 2016
DATE: 04/12/16	SHT. 2 OF 3
DRAWN BY: DCI	JOB # 3061

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CHORD	CH BEARING
C1	12.71	373.00	1°57'07"	12.71'	N27°22'18"E
C2	42.43	25.00	97°13'53"	37.51'	S70°53'17"W
C3	42.43	25.00	97°13'53"	37.51'	S11°52'50"E
C4	35.55	427.00	4°46'12"	35.54'	S24°39'27"W
C5	54.45	427.00	7°18'20"	54.41'	S30°41'43"W
C6	17.79	427.00	2°23'13"	17.79'	S35°32'30"W
C7	39.27	25.00	90°00'00"	35.36'	N08°15'54"W
C8	21.31	25.00	48°50'07"	20.67'	N77°40'57"W
C9	50.91	54.00	54°01'20"	49.05'	S75°05'20"E
C10	32.91	54.00	34°54'55"	32.40'	S30°37'13"E
C11	32.91	54.00	34°54'55"	32.40'	S04°17'42"W
C12	32.91	54.00	34°54'55"	32.40'	S39°12'37"W
C13	62.68	54.00	66°30'28"	59.22'	S89°55'18"W
C14	49.38	54.00	52°23'40"	47.68'	N30°37'38"W
C15	21.31	25.00	48°50'07"	20.67'	S28°50'51"E
C16	34.29	25.00	78°35'27"	31.67'	N87°26'23"E
C17	14.05	227.00	3°32'47"	14.05'	S49°55'03"W
C18	81.09	227.00	20°28'02"	80.66'	S61°55'27"W
C19	78.17	227.00	19°43'46"	77.78'	S82°01'21"W
C20	60.48	227.00	15°15'51"	60.30'	N80°28'51"W
C21	8.96	173.00	2°58'00"	8.96'	S74°19'55"E
C22	53.37	227.00	13°28'19"	53.25'	S79°35'04"E
C23	38.62	173.00	12°47'28"	38.54'	N79°14'39"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.15	S36°44'06"W
L2	39.38	N88°42'55"E
L3	14.43	N89°12'43"E
L4	14.38	N89°15'34"E
L5	3.02	N60°09'36"E
L6	23.42	N53°15'54"W
L7	28.40	N53°15'54"W
L8	26.49	S36°44'06"W
L9	15.01	S29°50'24"E
L10	4.43	N89°12'43"E
L11	16.33	S29°50'24"E
L12	97.52	S55°49'19"W
L13	103.55	S55°49'19"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	18.75	S22°16'21"W
L15	22.32	N89°12'43"E
L16	33.93	S63°57'23"E
L17	1.41	S00°47'17"E
L18	7.75	N88°57'13"E
L19	3.34	N56°17'23"E
L20	12.14	S33°42'37"E
L21	7.92	N33°42'37"W
L22	22.57	N56°17'23"E
L23	23.24	N10°44'59"E
L24	33.17	N24°19'43"E
L25	14.47	N63°19'29"E
L26	5.00	N65°40'17"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CHORD	CH BEARING
C24	105.02	173.00	34°46'55"	103.42'	S76°58'10"W
C25	68.97	173.00	22°50'36"	68.52'	S48°09'24"W
C26	35.93	177.00	11°37'54"	35.87'	N54°40'49"W
C27	58.77	177.00	19°01'28"	58.50'	N39°21'08"W
C28	20.03	177.00	6°29'05"	20.02'	S33°04'57"E
C29	20.10	177.00	6°30'23"	20.09'	S39°34'41"E
C30	60.56	177.00	19°36'10"	60.26'	S80°59'12"E
C31	39.55	373.00	6°04'30"	39.53'	N25°18'36"E
C32	49.01	123.00	22°49'51"	48.69'	N49°04'51"W
C33	16.80	123.00	7°49'32"	16.79'	N33°45'10"W
C34	62.62	200.00	17°56'22"	62.37'	S81°49'06"E
C35	27.81	400.00	3°59'01"	27.81'	N24°15'52"E
C36	50.48	400.00	7°13'53"	50.45'	S25°53'17"W
C37	50.48	400.00	7°13'53"	50.45'	S33°07'10"W
C38	245.80	200.00	70°24'59"	230.62'	S71°56'36"W
C39	80.26	150.00	30°39'22"	79.30'	N45°10'05"W
C40	124.58	150.00	47°35'05"	121.03'	S53°37'57"E
C41	245.80	200.00	70°24'59"	230.62'	S71°56'36"W
C42	3.57	31.93	6°24'22"	3.57'	N04°34'33"E
C43	15.87	177.00	5°08'14"	15.86'	S32°24'31"E
C44	34.44	93.25	21°09'28"	34.24'	N18°21'28"E
C45	28.78	427.00	3°51'42"	28.77'	N24°12'12"E

NOTES

- ADDRESSES SHOWN IN [BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE: 99352
- PARK DEDICATION AND/OR FEES SHALL BE REQUIRED IN ACCORDANCE WITH RICHLAND MUNICIPAL CODE CHAPTER 22.12 PRIOR TO ISSUANCE OF BUILDING PERMITS WITHIN THIS SUBDIVISION.
- ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
- ALL SIDEWALKS INSTALLED IN THE PLAT OF WHITE BLUFFS PHASE TWO THAT ARE ADJACENT TO CITY STREETS SHALL BE 5–FEET WIDE.
- THE PRIVATE DRIVEWAY WITHIN THIS PLAT ARE FIRE LANES AND PARKING IS RESTRICTED. THE REQUIRED NO–PARKING SIGNS SHALL BE INSTALLED BY THE DEVELOPER WHERE APPLICABLE.
- IF THE PRIVATE SHARED DRIVEWAY BECOMES BLOCKED OR INACCESSIBLE, CITY SOLID WASTE COLLECTION VEHICLES MAY NOT BE ABLE TO ACCESS THESE LOTS FOR GARBAGE COLLECTION. IF THIS OCCURS THE HOMEOWNERS WILL BE REQUIRED TO TRANSPORT THEIR CANS TO AN ACCEPTABLE LOCATION FOR PICK–UP.
- THE PRIVATE SHARED DRIVEWAY IS FOR THE USE AND BENEFIT OF THE HOMEOWNERS THAT ABUT SAID ROADS, AND ARE TO BE MAINTAINED BY SAID OWNERS. THE CITY OF RICHLAND ACCEPTS NO MAINTENANCE AND RESPONSIBILITY FOR SAID ROAD.
- NO GRADING MAY BE PERFORMED OR ANY PERMANENT STRUCTURE BUILT WITHIN THE BUREAU OF RECLAMATION RIGHT OF WAY WITHOUT AN APPROVED PERMIT FROM THE KENNEWICK IRRIGATION DISTRICT AND/OR UNITED STATES BUREAU OF RECLAMATION, WHEN APPLICABLE.
- THIS PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT AND IN THE IMMEDIATE VICINITY OF IRRIGATION INFRASTRUCTURE. PLEASE REFER TO WWW.KID.ORG FOR FURTHER INFORMATION.
- LOTS 29, 30 & 31 ARE REQUIRED TO HAVE A NFPA 13D RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE PLAT OF WHITE BLUFFS PHASE 3 LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN (RMC 12.03). AS SUCH, EACH BUILDING PERMIT WITHIN THE PLAT SHALL THEREFORE BE SUBJECT TO THE FEES ADMINISTERED BY THE FINANCE PLAN FOR ANY PHASE SUBMITTED FOR APPROVAL.

DESCRIPTION

TRACT D, WHITE BLUFFS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 468, RECORDS OF BENTON COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF THE BADGER EAST LATERAL LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SAID SECTION 20; THENCE NORTH 00°47°06'WEST ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER 734.45 FEET; THENCE SOUTH 90°00°00'WEST 76.19 FEET TO THE BEGINNING OF TRACT A AS DESCRIBED IN BENTON COUNTY AUDITOR'S FILE NO. 2013–007006 AND BEGIN THE TRUE POINT OF BEGINNING;

THENCE NORTH 47°08°06'WEST ALONG THE NORTHERLY LINE OF SAID TRACT 50.00 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF SAID LATERAL; THENCE 42°51°44'EAST ALONG SAID LINE 28.22 FEET TO THE BEGINNING OF A 93.25 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT–OF–WAY LINE AN ARC LENGTH OF 22.66 FEET; THENCE LEAVING SAID LINE NORTH 88°42°05'EAST 39.38 FEET TO A POINT LYING 40.00 FEET WESTERLY OF THE SAID EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°47°06'EAST ON A LINE PARALLEL WITH AND 40.00 FEET WESTERLY OF SAID EASTERLY LINE 107.91 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF SAID LATERAL; THENCE NORTH 47°08°06'WEST ALONG TRACT A NORTHERLY LINE 50.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 9.75 ACRES

DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS–OF–WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME WHITE BLUFFS PHASE 3.

R.C. OF WASHINGTON, INC.

RANDALL E CROSBY

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RANDALL E CROSBY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF R.C. OF WASHINGTON, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

THE FINAL PLAT OF WHITE BLUFFS PHASE 3

S.E. 1/4 OF THE N.W. 1/4 OF SEC. 20, T.9N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

EASEMENT NOTE

THE 12' WIDE TEMPORARY ACCESS EASEMENT, AS SHOWN ON THE PLAT OF WHITE BLUFFS PHASE 1, AF#2013–029405, LIES WITHIN NEW DEDICATED RIGHT–OF–WAY AND IS NOW NOT DEEDED, SAID EASEMENT IS HEREBY VACATED.

APPROVALS

THE PLAT WHITE BLUFFS PHASE 3, IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON, ANY EXISTING EASEMENTS LYING WITHIN THE BOUNDARIES OF THIS PLAT THAT ARE UNDER THE JURISDICTION OF THE CITY AND NOT SHOWN HEREON ARE HEREBY RELINQUISHED.

CHAIRMAN, RICHLAND PLANNING COMMISSION _____ DATE _____

CITY ENGINEER, RICHLAND _____ DATE _____

CITY MANAGER, RICHLAND _____ DATE _____

CLERK, CITY OF RICHLAND _____ DATE _____

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ PARCEL NO.120982020004000

TREASURER, BENTON COUNTY _____ DATE _____

ATTEST:
BENTON COUNTY ASSESSOR _____ DATE _____

IRRIGATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

KENNEWICK IRRIGATION DISTRICT _____ DATE _____



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2016 AT _____ MINUTES PAST _____, M, AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR _____ INDEX NO. _____

DEPUTY _____ FEE NO. _____

FINAL PLAT FOR <i>RANDY CROSBY</i>	
 STRATTON SURVEYING & MAPPING, PC 7525 W. DESCHUTES PL., UNIT 1C KENNEWICK, WA 99336 (509) 735–7364 FAX: (509) 735–6560 stratton@strattonsurvey.com	
3061FP4.DWG	© 2016
DATE: 04/12/16	SHT. 3 OF 3
DRAWN BY: DCI	JOB # 3061

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2012-100)
JANUARY 17, 2013**

APPLICANT: RC OF WASHINGTON, INC.

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE AN APPROXIMATELY 77-ACRE PARCEL INTO 220 RESIDENTIAL LOTS (WHITE BLUFFS).

LOCATION: GENERALLY WEST OF THE PLAT OF BROOKSHIRE ESTATES DIVISION 7, EAST OF DALLAS ROAD AND NORTH OF I-182.

ENGINEER: HARMS ENGINEERING, INC.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. Prior to final plat approval all improvements required by Richland Municipal Code (RMC) Title 24 Plats and Subdivisions shall be installed and accepted by the City or the developer shall provide bonding or other sufficient security acceptable to the City ensuring their installation.
3. Unless alternative provisions are approved by the Fire and Emergency Services Department, a secondary emergency vehicle access (SEVA) meeting City of Richland standards shall be constructed that connects the existing improved SEVA in the southeasterly portion of the Brookshire Estates Division 7 subdivision to Dallas Road through the proposed subdivision concurrent with the first phase of development.

Any phase of development (e.g., Phase 4) with a single point of public street access and that exceeds 16 homes shall either have a Fire and Emergency Services Department approved SEVA installed or alternatively, homes within those areas may be approved if NFPA 13D Fire Sprinkler systems are installed. Final

plats with lots requiring approved fire sprinkler systems shall have notes on the face of the final plat clearly setting forth said requirements.

4. In order to provide looped electrical feeder circuit service to the proposed development, a temporary electrical line easement acceptable to the Richland Energy Services Department shall be provided from the eastern lot corner of Lot 12 Phase 9 into the first phase of the proposed development. Unneeded portions of said temporary easement can be relinquished as the phased development builds out proceeding from Dallas Road to the east.
5. The street names and addresses shall be finalized at time of final plat submittal and review. Street naming and addressing shall be in conformance to RMC Chapter 12.01.
6. Fees for parks shall be paid in accordance with the provisions of Richland Municipal Code (RMC) Chapter 22.12.
7. Final plats shall identify use and ownership of all proposed non-residential tracts.
8. Development is subject to the recommendations of the Geotechnical Site Investigation Report prepared by GN Northern, Inc., dated April 2011 as those recommendations may be modified and approved by GN Northern, Inc., and the City of Richland based on any supplemental geotechnical work and studies.
9. Approval is subject to compliance with the regulations of the Benton County Clean Air Authority pertaining to dust control during construction.
10. Preliminary plat approval is subject to all conditions of approval set forth in the attached memorandum from the Civil and Utility Engineering Division dated January 16, 2013.

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

DATE: January 16, 2013

TO: JEFF ROLPH, SENIOR PLANNER

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

PROJECT NAME: WHITE BLUFFS (AKA INDIAN HILLS) PRELIMINARY PLAT (S2012-100)

PROJECT LOCATION: NORTH OF I-182, EAST OF DALLAS ROAD

The Civil and Utility Engineering Division has reviewed the revised preliminary plat received in this office on January 8, 2013, for the above referenced property and has the following conditions.

1. Please show the City limits.

General Conditions:

1. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide 3 mil mylar and electronic record drawings to the City. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal.
5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of acceptance. Once received, the City will prepare the easement document and

provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for acceptance.

6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
7. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
10. City Council approved the use of City potable water for irrigation purposes for this plat. Should a separate irrigation water source (other than City potable water) become available prior to the permitting of any phase, it shall be constructed and implemented with that phase.
11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

12. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - E. Water lines shall be aligned on the south and east side of street centerlines.
 - F. Watermains larger than 8-inches in diameter shall be ductile iron.
 - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - H. All watermains outside areas zoned R1 shall be ductile iron.
 - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
 - K. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - L. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - M. The minimum centerline radius for local streets shall be 100-feet.
 - N. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - O. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - P. A detailed grading plan shall be included in the submitted plan set.

- Q. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - R. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - S. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - T. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
 - U. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
 - V. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - W. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - X. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - Y. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
13. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
14. All KID canal crossings (roads or utilities) shall be approved by the KID prior to beginning construction, and all utility crossings beneath the KID canal or their Right of Way shall be encased in a continuous steel sleeve.
15. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.
- Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.
16. **SURVEY MONUMENT DESTRUCTION:**
All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

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

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

Traffic & Streets:

- 17. The White Bluffs preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval.
- 18. Prior to submittal of construction plans the applicant shall complete a traffic impact study for the project that will identify the impacts of this project to traffic at the intersection of all entrances and determine if the level of service will be reduced below a level "D" as a result of this development. The applicant will be required to construct all mitigation improvements identified in the traffic impact study prior to the completion of the phase during which service is projected to be reduced below a level "D". These improvements may include widening of the impacted road consisting of turn lanes and acceleration/deceleration lanes at the subject intersections to accommodate the additional traffic created by this development.
- 19. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, landscape tracts, etc.).
- 20. Road "A" from Dallas Road to Road "B" is classified as an "Arterial Collector street". All lots adjacent to Road "A" that are west of Road "B", and all lots adjacent to the Dallas Road Right of Way shall have a 1-foot "Access control/screening easement" along said frontage. A note will be shown on the face of the final plat stating this. Subsequently, no driveways accessing single family lots will be allowed onto this section of Road "A". Tract "B" is proposed to be a cluster mailbox for the entire development that is accessible by vehicle. A one-way entrance driveway off of Road "A" will be allowed. The exit shall be onto Road "B".
- 21. Road "A" from Road "B" to Road "E" is classified as a "Neighborhood Collector street". Single family lots may access this section of Road "A", but it may experience higher traffic loads than a typical local street.
- 22. The maximum centerline finish grade for the Road "A" access off of Dallas Road shall be no more than 10%.

23. Road "B" (north of Road "A") and Road "N" shall be constructed to the centerline of the KID Right-of-Way at the time that the adjacent phase constructs them.
24. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.
25. The west end of Road "K" and the east ends of Roads "B" and "N" will need temporary turnarounds on them when built. These will need to be easements from the adjacent property owners.
26. A note shall be added to the faces of the plats that states: "*The private driveways within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.*" Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. 20-feet of clear access is required by the Fire Dep't. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
27. If the private shared driveways in this plat cannot be constructed to City minimum turnaround standards, or if the driveways become blocked in the future, City solid waste collection vehicles may not be able to access these lots for garbage collection. If this occurs the homeowners will be required to transport their cans to an acceptable location for pick-up.
28. The cul-de-sac at the east end of Road "A" is longer than the 400-feet specified in the Richland Municipal Code (it is approximately 1,400-feet long). However, due to shape of the property and the controlling boundaries (the plat of Brookshire Estates, the irrigation canal, and the freeway) and the fact that the developer is providing a permanent Secondary Emergency Vehicle Access here, the City Engineer recommends and would support a deviation from Section 24.16.050 of the Municipal code to allow the cul-de-sac to be constructed as shown.
29. Any filling of low areas or areas that were previously irrigation canal and will be within the future public Right of Way shall be compacted to City standards and per the geotechnical report.
30. A 12-foot wide (minimum) access & utility easement shall be provided for the potentially landlocked parcel north of lots 10 & 11 in phase 3. This parcel has no access from the north because of the KID canal.
31. The Secondary Emergency Vehicle Access (Tract "F") is a permanent feature therefore it shall be paved and shall align with the permanent SEVA in the plat of Brookshire Estates to the north.
32. A SEVA may be needed for the lots on Road "B" as is has more than 16 lots with only one entrance. The developer shall contact the City Fire Department to determine if one is needed or what alternatives exist.

Domestic Water:

33. The proposed preliminary plat of White Bluffs is located within the "Tapteal 3" water pressure zone and will be served by an existing water pipeline located in Dallas Road. The Dallas Road pipeline operates at a pressure that will require a pressure reducing valve to reduce water pressure to Washington State Department of Health and City standards. The developer shall therefore be required to install a City standard pressure reducing valve (PRV) station at the point of connection.

Tract "A" is a likely location for the PRV, but the ultimate location will be as approved by the City Engineer.

34. The Dallas Road water pipeline was installed by another property developer, who also installed a booster pump station and reservoir to complete a water delivery system capable of also supplying the White Bluffs development. The Dallas Road water pipeline and associated pump station and reservoir are nearly complete, but as of the date of these comments the system has not yet been accepted by the City as City infrastructure. Once this water infrastructure is complete and accepted it is anticipated that the builder of this water infrastructure will seek a latecomer agreement as authorized by RCW Ch. 35.91. The City will require the developer of the White Bluffs development to satisfy the terms and conditions of the expected latecomer agreement, once the agreement is approved by the City Council.
35. In the event the Dallas Road water pipeline and associated infrastructure is not completed and accepted by the City, the White Bluffs development will be required to build water supply infrastructure in accordance with the City's 2010 Water System Plan, or an alternative design approved by the City Engineer, to provide adequate water supply to the development.
36. Domestic water pipelines shall be extended to the adjoining properties adjacent to the plat.
37. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
38. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

39. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
40. Sanitary sewer shall be extended to the adjoining properties adjacent to the plat.

Ground Water:

41. A geohydrology report may be required for this property if substantial quantities of groundwater are encountered during plat construction. If an underdrain system is not required, then the geohydrology report needs to state so. Also, if groundwater is encountered within 5-feet of the finished grade during construction, an underdrain system will be required.

Storm Water:

42. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City intends to adopt revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered.
43. A storm sewer system shall be designed to contain or pass a 25-year storm. Passing the storm downhill will require a downstream system capable of accepting the water without being overwhelmed. The applicant shall provide storm drainage calculations based on a 25-year storm using the Eastern Washington Stormwater Manual and City design standards at the time each phase is engineered. Calculations shall be stamped by a professional Civil Engineer licensed in the State

of Washington. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners. The project will require detailed erosion control plans.

- A. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. The engineer may need to demonstrate that the pond will drain itself after a storm event, and not have standing water in it longer than necessary.
 - B. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from existing or future runoff in the vicinity.
- 44. Stormwater collection systems shall be extended to the adjoining properties adjacent to the plat.
 - 45. If any existing storm drainage or ground water seepage empties onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
 - 46. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
 - 47. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
 - 48. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.
 - 49. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").

Final Platting / Project Acceptance Requirements:

- 50. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

51. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
52. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
53. The final plat shall include notes identifying all common areas including the private driveways and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.
54. The following notes shall be added to the face of the final plat (street names shall be adjusted accordingly):
- *"The private shared driveways are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for these roads"*
 - *"All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain".*
 - *"Road "A" from Dallas Road to Road "B" is classified as an "Arterial Collector street". All lots adjacent to Road "A" that are west of Road "B", and all lots adjacent to the Dallas Road Right of Way shall have a 1-foot "Access control/screening easement" along said frontage. Subsequently, no driveways accessing single family lots will be allowed onto this section of Road "A".*
 - *"Road "A" from Road "B" to Road "E" is classified as a Neighborhood Collector street".*
 - *"The private driveways within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."*
 - *"If the private shared driveways become blocked or inaccessible, City solid waste collection vehicles may not be able to access these lots for garbage collection. If this occurs the homeowners will be required to transport their cans to an acceptable location for pick-up".*
55. A one-foot "No access / screening easement" will be required along the Dallas Road & Road "A" Right-of-Ways.
56. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
57. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from April 11, 2016 - April 22, 2016 for \$4,788,190.49 including Check Nos. 233077-233540, Wire Nos. 6137-6144, Payroll Check Nos. 104753-105279, and Payroll Wire/ACH Nos. 9417-9429

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from April 11, 2016, to April 22, 2016 in the amount of \$4,788,190.49.

Summary:

Breakdown of Expenditures:

Check Nos.	233077-233540	1,771,184.81
Wire Nos.	6137-6144	948,494.17
Payroll Check Nos.	104753-105279	24,639.83
Payroll Wires/ACH	9417-9429	2,043,871.68
TOTAL		\$4,788,190.49

Fiscal Impact:

Yes

Total Disbursements: \$4,788,190.49.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
APRIL 11, 2016 - APRIL 22, 2016

Payee	Wire Description	Amount
Claim Wires - Wire No. 6137 to 6144		
Cascade Title Company	Michell Escrow-Land Purchase	593,830.61
Conover	Section 125	5,969.58
Department of Licensing	Firearms Online Pmt for Concealed Licenses	828.00
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	347,865.98
	Total Claim Wire Transfers	\$ 948,494.17
Payroll Wires & Direct Deposits (ACH) - Wire No. 9417 to 9429		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,043,871.68
Total Claim & Payroll Wires/ACH		\$ 2,992,365.85

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



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BANK OF AMERICA		16030065777	233340	BANK ANALYSIS FEES	\$2,791.28
BENTON COUNTY TREASURER		0316BC	233343	CRIME VICTIMS COMP BCDC-MAR'16	\$915.37
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE		1ST QTR 2016-HH	233345	HHANDS APPLICATIONS 1QTR 2016	\$1,911.79
CITY OF RICHLAND		040516	233100	CASHIER SHORTAGE-ZEPEDA	\$0.50
JADE DRAGON POT SHOP		ORDINANCE #29-14	233133	BUSINESS LICENSE DENIED-REFUND	\$42.00
PORTCH, JEANNE		16-168 PORTCH	233154	16-168 ADV GOVT ACCT CRSE	\$462.00
RECWARE REFUND		032416	233317	REFUND-INSUFFICIENT REG	\$58.00
		032816	233243	REFUND-INSUFFICIENT REG	\$60.00
		033016	233305	REFUND DAMAGE DEPOSIT	\$77.50
		040116	233292	REFUND DAMAGE DEPOSIT	\$200.00
		040616	233286	REFUND DAMAGE DEPOSIT	\$500.00
				REFUND DAMAGE DEPOSIT	\$100.00
			233296	REFUND DAMAGE DEPOSIT	\$500.00
				REFUND DAMAGE DEPOSIT	\$100.00
STEWART TITLE OF THE TRI-CITIES		28164430	233172	O/P-LID 190-015485 FINAL P/O	\$44.00
WASHINGTON STATE TREASURER		0316WS	233444	FINES & FORFEITURES BC-MAR16	\$1,251.00
				FINES & FORFEITURES BC-MAR16	\$47,968.39
WEBCHECK INC		5393	233538	WEBCHECK SRVC MAR 16	\$873.14
UNASSIGNED TOTAL ****					\$57,854.97
Division: 001 CITY COUNCIL					
BANK OF AMERICA		TXN00026061	233457	PAYPAL-TRIDEC 53 ANL MTG_TC	\$30.00
		TXN00026284		Dropbox Pro-Add Sp-Shrng Opts	\$107.51
PARADISE BOTTLED WATER CO		03/16-CITYATTORNE	233405	BOTTLED WATER-MARCH	\$21.67
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$0.49
CITY COUNCIL TOTAL ****					\$159.67
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00026061	233457	PAYPAL-TRIDEC 53 ANL MTG_CR	\$30.00
		TXN00026214		PAYPAL-REDDOT-DIR RET-3-23	\$165.00
		TXN00026310		OFFICE DEPOT-DIVIDER INDEX	\$38.78
		TXN00026315		FRED-MEYER-ICE_3-23 DIR RET	\$3.58
		TXN00026319		FRED-MEYER-3-23_DIR RETREAT	\$101.87
		TXN00026348		RED DOT PB-DIR RET_3-23	\$270.03
		TXN00026357		STONE SOUP-DIR RET_3-23	\$89.75
		TXN00026436		SKAMANIA LODGE - Credit	(\$175.81)
		TXN00026443		STONE SOUP-CCNCL-RET_3-28	\$49.89
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$41.23
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$38.68



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY MANAGER TOTAL ****					\$653.00
Division:	101	CITY CLERK			
BANK OF AMERICA		TXN00026087	233457	City Clerk Supplies	\$31.12
PARADISE BOTTLED WATER CO		03/16-CITYATTORNE	233405	BOTTLED WATER-MARCH	\$6.50
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$28.19
WASHINGTON MUNICIPAL CLERKS ASN		2016 DUES MH	233192	WMCA ANNUAL DUES - MH	\$75.00
CITY CLERK TOTAL ****					\$140.81
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00026082	233457	STAPLES - Misc Office Supplies	\$55.46
		TXN00026109		WAPRO - Spring Conference - Fu	\$175.00
BENTON COUNTY TREASURER		FEBRUARY 2016	233087	DISTRICT COURT/OPD COSTS FEB	\$70,148.33
CITY OF RICHLAND		16-172 HARRISON	233101	16-172 WCIA RM FORUM	\$259.40
COLUMBIA INDUSTRIES SUPPORT LLC		0033176	233358	ON SITE SHREDDING WO #46040	\$529.14
MENKE JACKSON BEYER LLP		03/2016-065	233396	GENERAL (CITY ATTY)	\$516.75
PARADISE BOTTLED WATER CO		03/16-CITYATTORNE	233405	BOTTLED WATER-MARCH	\$4.34
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$4.80
PRONTO PROCESS SERVICE INC		PTO-2016002371	233413	MESSENGER SERVICE-MAR	\$40.00
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$97.60
WEST PUBLISHING CORPORATION DBA		833732241	233448	INFORMATION CHARGES-MAR 2016	\$2,251.66
XEROX CORPORATION		084093839	233451	W7855 BASE CHRG/PRINTS-MAR	\$71.87
CITY ATTORNEY TOTAL ****					\$74,154.35
Division:	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00026061	233457	PAYPAL-TRIDEC 53 ANL MTG_JMA	\$30.00
		TXN00026263		AMAZON MKTPLACE PMTS	\$11.99
		TXN00026292		AMAZON MKTPLACE PMTS	\$21.48
		TXN00026431		FRED-MEYER-CARDS-SYMP	\$21.44
PARADISE BOTTLED WATER CO		03/16-CITYATTORNE	233405	BOTTLED WATER-MARCH	\$6.50
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$38.68
XEROX CORPORATION		084093839	233451	W7855 BASE CHRG/PRINTS-MAR	\$70.79
				W7855 BASE CHRG/PRINTS-MAR	\$236.69
ASSISTANT CITY MANAGER TOTAL ****					\$437.57
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00025954	233457	DOLRTREE-PROPS-EE AWD BKFS	\$51.59
		TXN00025960		HOME DEPOT-DIGITL HTR	\$70.52
		TXN00026047		NEWEGG-PLANTRONICS CS4540 WRLS	\$192.99
		TXN00026048		AMAZON-EHS CABLE	\$54.24
		TXN00026061		PAYPAL-TRIDEC 53 ANL MTG_HL	\$30.00
		TXN00026086		TRI-CITY REG-CHMBR_3-23-HL	\$40.00
		TXN00026145		OFFICE DEPOT-MARKERS	\$4.32
		TXN00026165		TC-REG-CHMBR-3-23_CREDIT-HL	(\$40.00)



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES PURCHASE POWER	P056491	0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$3.06
VERIZON WIRELESS		9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$43.82
XEROX CORPORATION		084093858	233451	D95 PRINT SHOP BASE CH-MAR	\$384.40
		084093859		C75 PRINT SHOP-FIERY-MAR	\$140.31
		084093860		C75 PRINT SHOP BASE CH-MAR	\$425.01
COMMUNICATIONS & MARKETING TOTAL****					\$1,400.26
Division: 112 CABLE COMMUNICATIONS					
BANK OF AMERICA		TXN00026311	233457	BROWN PPR TKTS-WATOA CONF_MC	\$156.24
		TXN00026323		BEST BUY-SHARP-WALL MNT	\$238.90
CAROL SUE BUSKE (AKA SUE MILLER BUSKE)		13959	233095	CABLE FRANCHISE CONSULTING	\$1,575.00
CHARBONEAU, MICHAEL		JAN-MAR 2016	233354	CHARBONEAU-MILEAGE 1/19-3/3	\$85.32
INGHAM, MARK		MARCH 2016	233388	INGHAM-MILEAGE 3/8-3/30	\$30.78
VECTOR BROADCAST LLC	S016713	3962	233440	QUARTERLY MAINTENANCE FOR CABL	\$1,859.78
CABLE COMMUNICATIONS TOTAL****					\$3,946.02
Division: 113 HANFORD COMMUNITIES					
LOCKHEED MARTIN SERVICES INC	S016604	21764285	233141	HANFORD COMMUNITIES VIDEO	\$12,000.00
PARADISE BOTTLED WATER CO		03/16-CITYATTORNE	233405	BOTTLED WATER-MARCH	\$4.34
XEROX CORPORATION		084093839	233451	W7855 BASE CHR/PRINTS-MAR	\$71.86
HANFORD COMMUNITIES TOTAL****					\$12,076.20
Division: 120 FIRE					
BANK OF AMERICA		TXN00025968	233457	STAPLES - MAILING POUCH	\$6.93
		TXN00025970		STAPLES - MAILING POUCH	\$6.93
		TXN00025975		STAPLES - MAILING POUCH	\$8.23
		TXN00026041		AMAZON - 409 CLEANER REFILL	\$23.43
		TXN00026060		AMAZON - LNDRY & DISH DTRGNT	\$30.23
				AMAZON - 10" CAR BRUSH HEAD	\$44.88
		TXN00026063		AMAZON - DISH / HAND SOAPS	\$78.80
		TXN00026073		AMAZON - LYSOL TOILET CLNR	\$9.44
		TXN00026085		PROVANTAGE - STA PRINTER CARTS	\$514.05
		TXN00026090		STAPLES - TZ TAPE, WASTE BSKT	\$55.28
		TXN00026101		AMAZON - 2 DRAWER FILE CAB (3)	\$251.97
		TXN00026105		HOME DEPOT - BURN HOUSE MAT'S	\$123.76
		TXN00026111		COSTCO - MEETING TABLE	\$380.09
		TXN00026128		AMAZON - URINAL BLCK, BDY WSH	\$57.57
		TXN00026147		AMAZON - WD-40 LUBRICANT	\$7.59
		TXN00026157		AMAZON - GOJO SOAP REFILL	\$94.88
		TXN00026161		AMAZON - DRWR ORGANIZERS (3)	\$21.99
		TXN00026167		OXFORD SUITES - LANDON LODGE	\$325.23
		TXN00026178		BASECAMP - MAR SUB FEES	\$54.30
		TXN00026249		NUSHOE - HAIX BOOT REPAIR	\$90.00



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026278	233457	COSTCO - CONF ROOM CHAIRS	\$900.32
		TXN00026286		ALBERTSONS - MEETING SUPP'S	\$39.09
		TXN00026293		HOME DEPOT - DAY STAFF LCKRS	\$234.58
		TXN00026298		HOME DEPOT - ST 74 SHELF	\$25.43
				HOME DEPOT - DAY STAFF LCKRS	\$117.29
		TXN00026414		AMAZON - TARPS	\$66.25
		TXN00026439		COSTCO - DECON WIPES RET'D	(\$81.42)
		TXN00026440		COSTCO - DECON BABY WIPES	\$82.74
		TXN00026446		AMAZON - 5 WATT BULBS	\$9.60
		TXN00026454		AMAZON - APPARATUS WASH	\$18.46
		TXN00026455		AMAZON - NU FINISH CAR POLISH	\$9.59
				AMAZON - SCRUB BRUSH, CLEANER	\$45.61
		TXN00026464		AMAZON - DUST MOP, CLEANERS	\$98.62
		TXN00026469		AMAZON - DUST MOP	\$22.48
		TXN00026470		TARGET - DECON BABY WIPES	\$34.60
		TXN00026496		ALBERTSONS - BADGING CAKE	\$31.35
BENTON RURAL ELECTRIC ASSOCIATION		03/16-74170526	233090	COLLINS RD RADIO TOWER-ELECTRI	\$79.20
BRUTZMAN'S INC	P056277	0000776405	233093	FREIGHT CHARGES	\$81.45
	P056277			#OTG SL7136CEL ADC, CREDENZA W	\$303.65
	P056277			#OTG SL22BBF ADC, 22" BOX/BOX/	\$266.50
	P056277			#OTG SL20CD ADC, 20" CENTER	\$91.22
	P056277			ADJUST FOR TAX	\$0.01
	P056277			#OTG SL4824R ADC, 48" RETURN	\$163.55
	P056277			#OTG SL22FF ADC, 22" FILE/FILE	\$266.50
CALLBACK STAFFING SOLUTIONS LLC		3533	233349	STAFFING CALLBACK SRVCS-APR	\$119.98
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$2,174.49
FRONTIER		04/16 2061880334	233120	VHF PHONE LINE 03/19-04/18/16	\$422.86
PARADISE BOTTLED WATER CO		02/16-FIRE ST 71	233405	BOTTLED WATER-FEBRUARY	\$125.04
		02/16-FIRE ST 72		BOTTLED WATER-FEBRUARY	\$97.59
		02/16-FIRE ST 73		BOTTLED WATER-FEBRUARY	\$56.42
		02/16-FIRE ST 74		BOTTLED WATER-FEBRUARY	\$65.57
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$2.44
R E POWELL DIST CO	P056231	001511732	233414	TAX / ENVIRONMENTAL FEE	\$54.27
	P056231			VP SMALL ENGINE FUEL - 5 GALLO	\$433.20
	P056231			VP SMALL ENGINE FUEL - 50:1	\$577.60
	P056231	001511732 CREDIT		CREDIT ON VP SMALL ENGINE FUEL	(\$608.61)
RICHLAND ACE HARDWARE		211010	233158	BBQ PELLETS-ST 72	\$15.18
		211185	233524	BBQ PELLETS	\$15.18
		50051	233158	NEW HANGERS-BC OFFICE	\$8.23
		50060		TOWLBAR/SHELF/DRILL-ST 73	\$31.75
		50108		COMMAND HOOK	\$9.75



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		50190	233158	MULTI TOOL/ANCHOR SCREWS	\$13.01
		50262		LATCHING TOTE-SCBA	\$15.18
		50321		TOASTER-ST 73	\$21.71
		50444		GLUE-ST 71	\$5.42
		50515		EXT CORD-ST 71	\$7.59
		50570		PWR STRIPS-ST 71	\$13.03
SPRINT		891160522-145	233170	RFD CELL PHONES 02/18-03/17/16	\$109.72
SUMMIT LAW GROUP PLLC		78006	233175	LEGAL SERVICES-CD GRIEVANCE	\$168.00
UPTOWN CLEANERS		73051	233188	LINEN/UNIFORM LAUNDRY SRVCS	\$371.35
		73114		LINEN/UNIFORM LAUNDRY SRVCS	\$254.65
		73184		LINEN/UNIFORM LAUNDRY SRVCS	\$312.75
		73253		LINEN/UNIFORM LAUNDRY SRVCS	\$285.32
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$843.95
	P056491			VERIZON CHARGES FOR 2/29-3/28	\$192.78
XEROX CORPORATION	P056435	083659489	233451	OFFICE COPIER LEASE/USAGE (FEB	\$407.51
	P056435			ST 72 MFD - ANNUAL MAINT PLAN	\$130.32
	P056478	084093857		ST 73 MFD - 1ST QTR MAINT PLAN	\$32.58
FIRE TOTAL ****					\$11,878.06
Division:	130	POLICE			
101 CLEANERS		03/16-9427360	233332	UNIFORM LAUNDRY SRVCS-MAR	\$453.72
911 SUPPLY LLC	P056251	39217	233333	FREIGHT	\$11.95
	P056251			TP17A-NAVY PROTECH DOUBLE CUFF	\$27.15
	P056251			PTA-SHIELD BAG XS PROTECH SHIE	\$124.89
AMERICAN MESSAGING SERVICES LLC		W4100724QD	233080	PAGER RENTAL APR 2016	\$46.20
BANK OF AMERICA		TXN00025971	233457	FRED-MEYER #0286 -409/KEY RING	\$6.69
		TXN00025974		UPS 0000002654EE096	\$29.15
		TXN00025985		STAPLES -USBS/DUSTERS/CERTIFIC	\$124.54
		TXN00025987		PAYPAL NTOA - TEAM MEMBERSHIP	\$150.00
		TXN00026014		WAL-MART #3261 - HAND SANITIZE	\$26.88
		TXN00026015		STAPLES - 6 DRAWER CART	\$46.69
		TXN00026026		SANDYS TROPHIES INC -NAME STRI	\$28.67
		TXN00026027		LOWES #00249 - 10 OUTLET SURGE	\$42.31
		TXN00026028		COSTCO WHSE -CITIZENS ACADEMY	\$108.43
		TXN00026029		STAPLES -RECYCLE CONTAINER/POS	\$133.45
		TXN00026031		STAPLES - LABELS/TONER CARTRID	\$169.23
		TXN00026040		BEST WESTERN PLUS LAKE FR - TR	\$391.24
		TXN00026050		FRED-MEYER -CITIZENS ACADEMY B	\$70.99
		TXN00026067		IN IALEIA INC. - DUES FOR GRO	\$50.00
		TXN00026069		AMAZON.COM -MENS OXFORDS - COB	\$69.19
		TXN00026070		UPS 0000002654EE106	\$48.68
		TXN00026089		SUNWEST SPORTSWEAR - UNIFORMS	\$408.63



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026092	233457	Amazon- PAINTSTICKS	\$68.04
		TXN00026124		RAVEN CONCEALMENT SYSTEMS -GLO	\$131.90
		TXN00026130		STAPLES - TAPE/LABELS/RULERS	\$71.20
		TXN00026132		STEEBERS LOCK SERVICE -6 KEYS	\$16.22
		TXN00026144		STAPLES - PRE INK STAMP	\$12.52
		TXN00026146		STAPLES - STORAGE BOXES	\$218.17
		TXN00026150		STAPLES - PRIVACY STAMPS	\$37.85
		TXN00026158		Audible - FRAUDULENT CHARGE	\$16.24
		TXN00026170		RANCH & HOME KENNEWICK -BOOTS	\$229.05
		TXN00026179		PAYPAL IAPE - REGISTRATION FO	\$300.00
		TXN00026185		SAFARILAND - KNIFE BOXES/EVIDE	\$121.09
		TXN00026196		STAPLES - PRE INK SECURE ID ST	\$50.09
		TXN00026198		PAYPAL HOLLOTEC - REGISTRATIO	\$395.00
		TXN00026200		UPS 0000002654EE116	\$28.41
		TXN00026201		STAPLES - COCSO 2000 PLUS STAM	\$19.01
		TXN00026202		STAPLES - SECURE ID SECURITY S	\$11.83
		TXN00026213		STAPLES - BANKER BOXES/HEATER	\$78.09
		TXN00026217		OFFICEWORLD.COM -CERTIFICATE FR	\$395.92
		TXN00026248		GRIGGS ACE RICHLAND - 38 AMMO	\$24.97
		TXN00026265		OFFICE DEPOT #2766 - MOUSE/PHO	\$72.74
		TXN00026266		STAPLES - FAX MACHINE	\$180.53
		TXN00026267		AMAZON MKTPLACE PMTS - WALL MO	\$59.99
		TXN00026283		AMAZON MKTPLACE PMTS - CAMERA	\$39.99
		TXN00026297		STEEBERS LOCK SERVICE - 2 DUPL	\$8.58
		TXN00026299		PUBLIC AGENCY TRAINING - LUNDQ	\$695.00
		TXN00026305		GALLS - MATHENY CLASS A PANTS	\$104.19
		TXN00026306		URM CASH N CARRY #3 - SUGAR	\$16.99
		TXN00026316		ALBERTSONS #213 - CAKE CITIZEN	\$37.99
		TXN00026326		UPS 0000002654EE126	\$29.83
		TXN00026328		SUNWEST SPORTSWEAR -CODE ENFOR	\$198.35
		TXN00026337		STAPLES - STORAGE BOXES	\$35.06
		TXN00026340		Amplivox Sound Systems LL -HAI	\$1,227.89
		TXN00026352		CO SPOKANE W2E PLANT - EVIDENC	\$21.50
		TXN00026374		STAPLES - STAMP	\$18.41
		TXN00026377		STAPLES - CDS & DVDS	\$234.38
		TXN00026380		SURVEYMONKEY.COM - RPD SURVEY	\$26.00
		TXN00026383		TYR TACTICAL -BROKOS BELT/UNIF	\$270.68
		TXN00026385		STAPLES - PAPER/TONER/DRUM UNI	\$599.97
		TXN00026392		GALLS - SHOES CROSKREY	\$75.97
		TXN00026396		STAPLES - SECURE STAMP	\$19.70
		TXN00026399		STAPLES - Credit	(\$49.39)



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026409	233457	STAPLES - PRIVACY STAMP	\$19.01
		TXN00026416		STRAIGHTTALK AIRTIME - SCU PRE	\$50.64
		TXN00026445		UPS 0000002654EE136	\$32.66
		TXN00026447		SIRCHIE -EVIDENCE BOXES	\$54.53
		TXN00026453		N AMERICA RESCUE PRODUCT - TOU	\$120.58
		TXN00026457		WM SUPERCENTER-SGT TESTING BRE	\$51.72
		TXN00026474		STAPLES - ASSORTED PENS	\$48.28
		TXN00026476		PAYPAL WSTOA - WSTOA REGISTRA	\$250.00
		TXN00026478		PAYPAL WSTOA- WSTOA REGISTRAT	\$250.00
		TXN00026480		WM SUPERCENTER #3261 - RANGE S	\$44.75
		TXN00026488		CLAIM ADJ/AUDIBLE - Credit	(\$16.24)
		TXN00026499		SQ STONE SOUP -LUNCH SGT TEST	\$189.49
CAR WASH PARTNERS INC DBA		114413	233351	RPD VEHICLE WASHES-MAR 2016	\$9.80
CHARTER COMMUNICATIONS		04/16-0309703POL	233098	RPD INTERNET SRVCS 03/29-04/28	\$79.84
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$2,530.44
DATEC INC	P056392	32567	233109	SHIPPING	\$45.61
	P056392			1B3663 BROTHER SECTOR PAPER	\$708.62
DAVID A NEWMAN		031416	233110	HOM/CS INVEST REG-STOHEL/VERST	\$590.00
DAY MANAGEMENT CORPORATION DBA		407778	233362	EAR PIECES	\$30.41
		407826	233111	RADIO REPAIR	\$532.14
		408531	233362	RADIO REPAIR	\$532.14
FRONTIER	S016863	04/16 2061882614	233377	TELEPHONE CHARGE 3/19/16-4/18/	\$65.48
	S016867	04/16 2530035792		TELEPHONE CHARGE 4/7/16-5/6/16	\$636.63
LARSEN GUNSMITHING & FIREARMS	P056185	8678	233139	#22600 ACADIA BOOTS SIZE 11.5D	\$291.05
MOON SECURITY SERVICES INC		812891	233401	RPD RANGE MONITORING	\$59.90
OXARC INC		R405368	233403	OXYGEN CYLINDER RENTAL	\$8.00
PALAVI JOHNSTON		032816	233404	TRANSCRIPTION SERVICES-MEXAY	\$450.80
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$358.52
PRINT PLUS/PSS RUBBER STAMPS		88370	233412	PROPERTY RELEASE BOOKS-8	\$90.53
RIVER CITY TOWING INC		14656	233419	TOW CHARGE	\$48.87
		14658	233161	TOW CHARGE	\$48.87
		14669	233419	TOW CHARGE	\$48.87
		14670		TOW CHARGE	\$48.87
		14671		TOW CHARGE	\$48.87
		14674		TOW CHARGE	\$48.87
SOUND UNIFORM GROUP LLC	P056028	18048	233169	ZIP A POCKETS	\$26.06
	P056028			SHIPPING	\$20.09
	P056028			JMP93LTDN LIGHT WEIGHT JUMPSUI	\$760.20
	P056028			EMBROIDERED NAME TAG - NOREN	\$17.38
	P056028			UNDER ARM ZIPPERS	\$54.30
THE ABY MFG GROUP INC DBA	P056317	0116715-IN	233425	FREIGHT	\$16.50



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
THE ABY MFG GROUP INC DBA	P056317	0116715-IN	233425	#1000-14648 RICHLAND PD 1000 C	\$190.00
	P056317			#VB-1 AWARD BARS	\$34.00
	P056317			PACKING MATERIALS FEE	\$4.50
	P056317			PACKAGE INSURANCE	\$6.00
TRANS UNION RISK & ALTERNATIVE DATA		03/16-204527	233433	RPD RECORDS SEARCH - MAR	\$112.00
VERIZON WIRELESS		9759144729	233441	DATA CHARGES THROUGH 1/19/16	(\$353.40)
	P056491	9762903026		VERIZON CHARGES FOR 2/29-3/28	\$3,578.17
XEROX CORPORATION		084093847	233451	W7225 BASE CHRG/PRINTS-MAR	\$193.00
		084093848		W7225 BASE CHRG/PRINTS-MAR	\$261.99
		084093849		W7225 BASE CHRG/PRINTS-MAR	\$211.48
		084093850		W7855 BASE CHRG/PRINTS-MAR	\$510.78
		084093851		W7845 BASE CHRG/PRINTS-MAR	\$217.94
POLICE TOTAL ****					\$22,988.17
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00026016	233457	CASA MIA-ASD MEETING-CK/JR/BS	\$44.55
		TXN00026119		CHEESE LOUISE-CK/HL-CITY DEPT	\$23.53
		TXN00026123		CHEESE LOUISE-CK/HL-CITY DEPT	\$16.61
KOCH, CATHLEEN A		16-153 KOCH	233392	16-153 WAPELRA-MG SOC MEDIA	\$282.52
PARADISE BOTTLED WATER CO		03/16-ADMIN SRVCS	233405	BOTTLED WATER-MARCH	\$11.37
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$41.90
ADMINISTRATIVE SERVICES TOTAL ****					\$420.48
Division:	211	FINANCE			
ALLIED ENVELOPE	P056450	167649	233079	INSIDE DELIVERY & STACKING OF	\$54.30
	P056450			RETURN ENVELOPE WITH SECURITY	\$759.66
	P056450	167650		INSIDE DELIVERY & STACKING OF	\$54.30
	P056450			UTILITY BILLING STATEMENT, 20#	\$406.98
	P056450	167651		WINDOW ENVELOPE, REVERSE FLAP,	\$620.92
	P056450			INSIDE DELIVERY & STACKING OF	\$54.30
BANK OF AMERICA		TXN00026083	233457	GFOA-KISON GOVT ACCTING CLASS	\$522.00
		TXN00026084		WFOA-SUCHY ANNUAL MEMBERSHIP	\$50.00
		TXN00026102		STAPLES-CS PAPER	\$107.84
		TXN00026204		STAPLES-WALL CLOCK-MTG ROOM	\$15.59
		TXN00026205		STAPLES-BATTERIES/NOTEBOOKS	\$18.48
				STAPLES-FILES/POST-IT/PENS	\$191.60
		TXN00026225		GFOA-B.SUCHY CLASS REGISTRATIO	\$85.00
		TXN00026498		GFOA-J.PORTCH CLASS REGISTRATI	\$580.00
CITY OF RICHLAND		16-134 KISON	233101	16-134 GFOA ADV FOV ACCNTG	\$828.12
		16-168 PORTCH		16-168 GFOA ADV GOV ACCNTG	\$462.00
COLUMBIA INDUSTRIES SUPPORT LLC		0032771	233358	ON SITE SHREDDING WO #46425	\$10.60
		0032928		ON SITE SHREDDING WO #46456	\$31.82



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From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GARDA CL NORTHWEST INC		10190210	233378	ARMORED CAR SRVCS MAR 2016	\$435.20
PARADISE BOTTLED WATER CO		03/16-ADMIN SRVCS	233405	BOTTLED WATER-MARCH	\$53.31
				BOTTLED WATER-MARCH	\$22.72
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$1,063.04
				POSTAGE 03/01/16 TO 03/31/16	\$2,815.06
PORTCH, JEANNE		16-168 PORTCH	233154	16-168 GFOA ADV GOV ACCNTG	\$12.98
POSTMASTER		PERMIT 153-04/13	233297	POSTAGE 03/23-04/13/16	\$6,402.87
REDSSON LTD		192551	233415	PORTAL SERVICE LOCATES-MAR	\$258.00
RETAIL LOCKBOX INC		16034812R	233416	UB PYMT PROCESSING MAR'16	\$2,227.19
TALENT WISE INC		94326571	233424	BACKGROUND CHECKS-MAR	\$70.00
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$38.68
XEROX CORPORATION		083817234	233451	W7225 BASE CHRGR/PRINTS-MAR	\$172.43
		084093852		W7855 BASE CHRGR/PRINTS-MAR	\$305.61
FINANCE TOTAL ****					\$18,730.60
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00025959	233457	NEWEGG-Black Wrls Mouse	\$19.98
		TXN00025994		IN BISMARCK 5 COMPANY DBA/EXCE	\$259.00
		TXN00026465		Walmart-Bottled Water-Buyer II	\$2.48
		TXN00026479		Buyer II Interview Panel Lunch	\$30.15
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$758.82
MID COLUMBIA ENGINEERING INC	S016692	ST008281	233146	JACQUE MULLINS, BUYER 1	\$1,188.00
	S016692	ST008299		JACQUE MULLINS, BUYER 1	\$1,076.63
	S016692	ST008317		JACQUE MULLINS, BUYER 1	\$891.00
	S016864	ST008348	233398	KIM PALMER, SUPPORT SPECIALIST	\$864.00
ORKIN EXTERMINATING INC	S016751	107892176	233151	PEST CONTROL SERVICES FOR BLDG	\$27.15
	S016751			PEST CONTROL SERVICES FOR BLDG	\$27.15
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$2.17
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$19.35
	P056491			VERIZON CHARGES FOR 2/29-3/28	\$33.01
XEROX CORPORATION	S016754	084093854	233451	XEROX 7855 LEASE AND COPY CHAR	\$228.75
PURCHASING TOTAL ****					\$5,427.64
Division:	213	INFORMATION TECHNOLOGY			
360 TRAINING.COM	P055527	IN-PO-44762.1	233077	TRAINING, IMPLEMENTING A DATA	\$250.00
ATLAS POWER CORP	P056268	20161265	233083	UPS BATTERY RPLMCT FOR DATA CE	\$17,110.58
BANK OF AMERICA		TXN00025952	233457	CELLULAR SALES -BODYGUARDZ IPH	\$43.43
		TXN00026005		Norton -Anti Virus Protection	(\$86.87)
		TXN00026013		THE HOME DEPOT-KEYBOARD STAND	\$67.33
		TXN00026030		AMAZON-EHTHERNET SWITCH	\$54.56
		TXN00026134		NEWEGG- EHS CABLE	\$51.98
		TXN00026168		WM SUPERCENTER -FILTER 3M 800	\$9.64



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026342	233457	ACT ACCIS - ACCIS Spring Confe	\$175.00
		TXN00026345		WEBEX-Monthly Webex Fee	\$26.06
		TXN00026441		VUE IT CERTIFICATION -Administ	\$150.00
		TXN00026475		NEWEGG.COM - Credit Hookswitch	(\$43.34)
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	S016859	96356033	233372	ARCGIS DATA INTEROPERABILITY F	\$500.00
				ARCPAD POPULATIONS OF 50,001 T	\$1,000.00
				SALES TAX	\$3,993.20
				ESRI ANNUAL RENEWAL SMALL GOV	\$45,000.00
MOBILEGUARD, INC	P056351	09546	233400	MobileGuard's NetGuard Softwar	\$1,130.00
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$1.19
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$379.71
VISION TECHNOLOGY SOLUTIONS LLC DBA	S016344	32329	233442	WEBSITE DEVELOPMENT SERVICE	\$12,168.00
	P056439	32330		VISION LIVE ANNUAL FEE	\$15,600.00
XEROX CORPORATION		084093844	233451	W7855 BASE CHRQ/PRINTS-MAR	\$154.53
ZAYO GROUP HOLDINGS INC DBA	P056100	04/2016 008113	233199	INTERNET SERVICES CHARGES PAID	\$859.44
INFORMATION TECHNOLOGY TOTAL ****					\$98,594.44
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00025953	233457	WALMART-RETURN BLK FRAMES	(\$86.53)
		TXN00026008		DICKEYS/RFP RESULTS LUNCH W/HR	\$97.47
		TXN00026042		Amazon/OFFICE SUPPLIES	\$97.82
		TXN00026057		WALMART/BKFST 5YR FRMS	\$37.92
		TXN00026064		COSTCO-COT ROOM SHELING	\$297.97
		TXN00026104		YOKE'S-CERTIFIED MAIL	\$18.18
		TXN00026106		YOKE'S-VISA GIFT CARD	\$105.95
		TXN00026127		STAPLES-RTRN WHITEBOARD	(\$54.29)
		TXN00026129		PAPER STRT BREW-GFT CRD	\$24.91
		TXN00026133		NEWEGG-WRLS HEADSET	\$192.99
		TXN00026135		FAIRCHILD CINEMA-GFT CRD-BRKFS	\$25.00
		TXN00026138		PORTER'S BBQ-GIFT CARD EMP BRK	\$25.00
		TXN00026148		STICK STONE-GFT CRD-BKFST	\$25.00
		TXN00026159		FROST ME SWEET-GFT CRD-BKFST	\$25.00
		TXN00026197		ROASTER-GFT CRD-BRKFS	\$30.00
		TXN00026216		HORN RAPIDS-GFT CRD-BRKFS	\$25.00
		TXN00026223		HORN RAPIDS-GFT CRD-BKFST	\$25.00
		TXN00026226		ETHOS TRATTORIA-GFT CRD-BKFST	\$25.00
		TXN00026232		ROSY'S DINER-GFT CRD-BKFST	\$25.00
		TXN00026257		COLUMBIA RIVER CATERING-BKFST	\$3,379.23
		TXN00026270		YAKIMA CARE-DOT PHYS/DRUG	\$375.00
				YAKIMA CARE-PRE EMP PHYS	\$100.00
		TXN00026280		YOKE'S-MAIL LETTERS GIG HARBOR	\$49.80



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026317	233457	YAKIMA CARE-DOT PHYS/DRUG SCRIN	\$225.00
		TXN00026372		AMER PUB WRKS-STRTS SUP PSTNG	\$295.00
		TXN00026398		WAL-MART-SNACKS FOR RFP INTERV	\$33.08
		TXN00026407		NEWEGG-Hookswitch	\$55.74
		TXN00026421		COSTA VIDA-TPA/ASO INTERVIEWS	\$101.58
		TXN00026433		STAPLES-CONF ENVLPS/3 BXS PAPE	\$220.58
		TXN00026485		WALGREENS-JOB FAIR THX CARDS	\$17.34
BI STATE OCCUPATIONAL SAFETY & HEALTH		2514-B	233346	VACCINE/PHYS/DOT EXAMS	\$630.00
				VACCINE/PHYS/DOT EXAMS	\$3,290.00
BROWN, CHRISTIE	P056133	121315-REIMB	233092	BROWN 2016 TUITION REIMB 1/4/1	\$290.21
MID COLUMBIA ENGINEERING INC	S016696	ST008298	233146	STEPHANIE DEWEY, HR GENERALIST	\$972.00
	S016696	ST008316		STEPHANIE DEWEY, HR GENERALIST	\$597.38
	S016696	ST008334		STEPHANIE DEWEY, HR GENERALIST	\$313.88
	S016696	ST008345	233398	STEPHANIE DEWEY, HR GENERALIST	\$334.13
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$9.43
SANDY'S TROPHIES INC		103710	233166	EE ANNUAL REC AWARDS	\$226.43
TALENT WISE INC		94326571	233424	BACKGROUND CHECKS-MAR	\$441.72
TRANS UNION LLC		03651471	233432	CREDIT REPORTS-MARCH	\$66.75
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$69.27
XEROX CORPORATION		084093844	233451	W7855 BASE CHRGR/PRINTS-MAR	\$27.68
	P056238	084093853		LEASE FEES 2016 #W7855PT	\$352.36
HUMAN RESOURCES TOTAL ****					\$13,435.98
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
BANK OF AMERICA		TXN00026017	233457	RED LION HOTELS/INNS - KJENSEN	\$223.38
		TXN00026061		PAYPAL-TRIDEC 53 ANL MTG_KJ	\$30.00
		TXN00026467		USPS 54714003535503580 - MAIL	\$1.86
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$1.47
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$256.71
Division:	301	DEVELOPMENT SERVICES			
ABADAN INC		CNIN114242	233334	XEROX 6605 MAINT 03/23-4/22/16	\$116.64
BANK OF AMERICA		TXN00025986	233457	STAPLES - DESK SUPPLIES & KLEE	\$80.41
		TXN00026012		PLANNING ASSOC OF WA - SONEILL	\$385.00
		TXN00026019		STAPLES - SONEILL DRAFTING TOO	\$12.49
		TXN00026024		STAPLES - SONEILL DRAFTING TOO	\$8.57
		TXN00026062		NEWEGG-PLANTRONICS EHS CABLE	\$111.48
		TXN00026152		WWW.NEWEGG.COM - KANDERSON HDS	\$11.98
		TXN00026199		INT'L CODE COUNCIL INC - KREX	\$90.00
		TXN00026220		ENZIAN INN - MBORING ICC TRAIN	\$334.20
		TXN00026236		SUNWEST SPORTSWEAR - BLDG INSP	\$218.61
		TXN00026240		AMAZON MKTPLACE PMTS - PLNG FI	\$14.40



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From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026256	233457	AMAZON MKTPLACE PMTS - POST IT	\$15.48
		TXN00026288		AMAZON MKTPLACE - OFFICE CLOCK	\$45.28
		TXN00026290		AMAZON MKTPLACE PMTS - PLNG FI	\$7.66
		TXN00026309		MARRIOTT SEATTLE AIRPO - DHIRS	\$518.54
		TXN00026370		STAPLES - PENS COPY PAPER	\$109.10
		TXN00026395		MARRIOTT SEATTLE AIRPO - DHIRS	\$73.32
		TXN00026410		MARRIOTT SEATTLE AIRPO - DHIRS	\$172.86
CITY OF RICHLAND		16-030 BORING	233101	16-030 BO SHORT COURSES	\$242.40
EAGLE PRINTING & GRAPHIC DESIGN INC		42867	233367	BUILDING CORRECTION NOTICES	\$425.60
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$5.34
				POSTAGE 03/01/16 TO 03/31/16	\$45.64
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$455.89
WATER SOLUTIONS INC		13141	233446	WATER FILTRATION 04/15-5/14	\$39.63
				WATER FILTRATION 04/15-5/14	\$16.29
XEROX CORPORATION		084093840	233451	W7855 BASE CHRG/PRINTS-MAR	\$84.50
				W7855 BASE CHRG/PRINTS-MAR	\$84.50
		084093842		BASEMENT XEROX LX5-692207	\$69.49
DEVELOPMENT SERVICES TOTAL ****					\$3,795.30
Division:	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00025976	233457	OFFICE DEPOT #1078 - CLEANING	\$4.79
		TXN00026061		PAYPAL-TRIDEC 53 ANL MTG_ZR	\$30.00
		TXN00026325		COLUMBIA BASIN COLLGE-NZRATKAI	\$500.00
		TXN00026391		APOLLO GREEK RESTAURAN - KJENS	\$55.27
		TXN00026401		COURTYARD BY MARRIOT R - RBROO	\$948.30
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$24.98
ROGER BROOKS INTERNATIONAL, INC		13704	233420	WATERFRONT CONSULTING SVCS	\$7,900.00
SHANNON & WILSON INC		7997	233421	GROUNDWATER MONITORING-SHOPS	\$3,559.50
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$38.68
XEROX CORPORATION		084093840	233451	W7855 BASE CHRG/PRINTS-MAR	\$209.98
REDEVELOPMENT TOTAL ****					\$13,271.50
Division:	303	LIBRARY			
BANK OF AMERICA		TXN00025956	233457	INGRAM BOOKS	\$107.52
		TXN00025967		INGRAM BOOKS	\$72.27
		TXN00025973		INGRAM BOOKS	\$272.14
		TXN00025982		INGRAM BOOKS	\$1,125.28
		TXN00025993		INGRAM BOOKS	\$354.82
		TXN00026011		INGRAM BOOKS	\$179.76
		TXN00026037		INGRAM BOOKS	\$93.09
		TXN00026051		BUBBLE MAILERS	\$46.90
		TXN00026072		INGRAM BOOKS	\$292.40



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026075	233457	INGRAM BOOKS	\$59.22
		TXN00026094		INGRAM BOOKS	\$82.74
		TXN00026095		INGRAM BOOKS	\$138.66
		TXN00026113		INGRAM BOOKS	\$95.24
		TXN00026114		GALE LARGE PRINT	\$370.83
		TXN00026117		OVERDRIVE EBOOKS	\$47.95
		TXN00026142		INGRAM BOOKS	\$140.24
		TXN00026154		INGRAM BOOKS	\$658.16
		TXN00026156		INGRAM BOOKS	\$426.95
		TXN00026173		INGRAM BOOKS	\$27.08
		TXN00026177		INGRAM BOOKS	\$47.84
		TXN00026192		INGRAM BOOKS	\$18.90
		TXN00026208		INGRAM BOOKS	\$1,366.73
		TXN00026210		INGRAM BOOKS	\$274.88
		TXN00026219		INGRAM BOOKS	\$522.37
		TXN00026230		INGRAM BOOKS	\$26.27
		TXN00026231		INGRAM BOOKS	\$18.24
		TXN00026233		FRED-MEYER #0286 - Arts Commis	\$15.27
		TXN00026242		INGRAM BOOKS	\$29.85
		TXN00026244		INGRAM BOOKS	\$163.73
		TXN00026261		INGRAM BOOKS	\$41.83
		TXN00026269		INGRAM BOOKS	\$124.91
		TXN00026273		OFFICE SUPPLIES	\$157.48
		TXN00026281		INGRAM BOOKS	\$923.40
		TXN00026296		INGRAM BOOKS	\$931.29
		TXN00026301		INGRAM BOOKS	\$285.81
		TXN00026307		INGRAM BOOKS	\$206.76
		TXN00026313		INGRAM BOOKS	\$40.34
		TXN00026322		OVERDRIVE EBOOKS	\$458.56
		TXN00026331		MEETING SUPPLIES - WATER	\$10.33
		TXN00026344		INGRAM BOOKS	\$24.48
		TXN00026358		INGRAM BOOKS	\$120.42
		TXN00026373		INGRAM BOOKS	\$37.79
		TXN00026404		INGRAM BOOKS	\$30.45
		TXN00026406		INGRAM BOOKS	\$362.68
		TXN00026426		INGRAM BOOKS	\$441.78
		TXN00026434		INGRAM BOOKS	\$31.33
		TXN00026437		INGRAM BOOKS	\$87.71
		TXN00026449		BOOKMARKS	\$250.83
		TXN00026456		OVERDRIVE EBOOKS	\$119.99
		TXN00026463		INGRAM BOOKS	\$216.80



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026468	233457	INGRAM BOOKS	\$928.28
		TXN00026492		INGRAM BOOKS	\$130.90
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$3,325.18
FRONTIER	S016867	04/16 2530035792	233377	TELEPHONE CHARGE 4/4/16-5/3/16	\$370.07
MIDWEST TAPE		114227336	233399	CREDIT-DATABASES	(\$154.90)
		93832899		DATABASES	\$1,471.67
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$392.78
THE GALE GROUP INC		57676706	233178	BOOKS-3 TITLES	\$163.40
		57676758		BOOKS-3 TITLES	\$186.96
		57686016		BOOKS-3 TITLES	\$72.20
		57687929		BOOKS-3 TITLES	\$148.20
		57757657		BOOKS-3 TITLES	\$98.80
		57788814		BOOKS-2 TITLES	\$54.72
		57788995		BOOKS-1 TITLE	\$29.64
XEROX CORPORATION		084093862	233451	W7225 BASE CHRG/PRINTS-MAR	\$310.22
		084093863		W7225 BASE CHRG/PRINTS-MAR	\$165.20
		084093864		W7225 BASE CHRG/PRINTS-MAR	\$147.51
		084093865		W7225 BASE CHRG/PRINTS-MAR	\$218.57
LIBRARY TOTAL ****					\$20,039.70
Division:	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00026420	233457	CY MARRIOTT-FEDERAL WA - Washi	\$176.47
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$976.41
PARKS & RECREATION ADMIN TOTAL ****					\$1,152.88
Division:	331	PARKS & REC - RECREATION			
ATOMIC SCREENPRINT & EMBROIDERY		13886	233339	LIFE GUARD SHIRTS	\$221.17
BANK OF AMERICA		TXN00025979	233457	THE LIFEGUARD STORE IN - whist	\$102.99
		TXN00026034		RADIOSHACK COR00133843 - STERE	\$15.19
		TXN00026038		HARBOR FREIGHT TOOLS 49 - RATC	\$17.32
		TXN00026054		DOLRTREE 2566 00025668 - FRAME	\$36.92
		TXN00026074		STAPLES - OFFICE SUPPLIES	\$222.90
		TXN00026078		BIG 5 SPORTING GOODS 293 - FOO	\$7.59
		TXN00026091		PAYPAL WWA-WLSL - REGISTRATIO	\$59.00
		TXN00026125		IN STARFISH AQUATICS INS - ST	\$1,626.42
		TXN00026126		IN STARFISH AQUATICS INS - SW	\$1,850.42
		TXN00026174		WAL-MART #3261 - MR BUNNY SUPP	\$52.77
		TXN00026184		ALBERTSONS #213 - DAY CAMP SUP	\$10.35
		TXN00026186		GOODWILL INDUSTRIES STORE - BU	\$10.28
		TXN00026188		DOLRTREE 2566 00025668 - BUNNY	\$55.39
		TXN00026245		URM CASH N CARRY #3 - SYRUP FO	\$47.96
		TXN00026252		WAL-MART #3380 - CERTIFICATE F	\$4.34



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026264	233457	ALBERTSONS #213 - MR BUNNY	\$7.98
		TXN00026268		ALBERTSONS #213 - MR BUNNY SUP	\$11.98
		TXN00026272		WM SUPERCENTER #3261 - OFFICE	\$6.42
		TXN00026274		DOLRTREE 2566 00025668 - MR BU	\$21.72
		TXN00026276		DOLRTREE 2566 00025668 - FLAG	\$46.70
		TXN00026277		DOLRTREE 2566 00025668 - MR BU	\$15.20
		TXN00026287		TARGET 00023143 - CALEN	\$9.76
		TXN00026289		FRED-MEYER #0286 - MR BUNNY SY	\$3.98
		TXN00026366		SWANK MOTION PICTURES IN - MOV	\$1,137.00
		TXN00026378		EPIC SPORTS, INC. - SWIMSUITS	\$289.18
		TXN00026384		ALBERTSONS #213 - COFFEE FOR R	\$6.99
		TXN00026387		IN ELIFEGUARD, INC. - G.PROUT	\$172.88
		TXN00026405		STAPLES - LAMINATING SUPPLIES	\$84.38
		TXN00026408		WSP BACKGROUND CHECKS - COACH	\$108.00
		TXN00026415		WSP BACKGROUND CHECKS - COACH	\$24.00
		TXN00026418		SUNWAY INC. - UNIFORMS FOR LIF	\$200.78
		TXN00026438		TARGET 00023143 - Commi	\$19.53
		TXN00026460		JOINHOMEBASE.COM - time card p	\$9.95
		TXN00026495		ALBERTSONS #213 - COFFEE FOR R	\$8.99
CAMARENA, DANA		MAR 2016	233350	SALSA INSTRUCTOR-MAR	\$942.64
CITY OF RICHLAND CO-OP PRESCHOOL		SPRING 2016	233103	PRESCHOOL CO-OP 12/10-3/3/16	\$980.00
ELIZABETH E TROST		MARCH 2016	233370	FEBRUARY CLASS-10479	\$508.81
FOSTER, CATHY I			233376	FOOT CARE CLASSES-MAR	\$745.20
FRONTIER	S016863	04/16 2061882614	233377	TELEPHONE CHARGE 3/19/16-4/18/	\$187.22
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$50.29
STEEBER'S LOCK SERVICE		443643	233171	KEY DUPLICATION	\$119.46
TALENT WISE INC		94326571	233424	BACKGROUND CHECKS-MAR	\$446.00
XEROX CORPORATION		084093838	233451	W7855 BASE CHR/PRINTS-MAR	\$126.07
				W7855 BASE CHR/PRINTS-MAR	\$231.35
PARKS & REC - RECREATION TOTAL ****					\$10,863.47
Division:	335	PARKS & REC - PARKS&FACILITIES			
AIREFCO INC		3573893	233078	RELAY COIL	\$16.31
ARAMARK UNIFORM SERVICES INC	S016865	03/16-934962000	233337	LINEN CHARGES FOR MARCH, 2016	\$406.27
BANK OF AMERICA		TXN00025957	233457	RED ROBIN NO 151 - Harper, Sch	\$29.08
		TXN00025958		GRIGGS ACE HARDWARE - floor fl	\$32.85
		TXN00025962		GRIGGS ACE HARDWARE - paint	\$16.27
		TXN00025964		GRIGGS ACE HARDWARE - irrigati	\$47.76
		TXN00025965		CELLULAR CONNECTION 4027 - acc	\$43.43
		TXN00025966		THE HOME DEPOT #4746 -metal t	\$152.81
		TXN00025969		GRIGGS ACE HARDWARE - irrigati	\$30.43
		TXN00025972		AMPCO PARKING PARKRITE 66 - Ha	\$7.00



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025977	233457	ACE HARDWARE - irrigation supp	\$139.54
		TXN00025981		MILLER PAINT KENNEWICK - paint	\$142.05
		TXN00025988		AMAZON MKTPLACE PMTS - tablet	\$11.99
		TXN00025991		KIMMEL ATHLETIC SUPPLY C - sh	\$832.47
		TXN00025997		ACE HARDWARE - bait station	\$26.02
		TXN00025998		THE HOME DEPOT #4746 - plumbin	\$53.38
		TXN00026004		AMAZON MKTPLACE PMTS - tablet	\$19.99
		TXN00026059		ACE HARDWARE - irrigation supp	\$35.34
		TXN00026071		ACE HARDWARE - irrigation supp	\$12.57
		TXN00026077		ACE HARDWARE - mender hose	\$7.34
		TXN00026081		GRIGGS ACE HARDWARE - battery,	\$69.45
		TXN00026093		SQ STONE SOUP - lunch intervi	\$58.08
		TXN00026112		SQ STONE SOUP - Lunch for int	\$33.32
		TXN00026115		ACE HARDWARE - batteries	\$16.28
		TXN00026120		GOTOCITRIX.COM -software	\$20.64
		TXN00026136		THE HOME DEPOT #4746 - peat mo	\$13.00
		TXN00026137		BAVCO - cock ball valve	\$345.46
		TXN00026153		GRIGGS ACE HARDWARE - element,	\$115.06
		TXN00026160		GRIGGS ACE HARDWARE - plumbing	\$160.66
		TXN00026172		GRIGGS ACE HARDWARE - coupling	\$10.84
		TXN00026189		ACE HDWE - concrete	\$137.90
		TXN00026193		GRIGGS ACE RICHLAND - irrigati	\$69.46
		TXN00026195		EWING IRRIGATION PRD#181 - irr	\$75.98
		TXN00026211		GRIGGS ACE RICHLAND - hose bib	\$24.05
		TXN00026222		SOUTHLAND ELECTRICAL SUP - pol	\$202.97
		TXN00026241		GRIGGS ACE RICHLAND - plumbing	\$3.03
		TXN00026243		GALESBURG ELECTRIC INDUST - GE	\$41.50
		TXN00026247		BEAVER BARK LTD - concrete	\$162.88
		TXN00026254		SUPPLYHOUSE.COM - hydrolevel w	\$339.90
		TXN00026255		GRIGGS ACE RICHLAND - irrigati	\$14.01
		TXN00026258		BEAVER BARK LTD - concrete tra	\$307.99
		TXN00026260		GRIGGS ACE RICHLAND - thermost	\$31.47
		TXN00026271		THE HOME DEPOT #4746 - squeege	\$106.24
		TXN00026300		GRIGGS ACE RICHLAND - irrigati	\$66.22
		TXN00026304		BEAVER BARK LTD - Credit trail	(\$30.00)
		TXN00026308		BUILDERS HARDWARE AND SUP - lu	\$636.91
		TXN00026312		WW GRAINGER - vacuum	\$146.83
		TXN00026318		GRIGGS ACE RICHLAND - cleaner	\$5.95
		TXN00026320		ACE HDWE - tools	\$6.43
		TXN00026327		WW GRAINGER -dispenser	\$138.49
		TXN00026329		ACE HDWE - irrigation supplies	\$95.80



City Of Richland

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From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026332	233457	G AND R AG PRODUCTS INC - TT i	\$72.66
		TXN00026346		ULINE SHIP SUPPLIES - trash	\$230.02
		TXN00026356		STELLAR INDUSTRIAL SUPPLY - sp	\$116.27
		TXN00026362		EWING IRRIGATION PRD 181 - irr	\$311.74
		TXN00026368		THE HOME DEPOT #4746 - hardie	\$15.16
		TXN00026371		TRAMCO PUMP/SUMP PUMP	\$2,972.00
		TXN00026376		STARBUCKS #13729 KENT - travel	\$12.70
		TXN00026381		JIMMY JOHNS - 1702 - travel Sc	\$21.67
		TXN00026382		MOST DEPENDABLE FOUNTAINS - fo	\$408.69
		TXN00026386		ACE HDWE - tube braid, clamp h	\$20.43
		TXN00026388		PRO PLAYER SUPPLY/400' TAPE ME	\$65.13
		TXN00026389		AMAZON MKTPLACE PMTS - drain o	\$46.90
		TXN00026397		WARRIORS QUICK STOP - travel S	\$36.64
		TXN00026403		LOWES #02344 - lumber	\$30.94
		TXN00026411		COTTAGE CAFE & FIRESIDE L - tr	\$37.83
		TXN00026417		BASELINE-P&R Modem Std Service	\$399.00
		TXN00026422		Amazon/GARMIN PORTABLE GPS	\$114.02
		TXN00026429		CY MARRIOTT-FEDERAL WA - Washi	\$176.47
		TXN00026442		GRIGGS ACE RICHLAND - battery	\$16.28
		TXN00026444		L&I PERMITS - permit for compr	\$75.80
		TXN00026448		G AND R AG PRODUCTS INC - thro	\$40.02
		TXN00026451		HARBOR FREIGHT TOOLS 49 - tool	\$7.58
		TXN00026459		TED BROWN MUSIC CO - cable	\$20.07
		TXN00026484		WAL-MART #3261 - supplies	\$14.14
		TXN00026487		ACE HDWE - velcro	\$14.11
		TXN00026490		GRIGGS ACE RICHLAND - irrigati	\$55.07
		TXN00026493		THE HOME DEPOT #4746 - supplie	\$50.92
		TXN00026497		MONO-SYSTEMS/FLOOR BOX COVERS	\$412.48
BEAVER BARK & ROCK		736094	233341	BARK	\$51.02
		736210		BARK	\$51.02
		736241		BARK	\$51.02
		736567		GRAVEL	\$78.15
		736674		SOIL	\$130.25
		736692		SOIL	\$130.25
		736791		SOIL	\$130.25
		736846		SOIL	\$130.25
BENTON COUNTY SHERIFF'S OFFICE		02/16-WORKCREW II	233086	WORKCREW II-FEB 2016	\$6,676.23
CASCADE NATURAL GAS CORP		03/16-28638100009	233096	NAT GAS 110 SAINT 02/17-03/17	\$11.71
		03/16-51897100007		NAT GAS 1005 SWIFT 02/17-03/17	\$10.85
		03/16-73638100005		NAT GAS 500 AMON 2/17-3/17	\$1,126.97
		03/16-75997100005		NAT GAS 871 GW WAY 02/17-03/17	\$873.86



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CASCADE NATURAL GAS CORP		03/16-96738100005	233096	NAT GAS 505 SWIFT 02/17-03/17	\$1,567.53
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$169.11
				CITY UTILITY BILLS/MAR 2016	\$163.96
				CITY UTILITY BILLS/MAR 2016	\$160.55
				CITY UTILITY BILLS/MAR 2016	\$164.80
				CITY UTILITY BILLS/MAR 2016	\$151.30
				CITY UTILITY BILLS/MAR 2016	\$96.30
				CITY UTILITY BILLS/MAR 2016	\$45.77
				CITY UTILITY BILLS/MAR 2016	\$46.65
				CITY UTILITY BILLS/MAR 2016	\$48.03
				CITY UTILITY BILLS/MAR 2016	\$50.97
				CITY UTILITY BILLS/MAR 2016	\$57.85
				CITY UTILITY BILLS/MAR 2016	\$61.21
				CITY UTILITY BILLS/MAR 2016	\$683.10
				CITY UTILITY BILLS/MAR 2016	\$67.05
				CITY UTILITY BILLS/MAR 2016	\$69.38
				CITY UTILITY BILLS/MAR 2016	\$73.46
				CITY UTILITY BILLS/MAR 2016	\$84.45
				CITY UTILITY BILLS/MAR 2016	\$88.75
				CITY UTILITY BILLS/MAR 2016	\$68.96
				CITY UTILITY BILLS/MAR 2016	\$95.00
				CITY UTILITY BILLS/MAR 2016	\$147.75
				CITY UTILITY BILLS/MAR 2016	\$113.50
				CITY UTILITY BILLS/MAR 2016	\$115.24
				CITY UTILITY BILLS/MAR 2016	\$117.25
				CITY UTILITY BILLS/MAR 2016	\$119.67
				CITY UTILITY BILLS/MAR 2016	\$122.66
				CITY UTILITY BILLS/MAR 2016	\$125.43
				CITY UTILITY BILLS/MAR 2016	\$132.50
				CITY UTILITY BILLS/MAR 2016	\$138.56
				CITY UTILITY BILLS/MAR 2016	\$139.77
				CITY UTILITY BILLS/MAR 2016	\$143.56
				CITY UTILITY BILLS/MAR 2016	\$145.35
				CITY UTILITY BILLS/MAR 2016	\$145.91
				CITY UTILITY BILLS/MAR 2016	\$90.15
				CITY UTILITY BILLS/MAR 2016	\$555.94
				CITY UTILITY BILLS/MAR 2016	\$623.55
				CITY UTILITY BILLS/MAR 2016	\$486.95
				CITY UTILITY BILLS/MAR 2016	\$558.46
				CITY UTILITY BILLS/MAR 2016	\$563.14
				CITY UTILITY BILLS/MAR 2016	\$567.20



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From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$615.74
				CITY UTILITY BILLS/MAR 2016	\$670.05
				CITY UTILITY BILLS/MAR 2016	\$701.04
				CITY UTILITY BILLS/MAR 2016	\$737.17
				CITY UTILITY BILLS/MAR 2016	\$746.07
				CITY UTILITY BILLS/MAR 2016	\$795.56
				CITY UTILITY BILLS/MAR 2016	\$891.59
				CITY UTILITY BILLS/MAR 2016	\$374.55
				CITY UTILITY BILLS/MAR 2016	\$44.98
				CITY UTILITY BILLS/MAR 2016	\$366.90
				CITY UTILITY BILLS/MAR 2016	\$933.09
				CITY UTILITY BILLS/MAR 2016	\$1,004.01
				CITY UTILITY BILLS/MAR 2016	\$1,011.63
				CITY UTILITY BILLS/MAR 2016	\$1,050.73
				CITY UTILITY BILLS/MAR 2016	\$1,088.25
				CITY UTILITY BILLS/MAR 2016	\$1,119.69
				CITY UTILITY BILLS/MAR 2016	\$1,140.43
				CITY UTILITY BILLS/MAR 2016	\$1,203.18
				CITY UTILITY BILLS/MAR 2016	\$1,324.00
				CITY UTILITY BILLS/MAR 2016	\$1,480.40
				CITY UTILITY BILLS/MAR 2016	\$1,638.50
				CITY UTILITY BILLS/MAR 2016	\$2,773.42
				CITY UTILITY BILLS/MAR 2016	\$110,984.02
				CITY UTILITY BILLS/MAR 2016	\$931.35
				CITY UTILITY BILLS/MAR 2016	\$239.23
				CITY UTILITY BILLS/MAR 2016	\$171.70
				CITY UTILITY BILLS/MAR 2016	\$172.75
				CITY UTILITY BILLS/MAR 2016	\$174.36
				CITY UTILITY BILLS/MAR 2016	\$177.09
				CITY UTILITY BILLS/MAR 2016	\$187.85
				CITY UTILITY BILLS/MAR 2016	\$189.40
				CITY UTILITY BILLS/MAR 2016	\$191.25
				CITY UTILITY BILLS/MAR 2016	\$194.86
				CITY UTILITY BILLS/MAR 2016	\$206.60
				CITY UTILITY BILLS/MAR 2016	\$206.85
				CITY UTILITY BILLS/MAR 2016	\$214.54
				CITY UTILITY BILLS/MAR 2016	\$221.75
				CITY UTILITY BILLS/MAR 2016	\$394.15
				CITY UTILITY BILLS/MAR 2016	\$234.49
				CITY UTILITY BILLS/MAR 2016	\$169.15
				CITY UTILITY BILLS/MAR 2016	\$243.95



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From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$244.62
				CITY UTILITY BILLS/MAR 2016	\$254.57
				CITY UTILITY BILLS/MAR 2016	\$262.18
				CITY UTILITY BILLS/MAR 2016	\$279.05
				CITY UTILITY BILLS/MAR 2016	\$298.90
				CITY UTILITY BILLS/MAR 2016	\$304.09
				CITY UTILITY BILLS/MAR 2016	\$309.28
				CITY UTILITY BILLS/MAR 2016	\$318.38
				CITY UTILITY BILLS/MAR 2016	\$320.10
				CITY UTILITY BILLS/MAR 2016	\$337.42
				CITY UTILITY BILLS/MAR 2016	\$345.10
				CITY UTILITY BILLS/MAR 2016	\$345.58
				CITY UTILITY BILLS/MAR 2016	\$226.80
				CITY UTILITY BILLS/MAR 2016	\$22.13
				CITY UTILITY BILLS/MAR 2016	\$32.35
				CITY UTILITY BILLS/MAR 2016	\$32.20
				CITY UTILITY BILLS/MAR 2016	\$31.69
				CITY UTILITY BILLS/MAR 2016	\$29.21
				CITY UTILITY BILLS/MAR 2016	\$28.95
				CITY UTILITY BILLS/MAR 2016	\$10.29
				CITY UTILITY BILLS/MAR 2016	\$11.86
				CITY UTILITY BILLS/MAR 2016	\$17.32
				CITY UTILITY BILLS/MAR 2016	\$17.45
				CITY UTILITY BILLS/MAR 2016	\$33.02
				CITY UTILITY BILLS/MAR 2016	\$19.70
				CITY UTILITY BILLS/MAR 2016	\$29.82
				CITY UTILITY BILLS/MAR 2016	\$23.77
				CITY UTILITY BILLS/MAR 2016	\$24.59
				CITY UTILITY BILLS/MAR 2016	\$25.22
				CITY UTILITY BILLS/MAR 2016	\$28.10
				CITY UTILITY BILLS/MAR 2016	\$25.41
				CITY UTILITY BILLS/MAR 2016	\$25.49
				CITY UTILITY BILLS/MAR 2016	\$26.61
				CITY UTILITY BILLS/MAR 2016	\$26.62
				CITY UTILITY BILLS/MAR 2016	\$27.05
				CITY UTILITY BILLS/MAR 2016	\$18.97
				CITY UTILITY BILLS/MAR 2016	(\$1,090.55)
				CITY UTILITY BILLS/MAR 2016	\$35.75
				CITY UTILITY BILLS/MAR 2016	\$36.60
				CITY UTILITY BILLS/MAR 2016	\$8.13
				CITY UTILITY BILLS/MAR 2016	\$1.79



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$40.00
				CITY UTILITY BILLS/MAR 2016	(\$18.38)
				CITY UTILITY BILLS/MAR 2016	\$43.22
				CITY UTILITY BILLS/MAR 2016	\$41.67
		03/2016-24	233099	#24 LANDFILL FEES	\$1,970.46
EWING IRRIGATION PRODUCTS INC		1059558	233115	SIFTING SCOOP	\$149.67
		1059560		CONTROLLER REPAIR	\$374.40
		1115481		MARLEX	\$131.64
		1131557		PLASTIC VALVE BOX PUMP	\$45.57
		1138505		RAINBIRD NOZZLES	\$44.47
FASTENAL COMPANY		WARIC55679	233116	KAZBEC POLARIZED	\$66.28
FERGUSON ENTERPRISES INC		4135695	233117	SEAL/PVC COUP	\$215.42
		4139042		SUMP PUMP	\$214.50
FRONTIER	S016863	04/16 2061882614	233377	TELEPHONE CHARGE 3/19/16-4/18/	\$30.72
	S016863			TELEPHONE CHARGE 3/19/16-4/18/	\$1,080.48
GRAINGER	S016850	9056895965	233124	THERMAPLEX ITEM #4UJ38	\$184.01
	S016850	9057119936		SWIVL PLAT CASTR ITEM #4X620	\$45.54
	S016850	9062943445		VIBRATION ABSORBER ITEM #6AWP5	\$42.64
	S016850	9062943452		FLOOR MOUNT VIBRATION ITEM #5C	\$422.58
HERTZ EQUIPMENT RENTAL CORP		28555226-001	233383	EXCAVATOR RENTAL	\$179.19
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		79544	233137	NIPPLE/COUPLING/BUSHING	\$60.00
		80928		DISPOSAL	\$96.64
		82141	233390	COPPER TUBE	\$27.03
MOON SECURITY SERVICES INC		811505	233401	BASIC FIRE MONITORING	\$297.00
		812532		BASIC FIRE MONITOR LIBRARY	\$33.00
		813544		ST#74 CELL GSM FIRE B/U	\$50.00
		813718		BASIC FIRE MONITOR CREST	\$53.00
OXARC INC		F321524	233403	ANNUAL FIRE EXT MAINT	\$585.07
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$11.33
REXEL INC DBA		J092052	233417	FUSE KIT/FUSE	\$90.18
RICHLAND ACE HARDWARE		211074	233158	KNEE PAD	\$14.64
		211076		BUCKET	\$10.84
		211104		CONNECTOR/MENDER HOSE	\$16.59
		211105		TIE DOWN RATCHET	\$78.17
		211110	233524	UTILITY KNIFE/GEAR WATCH	\$48.31
		211146		NOZZLE/BRUSH/HOSES	\$34.17
		211155		STIK N SEAL	\$4.98
		211156		BUCKET/MOP	\$59.72
		211160		PVC	\$26.61
		211162		PVC	\$17.67
		211180		TRANSPLANTER/COUPLE	\$16.81



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		211189	233524	CAP 1.5 SLIP	\$2.80
		50167	233158	DRAIN CLEANER	\$29.29
		50370		CLEANER/BUCKET	\$23.85
		50399		DRAIN CLEANER	\$37.97
		50451	233524	TEXTURE SPRAY	\$32.56
		50473	233158	COUPLE	\$1.92
		50479		WASTEBASKET/CLEANER/HANGER	\$101.62
		50494	233524	PAINT ROLLER KIT/PUSHBROOM	\$27.13
		50524	233158	MEASURE CUP	\$7.05
		50532		CAULK/FASTENERS	\$9.20
		50544		SPRAY PAINT/SPONGE/CAULK	\$36.64
		50547		LINER/PAINT CUP/ELBOW INS	\$36.22
		50549		HOE	\$21.71
		50575	233524	ADAPTER BARB	\$2.16
		50610		PARACORD	\$11.89
		50611		SAFETY GLASSES/SPRAY PAINT	\$17.53
		50623		CAULK/TEXTURE SPRAY/PUTTY K	\$161.11
		50651		ENERGIZER BATTERY	\$19.53
		50666		EPOXYSHIELD/LINERS/BRUSH	\$69.87
		50667		EPOXY	\$58.62
		50690		ELBOW GLOVE	\$27.27
		50713		FERTILIZER	\$80.80
		50715		SPRAY PAINT/GLUE	\$23.32
		50721		FLOORING KNIFE	\$18.44
		50728		DRILL BIT ROTARY/FASTENERS	\$18.69
		50731		SPRINKLER IMPULSE	\$20.62
		50737		HOLDER KICK DOWN	\$27.66
		50745		PLUGS	\$394.84
		50748		PLASTIC PAN	\$94.41
		50749		HOOK BUNGEE	\$15.71
		50751		HOOK BUNGEE/LINK CHAIN/BUNG	\$37.65
		50753		BIG STEP STOOL	\$29.31
		50757		ELBOW/COUPLE	\$3.10
		50758		GOOF OFF-REMOVER	\$7.59
		50759		TUBE SAND QUIKRETE	\$28.19
		50766		PLUNGER	\$18.44
		50793		KWIKSET & SHIMS	\$21.67
		50810		TRASH CAN/MAGIC ERASER/NOZZ	\$34.03
				TRASH CAN/MAGIC ERASER/NOZZ	\$46.45
		50814		BOLT/CAULK/TAPE	\$203.99
		50852		SNAP KNIFE/SURFACE FORM SHA	\$13.01



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From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		50855	233524	TIE DOWN RATCHET	\$24.97
		50872		WHITE ROOF COATING/TRAY LIN	\$64.75
		50873		METHEL ETHYL KETONE	\$14.11
ROTO ROOTER		360356	233163	SEPTIC PUMP-LIFT STATION	\$325.80
STONEWAY ELECTRIC SUPPLY		S101573375.001	233173	GFCI RECEPT/RED DOT CCG	\$18.68
		S101574406.001		GARDNER-BENDER	\$2.42
	S016827	S101575440.001	233423	LINEAR FLUORESCENT LAMP, PHILI	\$52.13
TACOMA SCREW PRODUCTS INC		22140154	233176	PROTO HEX BIT/GLOVES/sockets	\$26.41
THE PERSONAL TOUCH CLEANING INC		61359	233427	JANITOR SERVICES-BLDG 100-MAR	\$2,453.12
		61360		JANITOR SERVICES-BLDG 200-MAR	\$723.64
		61361		JANITOR SERVICES-BLDG 300-MAR	\$555.63
		61414		JANITOR SERVICES-RCC-MAR	\$4,605.36
		61415		JANITOR SERVICES-LIBRARY-MAR	\$12,562.07
THERMAL SUPPLY INC		6070882	233428	OXYGEN/ACETYLENE REFILL	\$31.35
TOTAL FILTRATION SERVICES INC	S016823	PSV1471853	233180	AIR FILTER, 16 X 20 X 2, MERV	\$33.10
	S016823			AIR FILTER, 24 X 24 X 22, 80%	\$109.25
	S016823			AIR FILTER, 20 X 25 X 2, MERV	\$223.50
	S016823			AIR FILTER, 20 X 20 X 2, MERV	\$192.87
	S016823			AIR FILTER, 24 X 24 X 2, MERV	\$145.05
TRI CITIES BATTERY & AUTO REPAIR		0230177	233182	FIRE ALARM BATTERIES	\$13.23
		110418	233434	FIRE ALARM BATTERIES-CITY HALL	\$73.99
TWIN CITY METALS INC		92862	233437	STEEL TUBE	\$24.00
WILBUR ELLIS COMPANY	S016838	9740909	233450	FOUNDATION 2.5 GALLON	\$1,661.58
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$203,271.63
Division:	338	PARKS & REC - PROJECT ADMIN			
RICHLAND ACE HARDWARE		50626	233524	CHAIN COIL/PADLOCK	\$22.10
		50630		CHAIN COIL	\$7.46
XEROX CORPORATION		084093844	233451	W7855 BASE CHR/PRINTS-MAR	\$60.85
PARKS & REC - PROJECT ADMIN TOTAL ****					\$90.41
Division:	900	NON-DEPARTMENTAL			
ARBAUGH & ASSOCIATES INC		1521	233338	ARBAUGH CONTRACT FEES-MAR'16	\$1,470.00
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$449.02
NON-DEPARTMENTAL TOTAL ****					\$1,919.02
GENERAL FUND Total ***					\$576,958.84
FUND	101	CITY STREETS			
Division:	401	STREETS MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	P056449	265007	233081	ENVIRONMENTAL FEE, INV:265007	\$4.34
	P056449			5-1/2 SACK CONCRETE MIX, 3/4	\$390.96
	P056449			1=N.C.A. = M.B. -534	\$30.41



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From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC	P056449	265422	233081	5-1/2 SACK CONCRETE MIX, 3/4	\$390.96
	P056449			ENVIRONMENTAL FEE	\$4.34
BANK OF AMERICA		TXN00025963	233457	RAILROAD TOOLS/RAIL SAW BLADES	\$269.82
		TXN00026052		IMSA - MEMBERSHIP - ADRIAN	\$75.00
		TXN00026099		MDI WORLDWIDE/SIGN STANDS	\$696.00
		TXN00026164		NEWEGG/DIGITAL LEVEL	\$168.99
		TXN00026341		HOME DEPOT - KNEE PADS	\$117.16
		TXN00026361		WESTERN WHOLESALE/VINYL FOR SI	\$130.83
		TXN00026400		NOR NORTHERN TOOL - CARGO CARR	\$61.98
		TXN00026477		HOME DEPOT - LUMBER	\$111.40
BC SALES CO INC		B412182	233085	BOOTS-CURD	\$162.85
CENTRAL HOSE & FITTINGS INC		430266	233097	PATCH TRUCK NOZZLES	\$38.86
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$958.43
				CITY UTILITY BILLS/MAR 2016	\$155.48
		03/2016-27	233099	#27 LANDFILL FEES	\$933.68
FRONTIER	S016863	04/16 2061882614	233377	TELEPHONE CHARGE 3/19/16-4/18/	\$30.72
	S016863			TELEPHONE CHARGE 3/19/16-4/18/	\$55.54
G & R AG PRODUCTS INC		2161632-0001-02	233121	SPPRAY TIP	\$93.88
		2161633-0001-02		CAP	\$6.31
INLAND ASPHALT CO	P056448	32-2226057	233129	5/8 ASPHALTIC CONCRETE HOT MIX	\$206.06
	P056448			5/8 ASPHALTIC CONCRETE HOT MIX	\$86.34
	P056448	32-2227543		5/8 ASPHALTIC CONCRETE HOT MIX	\$86.34
	P056448			5/8 ASPHALTIC CONCRETE HOT MIX	\$73.10
PEREZ, LEE		2016 CDL REIMB	233408	2016 CDL REIMBURSEMENT-PERE	\$102.00
PRECISE MRM LLC	S016788	IN200-1008104	233155	WI-FI BOX, IX-403 2G FIELD	\$1,230.00
	S016788			FREIGHT	\$27.70
RICHLAND ACE HARDWARE		50631	233158	DRILL BITS	\$26.02
		50633		ANCHOR	\$10.81
		50733	233524	SPRAYER	\$16.12
		50756		SCRUB PAD/STAIN REMOVER	\$15.18
		50827		LAWN SEED/POP UP SPRINKLER	\$30.70
		50841		POP UP SPRINKLER	\$24.97
		50842		PVC PIPE/CEMENT/COUPLE/ELBO	\$53.66
		50850		FLINT/TORCH HEAD	\$47.76
TRAFFIC SAFETY SUPPLY CO INC	S016796	109950	233181	CUTTER BLADE, UL, BAND-IT M097	\$199.01
	S016796			3/4" SS BUCKLES, BAND-IT UB256	\$97.47
	S016796			1-BOLT FLARED LEG BRACKET, NO	\$291.92
	S016796			1-BOLT FLARED LEG BRACKET, BAN	\$304.84
	S016796			SHEAR PLATE, 3/4", UL, BAND-IT	\$55.33
	S016796			3/4" ULTRA LOK SS BANDING, BAN	\$276.60
	S016796			FREIGHT CHARGE	\$38.93



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRAFFIC SAFETY SUPPLY CO INC	S016812	110594	233431	FREIGHT	\$31.58
	S016812			SURFACE MOUNT BASE, FIXED STYL	\$99.04
	S016812			MULTI-PURPOSE ANCHOR KIT, W/31	\$45.29
	S016812			IMPACT RECOVERY SIGN POST ONLY	\$376.30
UNITED PARCEL SERVICE	S016862	000986641156	233187	WEIGHT CORRECTION FOR PKG TO A	\$8.73
	S016862			GROUND PKG TO ATSI FOR TECH SV	\$14.70
	S016872	000986641166	233438	3 GROUND PKGS TO ECONOLITE FOR	\$15.41
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$80.49
WESTERN CONCRETE ACCESSORIES		32239	233194	DIAMOND BLADE/CURB BRUSH	\$113.94
XEROX CORPORATION		084093844	233451	W7855 BASE CHR/PRINTS-MAR	\$6.67
STREETS MAINTENANCE TOTAL ****					\$8,980.95
CITY STREETS Total ***					\$8,980.95

FUND 111 PARK RESERVE FUND

Division: 304 PARK RESERVE

LOWER COLUMBIA BASIN AUDOBON SOCIETY	P056359	C110-15	233142	2015 PARK PARTNERSHIP PROGRAM	\$3,970.00
PARK RESERVE TOTAL ****					\$3,970.00
PARK RESERVE FUND Total ***					\$3,970.00

FUND 112 INDUSTRIAL DEVELOPMENT FUND

Division: 305 ECONOMIC DEVELOPMENT

ARBAUGH & ASSOCIATES INC		1521	233338	ARBAUGH CONTRACT FEES-MAR'16	\$150.00
BANK OF AMERICA		TXN00026065	233457	ICSC - ZRATKAI MBRSH REG	\$50.00
		TXN00026187		GLOBAL EXPERIENCE SPEC - ICSC	\$182.00
		TXN00026275		GLOBAL EXPERIENCE SPEC - ICSC	\$3,172.15
		TXN00026335		Expo Ease Inc - 2016 ICSC BOOT	\$180.69
		TXN00026353		ICSC - NZRATKAI 2016 PROF DAY	\$250.00
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$252.00
DAVIS, BRIAN		011516	233361	DAVIS APPLICANT TRAVEL-MILES	\$433.08
RGW ENTERPRISES PC	P056316	02/16-CITY HALL	233157	PROJECT MANAGEMENT AND ENGINEE	\$650.00
	P056316	02/16-CWCP		PROJECT MANAGEMENT AND ENGINEE	\$900.00
	P056316	02/16-DOE TXFR		PROJECT MANAGEMENT AND ENGINEE	\$450.00
	P056316	02/16-HR RESIDENT		PROJECT MANAGEMENT AND ENGINEE	\$780.00
	P056316	02/16-LRF		PROJECT MANAGEMENT AND ENGINEE	\$3,500.00
	P056316	02/16-PROJ DOMINO		PROJECT MANAGEMENT AND ENGINEE	\$1,700.00
	P056316	02/16-SI STEEL		PROJECT MANAGEMENT AND ENGINEE	\$400.00
	P056316	02/16-STEPTOE INT		PROJECT MANAGEMENT AND ENGINEE	\$300.00
ECONOMIC DEVELOPMENT TOTAL ****					\$13,349.92

Division: 306 ECONOMIC DEVELOPMENT PROJECTS



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$74.75
PERMIT SURVEYING INC		14037-7.INV	233410	HRBIC BINDING SITE PLAN	\$2,020.00
SHANNON & WILSON INC		7996	233421	HR WETLAND MITIGATION	\$10,502.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$12,596.75
INDUSTRIAL DEVELOPMENT FUND Total ***					\$25,946.67
FUND 117	CRIMINAL JUSTICE SALES TAX				
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00025996	233457	Amazon-MINI DISPLAY PORT ADAPT	\$120.87
		TXN00026025		Amazon - CAMERA BAG	\$49.30
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$2.24
CJST POLICE ACTIVITY TOTAL ****					\$172.41
CRIMINAL JUSTICE SALES TAX Total ***					\$172.41
FUND 150	HOTEL/MOTEL FUND				
Division:	307	HOTEL/MOTEL TAX			
TRI CITIES VISITOR & CONVENTION BUREAU		154666	233435	TCVCB MONTHLY DUES-MAR'16	\$16,850.53
HOTEL/MOTEL TAX TOTAL ****					\$16,850.53
HOTEL/MOTEL FUND Total ***					\$16,850.53
FUND 151	SPECIAL LODGING ASSESSMENT				
Division:	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		MAR 2016	233435	SPECIAL LODGING ACCESS MAR'16	\$29,144.47
TOURISM PROMOTION AREA TOTAL ****					\$29,144.47
SPECIAL LODGING ASSESSMENT Total ***					\$29,144.47
FUND 153	COMMUNITY DEV BLOCK GRANT				
Division:	308	CDBG PROGRAM			
BANK OF AMERICA		TXN00026461	233457	EB 2016 INLAND NORTHW - MBURDE	\$22.50
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$0.49
CDBG PROGRAM TOTAL ****					\$22.99
COMMUNITY DEV BLOCK GRANT Total ***					\$22.99
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
BANK OF AMERICA		TXN00026461	233457	EB 2016 INLAND NORTHW - MBURDE	\$22.50
HOME PROGRAM TOTAL ****					\$22.50
HOME FUND Total ***					\$22.50
FUND 301	STREETS CAPITAL CONSTRUCTION				



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 000					
DREAM BUILDERS LLC		1ST QTR2016	233113	TRAFFIC IMPACT FEES-QTR 1'16	\$1,456.88
				UNASSIGNED TOTAL ****	\$1,456.88
Division: 402	ARTERIAL STREETS				
JUB ENGINEERS INC	P055996	100007	233135	GWV - I-182 ACCESS STUDY -	\$1,729.64
RICHLAND ACE HARDWARE		50835	233524	VALVE BOX/TEE	\$8.45
		50843		VALVE BOX/TEE/ELBOW/COUPLE	\$15.54
TRI CITY TITLE & ESCROW	P056477	16-18143-PS	233436	DUPORTAIL EXTENSION - R-O-W	\$50,636.60
	P056476	16-18144-PS		DUPORTAIL EXTENSION - R-O-W	\$12,056.28
	P056475	16-18145-PS		DUPORTAIL EXTENSION - R-O-W	\$6,882.28
	P056475	16-18146-PS		DUPORTAIL EXTENSION - R-O-W	\$4,225.29
	P056474	16-18147-PS		DUPORTAIL EXTENSION - R-O-W	\$2,606.28
	P056474	16-18148-PS		DUPORTAIL EXTENSION - R-O-W	\$24,825.72
UNITED PARCEL SERVICE	S016862	000986641156	233187	NDA PKG TO VSS FOR PUBLIC WORK	\$13.65
WA STATE DEPT OF TRANSPORTATION	P056442	RE-45JE5691L004	233190	VANTAGE HIGHWAY PATHWAY PH 1-T	\$1,228.18
				ARTERIAL STREETS TOTAL ****	\$104,227.91
				STREETS CAPITAL CONSTRUCTION Total ***	\$105,684.79
FUND 317		FIRE STATION 74 CONSTRUCTION			
Division: 900	NON-DEPARTMENTAL				
BANK OF AMERICA		TXN00026043	233457	BRUTZMANS OFFICE SOLUTION - of	\$1,939.16
				NON-DEPARTMENTAL TOTAL ****	\$1,939.16
				FIRE STATION 74 CONSTRUCTION Total ***	\$1,939.16
FUND 380		PARK PROJECT CONSTRUCTION			
Division: 337	PARKS & REC PROJECTS				
BANK OF AMERICA		TXN00025980	233457	STACKCHAIRS4LESS.COM - chairs	\$300.66
		TXN00026262		CITY OF RICHLAND -CSI - shorel	\$1,215.00
		TXN00026285		COMPLIANCESIGNS.COM - RCC Aut	\$23.00
		TXN00026294		CARROT TOP INDUSTRIES INC -fla	\$527.41
		TXN00026349		Amazon.com - weight bags	\$21.95
		TXN00026364		Amazon.com - canopy	\$184.61
CENTRAL HOSE & FITTINGS INC		429980	233097	BRAIDED TUBING/HOSE BARB	\$6.23
DGR GRANT CONSTRUCTION INC	P055841	C73-15/PYMT 6	233229	C/O #2 ADDITIONAL CONCRETE &	\$42,227.66
	P055841			CONSTRUCT STAGE AT JOHN DAM PL	\$90,568.63
GRAINGER	S016850	9062526844	233124	PAPER TOWEL DISPENSER ITEM #1E	\$126.26
	S016850	9064767081		BOX MOUNT ITEM #32L582	\$114.18
HARRINGTON'S TROPHIES		75314	233381	LASER-PARK BENCHES	\$39.10
TONY HERSEY	P056356	P056356	233429	DA-LITE FAST-FOLD TRUSS COMPLE	\$5,211.71
	P056356			DA-TEX REAR PROJECTION HEAVY D	\$2,605.31



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VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STATES EQUIPMENT COMPANY	P056344	MS110500126-	233196	PURCHASE BACKHOE FOR ORV PARK	\$92,310.00
	P056344	MS1105001263		QUICK COUPLER, HYD SUPPLY KIT,	\$16,894.90
PARKS & REC PROJECTS TOTAL ****					\$252,376.61
PARK PROJECT CONSTRUCTION Total ***					\$252,376.61
FUND 399	REATA ROAD LID 197				
Division:	000				
GOODMAN & MEHLENBACHER ENTERPRISES INC	P055759	212-15/PMT 4FINAL	233123	212-15/PMT 4 RETAINAGE	(\$367.78)
	P055759			212-15/PMT 4 RETAINAGE	(\$367.78)
UNASSIGNED TOTAL ****					(\$735.56)
Division:	430	CAPITAL PROJECTS			
GOODMAN & MEHLENBACHER ENTERPRISES INC	P055759	212-15/PMT 4FINAL	233123	REATA RD AREA WATER & SEWER LI	\$7,988.21
	P055759			C/O #2- ADDITIONAL ASPHALT PAT	\$7,988.20
CAPITAL PROJECTS TOTAL ****					\$15,976.41
REATA ROAD LID 197 Total ***					\$15,240.85
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ANIXTER INC	P056015	3075519-04	233336	T-BODY TAP PLUG HUBBEL 615ETP	\$12,831.09
	P056399	3169651-00		BOLT, MACHINE 3/4 X 16, JOSLYN	\$80.09
	P056402	3171249-00		TAPE 3M 88, 1 1/2 X 44FT	\$659.20
	P056402			TAPE PHASING - YELLOW, 3M 35,	\$276.28
	P056402			TAPE PHASING - BLUE, 3M 35,	\$276.28
	P056402			TAPE PHASING - BROWN, 3M 35,	\$125.11
	P056402			TAPE PHASING - WHITE, 3M 35,	\$103.60
	P056402			TAPE PHASING - BROWN, 3M 35,	\$103.60
	P056402			TAPE PHASING - RED, 3M 35,	\$276.28
	P056417	3174027-00		STANDOFF INSULATOR, 200A,	\$1,526.92
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P056255	3627-559212	233360	CONDUIT,PVC,4",SPLIT-DUCT,10FT	\$138.36
	P056255			ELBOW,PVC,3",90,36" RADIUS	\$176.80
	P056255			ELBOW,PVC,6",45,36" RADIUS	\$195.15
	P056255			COUPLING,PVC,4",SCH 40,DBELL	\$235.23
	P056255			COUPLING,PVC,3",SCH 40,DBELL	\$254.12
	P056255			COUPLING,PVC,3",EXPANSION	\$329.77
	P056255			TAX ADJUSTMENT	\$0.01
GENERAL PACIFIC INC	P056354	1254194	233122	HANDHOLE PLASTIC, 10X15 W/LID,	\$717.09
	P056418	1254540	233379	TERM,CABLE POSITIONER, 51919	\$848.71
HORIZON DISTRIBUTION INC	P056328	914012	233127	ALCOHOL SOLVENT, DENATURED,	\$102.82
	P056328			TAX ADJUSTMENT	(\$0.01)
REXEL INC DBA	P056419	J114206	233417	BALLAST, PARKWAY, 150W -175W	\$33.28



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REXEL INC DBA	P056419	J114206	233417	BALLAST, 277V, INSTANT START	\$38.84
	P056419			BALLAST, ELECTRONIC, RAPID	\$24.27
	P056419			BALLAST, 277V 2F32T8, INSTANT	\$11.69
	P056419			ADJUST TAX	(\$0.01)
	P056419			BALLAST (WRHS VEHICLE BAYS)	\$89.12
UNITED PARCEL SERVICE	S016862	000986641156	233187	COLLECT PKG FROM DIGI-KEY FOR	\$4.49
WESCO DISTRIBUTION INC	P056264	684236	233447	CONN,,DIST. #2-4/0 AL TO AL	\$821.02
TOTAL ****					\$20,279.20
Division:	501	BUSINESS SERVICES			
ARBAUGH & ASSOCIATES INC		1521	233338	ARBAUGH CONTRACT FEES-MAR'16	\$840.00
BANK OF AMERICA		TXN00025983	233457	WALMART-SQUISHY CIRCUIT EDUCAT	\$9.25
		TXN00026035		OFFICE DEP-BINDERS	\$18.27
		TXN00026039		ITRON- MTR TRN THOMPSON	\$350.00
		TXN00026049		RESORT-ITRON TRNG	\$175.77
		TXN00026088		BEST BUY 00005900 - LAPTO	\$30.40
		TXN00026108		NWPPA - REGISTRATION-M PENA	\$1,640.00
		TXN00026169		ALBERTSONS #213 - SUBSTATION O	\$15.98
		TXN00026206		GOTOCITRIX.COM - GO TO MEETING	\$20.64
		TXN00026350		OFFICE DEPOT - POPUP NOTES	\$19.79
		TXN00026423		OFFICE DEPOT - CHAIRMAT	\$104.23
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$594.82
		16-157 LARKIN	233101	16-157 NEMS MTG	\$403.13
FRONTIER	S016863	04/16 2061882614	233377	TELEPHONE CHARGE 3/19/16-4/18/	\$90.17
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$34.84
				POSTAGE 03/01/16 TO 03/31/16	\$0.49
UNITED PARCEL SERVICE	S016862	000986641156	233187	GROUND PKG TO HJ ARNETT FOR PO	\$6.15
	S016872	000986641166	233438	WEIGHT CORRECTION FOR PKG TO S	\$0.31
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$164.53
WATER SOLUTIONS INC		13141	233446	WATER FILTRATION 04/15-5/14	\$30.97
XEROX CORPORATION		084093844	233451	W7855 BASE CHR/PRINTS-MAR	\$59.34
	P056113	084093845		XEROX LEASES FOR 2016:	\$296.13
	P056113	084093846		XEROX LEASES FOR 2016:	\$314.21
BUSINESS SERVICES TOTAL ****					\$5,219.42
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00026003	233457	COR-1956 PINE, 1937 MCPHERSON-	\$150.00
		TXN00026056		THINGS WORTH KEEP-REPLACE PICT	\$44.62
		TXN00026363		OFFICE DEPOT - WEEKLY PLANNER	\$30.29
		TXN00026390		VARIDESK - SIT/STAND WORK STAT	\$495.00
		TXN00026402		STAPLES - ENGINEERS PAD	\$11.31
		TXN00026412		STAPLES - AUTOMATIC PENCILS	\$14.53



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026419	233457	STAPLES - SPRAY ADHESIVE, FLAG	\$59.75
		TXN00026452		OFFICE DEPOT - USB DATA STICKS	\$17.50
		TXN00026462		OFFICE DEPOT - CANNED AIR	\$21.70
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$151.21
ELECTRICAL ENGINEERING TOTAL ****					\$995.91
Division:	503	POWER OPERATIONS			
BANK OF AMERICA		TXN00025978	233457	PLATT ELECTRIC/20' LADDER	\$259.77
		TXN00026018		APLBS-CO C59202	\$96.32
		TXN00026058		OFFICE DEP-PAPER, PADS, HILITE	\$111.37
		TXN00026103		HI-LINE/CHARGED IN ERROR	\$53.52
		TXN00026122		SHARI-HO C59211	\$77.30
		TXN00026180		HI-LINE/CREDIT FOR ERRONEOUS C	(\$53.52)
BOYD'S TREE SERVICE LLC	P056239	4463	233091	TREE PRUNING SERVICE FROM	\$7,267.88
	P056239	4470		TREE PRUNING SERVICE FROM	\$7,267.88
	P056239	4492	233348	TREE PRUNING SERVICE FROM	\$7,267.88
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$114.69
				CITY UTILITY BILLS/MAR 2016	\$2,600.25
FASTENAL COMPANY		WARIC55799	233116	ACID WASH BRUSH	\$29.29
		WARIC55851		GREEN SAFETY PAINT FOR TOOLS	\$10.91
GRAINGER	S016850	90572576272	233124	SOCKET ADAPTER 1/2" ITEM #5ECC	\$57.83
	S016850	9064301261		GUSSETED POLY BAG ITEM #5ZW14	\$48.51
	S016850	9064793665		INDUSTRIAL HEADLAMPS ITEM #3WY	\$107.25
	S016850	9064828594		KNEELING PAD ITEM #2HNV9	\$52.67
HI-LINE HOLDING COMPANY LLC DBA	S016835	10005080	233384	GROUND ROD DRIVER CAT. #GP	\$230.36
	S016835			FREIGHT	\$31.11
KELLEY'S TELE-COMMUNICATIONS INC	P056120	022403012016	233136	AFTER HOURS EMERGENCY CALL SVC	\$199.25
	P056120	022404012016		AFTER HOURS EMERGENCY CALL SVC	\$192.00
L&M TRUCK SALES INC		53344	233138	BUCKET RENTAL	\$3,103.65
RICHLAND ACE HARDWARE		211053	233158	2" TEE	\$4.12
		50504		AIR FILTER	\$21.68
		50519		CLEAR CAULK	\$14.10
ROWAND MACHINERY CO		197448	233165	310SL-RENT	\$705.90
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$402.34
POWER OPERATIONS TOTAL ****					\$30,274.31
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00026330	233457	WAL-MART - DISTILLED WTR & ADH	\$17.31
		TXN00026347		WKSHA EL SYS-HT EXG ASSMBLY	\$631.35
		TXN00026393		UPTN CLNR- FR COVRALLS	\$17.38
		TXN00026394		AMAZON MKTPLACE - EYE WASH SOL	\$46.27
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$1,526.60



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STEEBER'S LOCK SERVICE		343580	233171	KEY DUPLICATION-4	\$20.98
TRI CITIES BATTERY & AUTO REPAIR		110085	233183	12V BATTERIES	\$189.08
UTILITIES UNDERGROUND LOCATION CENTER		6030194	233439	UTILITIES LOCATE SERVICE	\$227.37
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$277.69
SYSTEMS DIVISION TOTAL****					\$2,954.03
Division:	505	ENERGY POLICY MGMT			
BENTON COUNTY AUDITOR/WEATHERWISE	P056463	11760 RELEASE	233342	J LOWRY-LIEN RELEASE, AC# 1176	\$73.00
	P056463	122120 LIEN		J POYNOR-RECORD LIEN; AC# 1221	\$73.00
	P056463	351040 LIEN		J BINGHAM-RECORD LIEN; AC# 351	\$73.00
	P056463	352760 LIEN		J HANSON-RECORD LIEN; AC# 3527	\$73.00
	P056463	40200 LIEN		R SCHENNUM-RECORD LIEN; AC# 40	\$73.00
	P056463	81880 LIEN		G SILVERNAIL-RECORD LIEN; AC#	\$73.00
	P056463	911250 LIEN		J KANDLE-RECORD LIEN; AC# 9112	\$73.00
	P056463	91560 LIEN		N SHOEMAKER-RECORD LIEN; AC# 9	\$73.00
BOB RHODES HEATING & A/C INC		086592	233347	2013 GREENBROOK-REBATE-HP	\$1,000.00
CITY OF RICHLAND		111260	233102	619 SANFORD-REBATE-WIN	\$308.18
		152240	233356	921 SMITH-REBATE-WINDOWS	\$261.87
		182280		1030 WINSLOW-REBATE-DHP/WINDOW	\$872.00
		201460	233102	1311 BIRCH-REBATE-HP	\$1,000.00
		431500		500 SURREY-REBATE-HP	\$1,000.00
DAYCO HEATING & AIR		45185	233112	414 SAHW-REBATE-HP 1 OF 2	\$1,250.00
		47540		2517 ALEXANDER CT-REBATE-HP	\$1,000.00
		47542		1028 SUNSTONE-REBATE-PTCS	\$250.00
		47575	233363	414 SHAW-REBATE-HP 2 OF 2	\$1,250.00
DELTA HEATING & COOLING INC	P056409	24166	233364	EE LOAN: D REZENDEZ, 1311 BIRC	\$5,701.50
		24167		1854 ALDER-REBATE-HP	\$1,000.00
EES CONSULTING	P055329	32162	233368	POWER RESOURCE PLANNING CONSUL	\$13,535.00
EFFICIENCY SOLUTIONS LLC	P056123	3-16	233369	COMMERCIAL ENERGY EFFICIENCY	\$4,654.50
HIRE ELECTRIC INC	P056411	602140	233385	EE LOAN: R SCHENNUM, 503 BENHA	\$10,000.00
JACOBS & RHODES INC	P056386	35973	233132	EE LOAN: J VANCE, 126 ORCHARD	\$6,787.50
		35974		2029 WEISKOPF CT-REBATE-HP	\$1,000.00
M CAMPBELL & COMPANY INC	P056388	66835	233143	EE LOAN: M PIROTTE, 500 SURREY	\$9,318.97
		67143		912 CEDAR-REBATE-HP	\$1,000.00
PERFECTION GLASS	P056311	9939647278	233409	EE LOAN: C WEIDERT-HAWKINS, 10	\$686.35
		9939647373		2500 GW WAY 110-REBATE-WINDOWS	\$315.75
TRANS UNION LLC		03602625	233432	CREDIT REPORT-MITCHELL/BINGHAM	\$21.60
VARSITY DEVELOPMENT LLC		2016-032162 REFUN	233189	4479 HIGHVIEW 2016-032162	\$1,000.00
ENERGY POLICY MGMT TOTAL****					\$63,797.22
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00026333	233457	COMPUNET/SOFTWARE LICENSES	\$136.18



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026471	233457	COMPUNET/CONFIGURE-UPGRADE SOF	\$738.48
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$1,236.60
FASTENAL COMPANY		WARIC55735	233116	AG JOBBERS-ELECTRICIAL TOOLS	\$24.36
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$160.53
TECHNICAL SERVICES TOTAL ****					\$2,296.15
ELECTRIC UTILITY FUND Total ***					\$125,816.24
FUND 402	WATER UTILITY FUND				
Division:	000				
BADGER MOUNTAIN IRRIGATION DISTRICT		2016-1ST QTR	233084	BADGER SOUTH WTR CONNECT FEES	\$2,700.00
HD FOWLER COMPANY INC	P056361	I4164309	233126	METER,BOX, BCF TOP/MID/BOTTOM	\$3,222.00
	P056361			METER,BOX, BLACK PLASTIC COVER	\$886.01
	S016842	I4167890		VALVE BOX LID, DROP IN, FOR	\$412.85
NORTHPOINT ELECTRICAL CONTRACTING INC	P055964	236-15/PYMT3FINAL	233150	236-15/PYMT3 RETAINAGE	(\$275.37)
PARKSON CORPORATION		C164-14/RETAINAGE	233153	C164-14 RELEASE RETAINAGE	\$15,223.38
	P056038	C244-15/PYMT 3 FI	233406	PYMT 3 RETAINAGE	(\$2,883.19)
UNASSIGNED TOTAL ****					\$19,285.68
Division:	410 WATER CAPITAL PROJECTS				
LINDSAY SALES HOLDING COMPANY DBA	P052094	5994	233393	HORN RAPIDS IRRIGATION PUMP	\$960.00
NORTHPOINT ELECTRICAL CONTRACTING INC	P055964	236-15/PYMT3FINAL	233150	C/O #1 RELOCATE 3 LIGHT FIXTUR	\$1,331.13
	P055964			WTP CHLORINATION CONVERSION	\$2,989.23
	P055964			C/O #2 ADDITIONAL ELECTRICAL W	\$1,660.74
PARKSON CORPORATION	P056038	C244-15/PYMT 3 FI	233406	WATER TREATMENT PLANT CHLORINA	\$60,321.03
	P056038			C/O #1 INSTALL 4 ADDITIONAL 2"	\$2,301.96
WATER CAPITAL PROJECTS TOTAL ****					\$69,564.09
Division:	411 WATER ADMINISTRATION				
ARBAUGH & ASSOCIATES INC		1521	233338	ARBAUGH CONTRACT FEES-MAR'16	\$540.00
RH2 ENGINEERING INC	P056226	64525	233418	WATER HYDRAULIC MODELING ON-CA	\$389.15
	P056226	64767		WATER HYDRAULIC MODELING ON-CA	\$1,466.38
	P055760	64768		WATER SYSTEM PLAN-2015: #180-	\$9,382.99
WATER ADMINISTRATION TOTAL ****					\$11,778.52
Division:	412 WATER OPERATIONS				
ARAMARK UNIFORM SERVICES INC	S016865	03/16-934962000	233337	LINEN CHARGES FOR MARCH, 2016	\$70.60
BANK OF AMERICA		TXN00026010	233457	CHEMSEARCH/MAXILUBE	\$171.08
		TXN00026121		AMERICAN BACKFLOW PREVENT - BR	\$129.00
				AMERICAN BACKFLOW PREVENT - SH	\$37.00
		TXN00026339		WETRC - TRAINING - TALLENT	\$300.00
BENTON RURAL ELECTRIC ASSOCIATION		03/16-38510	233090	KENNEDY BOOSTER STATION	\$1,788.52
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$39,596.57
ENDRESS HAUSER INC	S016816	6001794483	233114	SHIPPING	\$13.82



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ENDRESS HAUSER INC	S016816	6001794483	233114	TAX ADJUSTMENT	\$0.01
	S016816			SENSOR, PROSONIC S FDU91, ENDR	\$452.13
	S016816	6001795462		SHIPPING	\$13.82
	S016816			ULTRASONIC LEVEL TRANSMITTER,	\$1,413.53
ENERGY NORTHWEST		ENV02770	233371	WATER SAMPLES	\$1,932.00
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	P055802	93115690	233372	GIS CONSULTING SERVICES TO ASS	\$68.50
FIELD INSTRUMENTS & CONTROLS INC	S016795	161404	233118	PMC MOISTURE PROTECTION ASSEMB	\$254.12
	S016795			ADJUST TAX	\$0.01
	S016795			PMC DESICCANT CARTRIDGE ASSEMB	\$97.74
	S016795			SHIPPING	\$14.70
	S016795			PMC SUBMERSIBLE LEVEL TRANSMIT	\$549.79
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$20.34
RICHLAND ACE HARDWARE		50531	233158	GARDEN HOSES	\$141.15
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$140.87
	P056491			VERIZON CHARGES FOR 2/29-3/28	\$186.87
XEROX CORPORATION		084093866	233451	W7225 BASE CHR/PRINTS-MAR	\$130.38
WATER OPERATIONS TOTAL ****					\$47,522.55
Division:	413	WATER MAINTENANCE			
BANK OF AMERICA		TXN00026001	233457	PNWS-AWWA - SIEFKEN CONFERENCE	\$480.00
		TXN00026336		OFFICE DEPOT - INK, CLIP BOARD	\$58.85
		TXN00026338		PAYPAL - LASER MEASURER	\$129.99
		TXN00026351		AQUATICTECHPOOLWEB - LIFE RING	\$563.46
		TXN00026355		OFFICE DEPOT - INK	\$59.20
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$66.84
				CITY UTILITY BILLS/MAR 2016	\$16.12
				CITY UTILITY BILLS/MAR 2016	\$868.96
				CITY UTILITY BILLS/MAR 2016	\$264.71
				CITY UTILITY BILLS/MAR 2016	\$38.35
				CITY UTILITY BILLS/MAR 2016	\$5,205.29
				CITY UTILITY BILLS/MAR 2016	\$56.83
HD FOWLER COMPANY INC	S016694	I4122904/RA289705	233126	FREIGHT	\$179.19
	S016694			CREDIT FOR RETURN OF 10" CHECK	(\$2,728.45)
	S016694			10" CHECK VALVE, MODEL 895 SPL	\$3,544.38
		I4155303		METER BOXES	\$247.44
		I4163821		FIRE HOSE CAPS-RES MAINT	\$237.40
		I4164392		TAPPING SLEEVE/VALVES/GLAND	\$2,409.92
		I4164414		BOLTS	\$10.02
	S016694	I4164488		FREIGHT CHARGE TO RETURN CHECK	\$143.73
		I4164502		12" SAW BLADE	\$172.09
		I4164794		6" DUCTILE	\$482.81



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HD FOWLER COMPANY INC	S016810	I4165319	233382	TT ADAPTER O-RING 2" FLARE COP	\$2.26
	S016810			ADJUST TAX	(\$0.01)
	S016810			2" FLARE COPPER ADAPTER, TAPMA	\$116.64
	S016810			TT ADAPTER O-RING (ALL TT	\$2.26
		I4166206		HYDRANT STEM	\$137.29
KELLEY'S TELE-COMMUNICATIONS INC		276304012016	233389	AFTER HOURS EMERGENCY CALL SVC	\$41.17
MELVILLE, ANNETTE		041516	233395	RETRACTABLE TRANSOM TIE DOW	\$107.49
OXARC INC		F321517	233403	ANNUAL FIRE EXT MAINT	\$80.43
		R405332		CYLINDER RENTAL	\$73.41
RICHLAND ACE HARDWARE		211187	233524	ANGLE VALVES	\$13.55
		211212		KNEE PADS/SOCKET/DRY BOX	\$48.29
		50411	233158	HEDGE SHEAR	\$21.71
		50468		MICROFIBER APPLICATOR	\$14.11
		50534		GRINDING WHEEL/LEVEL	\$15.81
		50596		THERMOMETER	\$7.59
		50620		PAINT TRAY LINER	\$4.32
		50691		LEVEL/TROWL	\$20.61
		50705		FLAG MARKERS/INSERT	\$12.13
		50763	233524	UNION/ADAPTER/NIPPLES	\$14.70
		50785		UNION/ADAPTER	\$33.80
		50817		KNEE PADS/STRAP	\$29.27
		50839		TAIL PIECE	\$6.51
		50868		PVC TRAP/TAIL PIECE	\$20.60
		50910		SAND DISC/MSKG TAPE-WTP	\$23.31
UTILITIES UNDERGROUND LOCATION CENTER		6030194	233439	UTILITIES LOCATE SERVICE	\$37.89
XEROX CORPORATION		084093844	233451	W7855 BASE CHRNG/PRINTS-MAR	\$15.22
WATER MAINTENANCE TOTAL ****					\$13,407.49
WATER UTILITY FUND Total ***					\$161,558.33
FUND	403	WASTEWATER UTILITY FUND			
Division:	000				
PARKSON CORPORATION		C164-14/RETAINAGE	233153	C164-14 RELEASE RETAINAGE	\$37,869.15
WA STATE DEPARTMENT OF ECOLOGY	P056461	L1000013-PYMT 9	233443	WWTF AERATION BASIN 2 MODS - L	\$18,578.36
	P056461			WWTF AERATION BASIN 2 MODS - L	\$32,784.66
UNASSIGNED TOTAL ****					\$89,232.17
Division:	421	SEWER CAPITAL PROJECTS			
BANK OF AMERICA		TXN00026033	233457	RYAN HERCO/VALVE W/VENT	\$1,199.52
		TXN00026131		HD FOWLER PASCO - 6-inch uni-f	\$102.52
		TXN00026282		HD FOWLER PASCO - Romac gasket	\$29.76
HYCHEM INC	P056360	I0043098	233128	POLYMER- HYPERFLOC CE 884- HIG	\$3,247.14



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HYCHEM INC	P056360	I0043098	233128	FREIGHT	\$867.40
	P056360			POLYMER- HYPERFLOC CE 894- HIG	\$3,496.92
IMT INC		7139	233387	WWTF SOLIDS UPGRADE M15320	\$550.00
TOTAL ENERGY MANAGEMENT INC	P056364	55022	233430	WATER SOURCE HEAT PUMP AND	\$4,333.14
SEWER CAPITAL PROJECTS TOTAL****					\$13,826.40
Division:	422	SEWER OPERATIONS			
ALS GROUP USA CORP DBA	P056198	03/16 0939-51	233335	CREDIT FOR OVERPAYMENT ON INVO	(\$10.00)
	P056198	51-336298-0		WWTP INFLUENT/EFFLUENT SAMPLIN	\$260.00
	P056198			WATER- TDS (TOTAL DISSOLVED	\$18.00
	P056198			WATER- 335.4 TOTAL CYANIDE	\$80.00
	P056198			WATER- OIL & GREASE TOTAL HEM	\$400.00
	P056198			WATER- 420.1 PHENOLICS	\$90.00
	P056198			WATER- 1631E TOTAL MERCURY	\$120.00
APPLIED INDUSTRIAL TECH INC		7007442673	233082	RAG WASHER/COMPACTOR SHAFT	\$77.92
BANK OF AMERICA		TXN00025955	233457	ACHIEVE TRAINING CTR - Mgmt tr	\$9.95
		TXN00025961		INTERNATIONAL TRANSACTION - Mg	\$0.08
		TXN00025995		NEWEGG/UPS TOWER	\$1,029.19
		TXN00026044		BUDGET2692000029306 - Box to s	\$7.05
		TXN00026098		DAILY DONUTS - Staff appreciat	\$45.00
		TXN00026140		L&I PERMITS - Elec circuit for	\$75.80
		TXN00026171		IFM EFECTOR INC - Credit for r	(\$176.60)
		TXN00026183		EIDUPONTTRAINING - Forklift sa	\$98.19
		TXN00026190		VARIDESK - Standing desk for J	\$395.00
		TXN00026194		OFFICESUPPLY.COM - Legal file	\$57.76
		TXN00026203		STAPLES - LabelWriter, pens, f	\$208.01
		TXN00026212		Amazon.com - 3-shelf organizer	\$26.03
		TXN00026221		STAPLES - Credit for order of	(\$23.87)
		TXN00026227		AMAZON MKTPLACE PMTS - 5-shelf	\$79.40
		TXN00026238		Amazon.com - Health Gards aero	\$61.58
		TXN00026250		AMAZON.COM AMZN.COM/BILL - Gla	\$15.61
		TXN00026251		THE HOME DEPOT #4746 - Plants	\$218.59
		TXN00026291		Amazon.com - Logitech wireless	\$43.34
		TXN00026324		AMAZON MKTPLACE PMTS - Cell ph	\$11.66
		TXN00026334		AMAZON MKTPLACE PMTS - Nalgene	\$48.93
		TXN00026359		CDW G -APC Smart UPC	\$1,660.89
		TXN00026369		AMAZON MKTPLACE PMTS - Cascade	\$55.94
		TXN00026435		AMAZON.COM AMZN.COM/BILL - Ret	(\$15.61)
		TXN00026482		YOKE'S FRESH MARKET - Service	\$48.02
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$14,791.34
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	P055802	93115690	233372	GIS CONSULTING SERVICES TO ASS	\$68.50



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FEDERAL EXPRESS CORP		5-370-68826	233374	COOLER RETURN-UNITECH/EMSL SE	\$16.63
FISHER SCIENTIFIC COMPANY, LLC		0426279	233375	WWTP-BRUSH/DOT FLUOR HDPE	\$266.65
INLAND ASPHALT CO	P056448	32-2226057	233129	5/8 ASPHALTIC CONCRETE HOT MIX	\$527.23
NORCO INC		18124245	233149	WWTP-SAFETY VESTS	\$280.75
	P056345	18142847		SLIDE-ON PUMP FOR VENTIS MX4,	\$437.80
	P056345			GAS MONITOR, VTS-K1232101101,	\$679.43
OXARC INC		R405331	233403	CYLINDER RENTAL-WWTF	\$12.78
PARADISE BOTTLED WATER CO		03/16-WASTEWATER	233405	BOTTLED WATER-MARCH	\$430.50
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$9.69
REXEL INC DBA		J045692	233156	COUPLERS-INFLUENT BLDG	\$16.01
RICHLAND ACE HARDWARE		50152	233158	CORDLESS DRILL-COMPOST	\$130.31
		50526		WWTP-ELBOW/TUBING/SPRINKLR	\$34.86
		50663		DRAIN/BRUSH-BLT PRSS TRLR	\$22.24
		50799	233524	SPRAY PAINT-AERATION BASIN	\$16.26
		50801		SPRAY FOAM-AERATION BASIN	\$4.88
SIGMA-ALDRICH INC		538427583	233167	SOLUTIONS FOR TESTING-WWTP LAB	\$386.23
		538462722		E COLI IN WATER-WWTP LAB	\$171.75
STONEWAY ELECTRIC SUPPLY		S101560531.001	233173	ALUMINUM COIL/CONNECTORS	\$22.03
		S101574489.001		ELECT CONNECTOR-INFLUENT BLDG	\$16.57
		S101580238.001	233423	FUSE-INFLUENT BLDG	\$71.85
TACOMA SCREW PRODUCTS INC		22140403	233176	SCREWS/DRIVERS-AERATION BASIN	\$48.69
UNITED PARCEL SERVICE	S016862	000986641156	233187	2 NEXT DAY AIR PKGS TO ALS FOR	\$115.27
	S016862			ADDITIONAL HANDLING FOR PKG TO	\$10.50
	S016862			GROUND PKG TO CH2M HILL FOR WW	\$3.95
	S016862			ADDITIONAL HANDLING FOR PKG TO	\$10.62
	S016872	000986641166	233438	ADDITIONAL HANDLING FOR PKG TO	\$10.50
	S016872			GROUND PKG TO ALS FOR WWTP	\$6.66
	S016872			GROUND PKG TO WA STATE DOE FOR	\$4.09
	S016872			NDA PKG TO ALS FOR WWTP 04/14	\$99.68
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$161.64
WASTE MANAGEMENT		0094493-1819-6	233445	POL SERVICE COMPOST PAD	\$99.76
WESTERN MATERIALS		PAS00305108-001	233449	PLYWOOD-AERATION BASIN 2	\$971.98
WHITNEY EQUIPMENT COMPANY INC	P056085	80500	233198	TAX ADJUSTMENT	\$0.01
	P056085			KIT, IMPELLER N 613 LT HIGH CH	\$6,900.44
	P056085			AIR FREIGHT	\$652.91
XEROX CORPORATION		084093811	233451	W7845 BASE CHR/PRINTS-MAR	\$250.41
SEWER OPERATIONS TOTAL ****					\$32,777.26
Division:	423	SEWER MAINTENANCE			
BANK OF AMERICA		TXN00025990	233457	TACOMA SCREW PRODUCTS PA - Pa	\$4.24
		TXN00026009		SHERWIN WILLIAMS #8092 - Paint	\$129.10
		TXN00026295		HOMEDPOT.COM - Reciprocating	\$368.15



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026321	233457	THE HOME DEPOT #4746 - Headlam	\$86.75
		TXN00026432		STONEAGE INC - MOTO - Warthog	\$887.94
INLAND ASPHALT CO	P056448	32-2227100	233129	5/8 ASPHALTIC CONCRETE HOT MIX	\$94.97
	P056448	32-2227543		5/8 ASPHALTIC CONCRETE HOT MIX	\$14.39
JT AUTOMOTIVE PARTS INC DBA		356886	233505	FUEL FILTER FOR PRESSURE WA	\$2.27
KELLEY'S TELE-COMMUNICATIONS INC		276304012016	233389	AFTER HOURS EMERGENCY CALL SVC	\$41.18
TACOMA SCREW PRODUCTS INC		22140540	233176	3 TON BOTTLE JACK	\$150.16
THE DRAIN SURGEON		34653	233426	1107 WRIGHT AVE-CAMERA LINE	\$271.50
UTILITIES UNDERGROUND LOCATION CENTER		6030194	233439	UTILITIES LOCATE SERVICE	\$37.89
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$155.03
SEWER MAINTENANCE TOTAL ****					\$2,243.57
WASTEWATER UTILITY FUND Total ***					\$138,079.40
FUND 404	SOLID WASTE UTILITY FUND				
Division:	430	CAPITAL PROJECTS			
PARAMETRIX INC	P056302	01-76769	233152	LANDFILL CONTAMINATION ASSESSM	\$17,202.93
CAPITAL PROJECTS TOTAL ****					\$17,202.93
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00026021	233457	STAPLES-ELECT.WIPES	\$37.70
		TXN00026302		YOKES - POSTAGE TO ROUTEWARE	\$6.80
BI STATE OCCUPATIONAL SAFETY & HEALTH		2514-B	233346	VACCINE/PHYS/DOT EXAMS	\$420.00
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$200.53
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$69.36
RICHLAND ACE HARDWARE		50390	233158	VELCRO/ORGANIZER/BOX	\$41.19
ROUTEWARE INC	S016742	97156	233164	HARDWARE TO INCLUDE:	\$3,437.19
	S016742			SOFTWARE- TO INCLUDE:	\$2,926.77
	S016742	97338		FREIGHT	\$27.16
	S016742	97339		ADD'L CABLES & PARTS TO COMPLE	\$386.58
	S016742	97340		CABLE AND FREIGHT	\$86.32
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$1,011.94
SOLID WASTE COLLECTION TOTAL ****					\$8,651.54
Division:	433	SOLID WASTE DISPOSAL			
ARAMARK UNIFORM SERVICES INC	S016865	03/16-934962000	233337	LINEN CHARGES FOR MARCH, 2016	\$125.16
BANK OF AMERICA		TXN00026006	233457	STAPLES -SHARPIE,HIGHT,PENS	\$64.04
		TXN00026007		STAPLES-PENS	\$6.49
		TXN00026045		DELTA AIR-WASTEXPO,J.MAROW	\$163.20
		TXN00026149		STAPLES-SILVERWARE	\$13.02
		TXN00026155		AMAZON-EHS HOOKSWITCH	\$54.24
		TXN00026166		NEWEGG-Plantronics WRL Headset	\$192.99
		TXN00026181		MARGO SUPPLIES-BANGERS,SCREAM	\$491.00



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026182	233457	PMI PENTON CONF FEES -WASTEXPO	\$900.00
		TXN00026207		INTERNATIONAL TRANSACTION - Pu	\$3.93
		TXN00026343		STAPLES-RECIEPT TAPE	\$102.11
		TXN00026360		STAPLES -BINDERS	\$19.74
		TXN00026424		STAPLES-WORKFIT DESK	\$459.91
		TXN00026486		AMAZON.COM-HEARING PROTECTION	\$61.78
		TXN00026489		AMAZON.COM-OIL CONTAINER	\$76.02
BENTON COUNTY SHERIFF'S OFFICE		02/16-WORKCREW II	233086	WORKCREW II-FEB 2016	\$953.64
CAROLINA SOFTWARE	P056095	60894	233352	Waste Works Software Support P	\$250.00
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$2,372.09
FOLLETT, LYNNE		MARCH 2016	233119	FOLLETT-MILEAGE MAR 2016	\$34.02
FRONTIER	S016863	04/16 2061882614	233377	TELEPHONE CHARGE 3/19/16-4/18/	\$121.74
INTERWEST CONSTRUCTION INC	P056276	1096-01	233131	CONCRETE CRUSHING AT LANDFILL	\$22,806.00
	P056276			EXTRA WORK	\$568.30
MITCHELL, FRANK		MARCH 2016	233147	MITCHELL-MILEAGE MAR 2016	\$41.58
MOON SECURITY SERVICES INC		811505	233401	BASIC FIRE MONITORING	\$33.00
PARADISE BOTTLED WATER CO		03/16-LANDFILL	233405	BOTTLED WATER-MARCH	\$70.57
PARAMETRIX INC	P055201	01-76770	233152	2015 LANDFILL SAMPLING,MONITOR	\$1,854.79
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$70.97
WASTE MANAGEMENT		0094491-1819-0	233445	POL SERVICE-LANDFILL-MAR	\$99.76
XEROX CORPORATION		084093812	233451	W7225 BASE CHR/PRINTS-MAR	\$198.73

SOLID WASTE DISPOSAL TOTAL ****

\$32,208.82

SOLID WASTE UTILITY FUND Total ***

\$58,063.29

FUND 405

STORMWATER UTILITY FUND

Division:

441

STORMWATER

BANK OF AMERICA		TXN00026279	233457	THE HOME DEPOT #4746 - AL tie	\$21.33
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$303.31
INLAND ASPHALT CO	P056448	32-2226057	233129	TAX ADJUSTMENT	(\$0.01)
	P056448			5/8 ASPHALTIC CONCRETE HOT MIX	\$527.23
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$23.11

STORMWATER TOTAL ****

\$874.97

STORMWATER UTILITY FUND Total ***

\$874.97

FUND 407

MEDICAL SERVICES FUND

Division:

121

AMBULANCE

BOUND TREE MEDICAL LLC		70223588	233495	RETURN MASIMO CONNECT CABLE	(\$72.75)
		82074851		ET TUBE/COUDE TIP	\$49.95
		82081201		SALINE/INTRAVENOUS DRESSING	\$439.93
		82081202		SAFETY GLASSES	\$24.52



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC		82081203	233495	GLOVES/SALINE/NEBULIZER	\$607.46
		82085615		CAS BP CUFF SM ADULT	\$13.68
		82087121		SALINE/O2 MASK VALVE HOSE S	\$1,463.00
		82087122		GLOVES/ENDOTRACHEAL TUBES	\$216.18
		82088589		GERMICIDAL WIPES	\$88.94
		82091748		IV CATHETER/GLOVES/BVM	\$1,843.03
		82091749		IV CATHETER/SAFETY GLASSES	\$669.42
		82093127		GLOVES/SALINE/GLUCOSE STRIP	\$525.51
		82093128		GERMICIDAL WIPES/SANI-HANDS	\$17.35
		82093129		GLOVES/CAS BP CUFF/ASPIRIN	\$70.24
		82096194		MUCOSAL ATOMIZATION (MAD)	\$34.70
		82098830		HYPODERMIC NEEDLES	\$12.69
		82101312		IV SET/SALINE/DEFIB PADS	\$484.46
		82101314		SAFETY GLASSES	\$80.67
		82101315		GLOVES/SALINE/UNDERPAD	\$326.49
CITY OF RICHLAND COLUMBIA BASIN COLLEGE LIFE ASSIST INC OXARC INC	P056470	82102773	233495	SALINE/ONDANSETRON/NALOXONE	\$790.44
		82102774		GERMICIDAL WIPES/SANI-HANDS	\$34.70
		03/2016 MAR		CITY UTILITY BILLS/MAR 2016	\$383.73
		26889		ACLS OR PALS FEES - WINTER QTR	\$151.20
		743917		EPINEPHRINE	\$186.00
		03768PP		MEDICAL OXYGEN	\$51.56
		04087PP		MEDICAL OXYGEN	\$37.72
		04524PP		MEDICAL OXYGEN	\$34.35
		05306PP		MEDICAL OXYGEN	\$68.77
		06065PP		MEDICAL OXYGEN	\$76.54
		R405362		CYLINDER LEASE	\$26.03
		02/16-FIRE ST 71	233405	BOTTLED WATER-FEBRUARY	\$41.68
		02/16-FIRE ST 72		BOTTLED WATER-FEBRUARY	\$32.53
		02/16-FIRE ST 73		BOTTLED WATER-FEBRUARY	\$18.80
		02/16-FIRE ST 74		BOTTLED WATER-FEBRUARY	\$21.85
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$118.21
RICHLAND ACE HARDWARE		50792	233524	STOP WATCH BATTERY	\$2.49
SPRINT		147658811-100	233170	LIFEPAK SRVC CHRGS 03/15-04/14	\$157.77
		891160522-145		RFD CELL PHONES 02/18-03/17/16	\$36.57
TRITECH SOFTWARE SYSTEMS		20160223	233185	SW SUPPORT RENEWAL 5/16-5/17	\$7,514.19
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$288.76

AMBULANCE TOTAL ****

\$16,969.36

MEDICAL SERVICES FUND Total ***

\$16,969.36

FUND 408

BROADBAND FUND

Division:

460

BROADBAND ADMINISTRATION



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$189.76
BROADBAND ADMINISTRATION TOTAL ****					\$189.76
BROADBAND FUND Total ***					\$189.76
FUND 501	CENTRAL STORES FUND				
Division:	000				
GRAINGER	S016824	9061627478	233125	HAND SANITIZER,4 FL OZ SQUEEZE	\$466.29
	P056403	9064766950		PLIERS, 6" LONG NOSE W/SPRING,	\$235.62
	P056403	9064934111		SCREWDRIVER,SLOTTED, 1/4"X 4",	\$53.43
	P056403			SCREWDRIVER,SLOTTED, 3/8"X 8",	\$87.75
	P056403			PLIERS, 7" DIAGONAL HEAVY DUTY	\$163.77
	P056403			SCREWDRIVER,SLOTTED,5/16"X 6",	\$65.46
	P056403			SCREWDRIVER,SLOTTED,3/16"X 4",	\$35.10
	P056403			PLIERS, 10" TONGUE & GROOVE,	\$62.16
	P056403			ADJUST TAX	\$0.01
	P056403			PLIERS, SIDECUTERS, 9" HIGH-	\$230.75
HORIZON DISTRIBUTION INC	P056328	914012	233127	PLIERS, 10" TONGUE & GROOVE,	\$69.02
	P056328			TAPE MEASURE, STEEL, 16 FT,	\$69.42
	P056328			TAPE MEASURE, STEEL, 25 FT,	\$89.49
	P056328			SEALANT, RTV SILICONE, CLEAR,	\$3.57
	P056328			UTILITY KNIFE-RETRACTING BLADE	\$128.18
	P056328			TAPE, BOX SEALING 2" X 60 YD	\$184.14
	P056328			ARMOR ALL ORIGINAL PROTECTANT,	\$52.15
	P056328			POWDER SCOURING, COMET, 21 OZ,	\$41.96
	P056328			KNIFE PUTTY, FLEXIBLE, 3",	\$21.63
	P056328			ARMOR ALL MULTI-PURPOSE AUTO	\$35.58
	P056328			SHOVEL, ROUND POINT, 48" WOOD	\$64.38
	P056328			ANTISEPTIC WIPE. UNITIZED BOX	\$3.13
	P056328			BLADE, BI-METAL,UTILITY KNIFE,	\$15.53
	P056328			BRUSH, WIRE, 14" WOOD HANDLE,	\$15.25
	P056328			ANTIBIOTIC OINTMENT, 1/32 OZ,	\$6.26
	P056328			PAINT SCRAPER, RAZOR, SINGLE	\$3.97
	P056328			WRENCH, ALLEN, HEX KEY SET,	\$35.84
	P056328	916137		UTILITY KNIFE-RETRACTING BLADE	\$11.65
	P056328	917239		ARMOR ALL ORIGINAL PROTECTANT,	\$37.25
UNASSIGNED TOTAL ****					\$2,288.74
Division:	903	CENTRAL STORES			
XEROX CORPORATION		084093858	233451	D95 PRINT SHOP BASE CH-MAR	\$367.28
		084093860		C75 PRINT SHOP BASE CH-MAR	\$1,760.52
CENTRAL STORES TOTAL ****					\$2,127.80



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CENTRAL STORES FUND Total ***					\$4,416.54
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division: 214	EQUIPMENT MAINTENANCE				
AMERICAN RADIATOR INC		AA097223	233202	SRVC FLTR VEH 3296 WO 42356	\$385.53
		AA097232		RBLD TRCK SOLD VEH 3296 WO	\$439.83
		AA097323	233455	RADIATOR VEH 3234 WO 42570	\$195.48
		AA097324		CLN AIR COOL VEH 3281 WO 42	\$1,219.58
ARAMARK UNIFORM SERVICES INC	S016865	03/16-934962000	233337	LINEN CHARGES FOR MARCH, 2016	\$291.91
ASE		ORD-1246981-775BG	233204	ASE TESTING-HAYNES	\$74.00
		ORD-1247641-NMR87		ASE TESTING-HAYNES	\$110.00
		ORD-1250602-Z0N0T	233456	ASE TESTING-HUSKEY	\$74.00
BANK OF AMERICA		TXN00026023	233457	101 CLEANERS - ASE PATCHES SEW	\$274.22
		TXN00026143		WA DOL LIC & REG 59907 - Purch	\$47.25
		TXN00026151		WA DOL - Service Fee	\$2.00
		TXN00026239		OFFICE DEPOT - Paper	\$117.24
		TXN00026253		101 CLEANERS - Sew on Patches	\$178.65
		TXN00026427		AMAZON - RAM Mount	\$43.26
		TXN00026430		HOME DEPOT - #3228 Gal Pipe Ni	\$53.97
		TXN00026466		AMAZON - RAM Mounts	\$71.97
		TXN00026501		TRAUSCH - #4153 Motor	\$458.81
BASIN EXPRESS LLC		315279	233206	SHIPPING VEH 5045 WO 42437	\$11.50
BRAUN NORTHWEST INC		19220	233210	SIMULATORS VEH 5043 WO 4239	\$483.49
C & E TRENCHING LLC		231	233213	HAUL GRNDR VEH 7143 WO 4242	\$330.00
		283	233094	HL GRNDR VEH 7143 WO 42420	\$210.00
CASADAY BEE-LINE SERVICE & TOWING LLC		23755	233215	ALIGN VEH 3243 WO 42311	\$94.89
CASCADE FIRE EQUIPMENT CORP DBA		117751	233216	GOV E-ONE VEH 5039 WO 42330	\$1,744.45
CENTRAL HOSE & FITTINGS INC		430599	233097	RED BSH VEH 3228 WO 42190	\$23.72
		431117	233218	FITTINGS VEH 3309 WO 42453	\$11.47
		431322		FITTINGS VEH 6561 WO 42416	\$19.15
		432247	233497	CASE VEH 7107 WO 42521	\$22.49
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$3,231.10
CLUSTER FIX LLC		572980	233104	CLSTR RPR VEH 3228 WO 42190	\$183.53
COAST CRANE COMPANY		DI/073927	233105	CRANE RPR VEH 3251 WO 42165	\$2,591.68
COLEMAN OIL COMPANY		0406972-IN	233106	LANDFILL DIESEL-DYED	\$2,331.12
		CL82313		CARD LOCK FUEL 4/01-4/03	\$2,516.25
		CL82894		CARD LOCK FUEL 4/04-4/10	\$10,057.96
COMMERCIAL TIRE INC		218322	233224	TIRE VEH 7146 WO 40768	\$377.68
		222184		MT/DSMT VEH 3211 WO 42430	\$26.51
		222185		TR RPR VEH 3315 WO 42428	\$236.51
		222204		MT/DSMT VEH 3310 WO 42429	\$26.51



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMERCIAL TIRE INC		222295	233224	WHL SWTCH VEH 3309 WO 42447	\$65.16
		222296		ROTATE DRVS VEH 3222 WO 424	\$65.16
		222297		ROTATE TIRES VEH 5029 WO 42	\$65.16
		222298		TIRE VEH 3304 WO 42443	\$131.44
		222441		ROTATE DRVS VEH 3255 WO 424	\$65.16
		222830		FLAT RPR VEH 3315 WO 42539	\$36.92
		222831		WHL SWTCH VEH 3285 WO 42537	\$65.16
		222832		TIRES VEH 3244 WO 42536	\$1,415.93
		222835		TIRE RPR VEH 7131 WO 42540	\$47.24
		222836		TIRES VEH 3290 WO 42534	\$1,415.93
		222837		TIRES VEH 3308 WO 42535	\$1,269.80
		222981	233499	TIRE VEH 3211 WO 42589	\$421.51
		222982		TIRES VEH 3310 WO 42587	\$421.51
		222983		TIRES VEH 3315 WO 42588	\$421.51
		223045		FLAT RPR VEH 3175 WO 42585	\$90.14
		223047		TIRE VEH 1202 WO 42590	\$154.88
		223126		ROTATE TIRES VEH 3320 WO 42	\$65.16
CONNELL OIL INC		0140606-IN	233225	OIL VEH 6585 WO 42180	\$363.38
		0141751-IN	233107	LUBE PRODUCTS	\$1,114.56
		0142680-IN	233359	LUBE PRODUCTS	\$1,114.56
		0142710-IN		LUBE PRODUCTS	\$1,068.84
		0142816-IN	233107	HYD FLD VEH 7143 WO 42414	\$126.30
CORWIN OF PASCO LLC		379868	233226	STRP/BRCKT VEH 5045 WO 4243	\$538.23
		379884		TANK ASY VEH 5045 WO 42437	\$1,461.86
		380051		ELEMENTS VEH 5043 WO 42432	\$134.73
		380052		VLV/GSKT VEH 5045 WO 42437	\$299.03
DAY MANAGEMENT CORPORATION DBA		409101	233111	RMV EQUIP VEH 1101 WO 42010	\$304.08
EMPIRE RUBBER & SUPPLY CO		266134	233232	TIGER VEH 7141 WO 41934	\$195.22
FAST SIGNS		139-52844	233235	VEH NMBRS VEH 2441 WO 42435	\$645.08
		139-52991		VEH NMBRS VEH 2455 WO 42470	\$48.48
FASTENAL COMPANY		S4498502.001	233373	SCREW/WRAP/JOBBER-SHOP SPPL	\$110.71
		S4516741.001		JOBBER/NUT/SCREW-SHOP SPPLY	\$142.23
		S4516741.002		NUT-SHOP SPPLY	\$21.77
		S4527134.001		CAP/WASHER/NUT-SHOP SPPLY	\$81.63
		S4531570.001		LG FLNG NAIL RVT-SHOP SPPLY	\$10.75
		S4550623.001		TAV/PANEL/ZINC-SHOP SPPLY	\$238.90
		S4550623.002		SPLASH SHIELD-SHOP SPPLY	\$7.49
		S4564952.001		BUSHING/TUBING-SHOP SPPLY	\$189.71
		WARIC55247	233236	1ST AD KT VEH 3333 WO 41996	\$58.89
		WARIC55421		1ST AD KT VEH 3335 WO 42151	\$58.89
		WARIC55592		BOTTLED WATER/SHOP SPPLY	\$125.34



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FASTENAL COMPANY		WARIC55593	233236	S/S FW VEH 3335 WO 42384	\$18.24
		WARIC55878		WIPES VEH 3222 WO 42284	\$150.67
		WARIC55879		WIPES VEH 3251 WO 42165	\$150.67
		WARIC55880		WIPES VEH 5039 WO 42330	\$150.67
GENUINE AUTO GLASS OF TRI CITIES LLC		613064	233239	WS TINT VEH 3292 WO 42383	\$149.39
		613296		WS TINT VEH 3311 WO 42549	\$152.57
GLASS NOOK INC		71421	233240	LEXAN VEH 7122 WO 42386	\$796.96
J & L HYDRAULICS INC		42695	233246	CPLRS/ADPS VEH 6593 WO 4242	\$148.87
JIM'S PACIFIC GARAGES INC		X100025629	233134	NYLN TBNG VEH 3222 WO 42284	\$20.53
		X100026706		STRG GR VEH 3255 WO 42368	\$2,878.35
		X100026857	233251	SEAT BELT VEH 3251 WO 42375	\$209.16
		X100026995		OIL FILL VEH 3292 WO 42383	\$109.15
		X100027104		SHCK AB VEH 3306 WO 42230	\$128.04
		X100027136	233134	SPLSH GRD VEH 3304 WO 42412	\$20.72
		X100027186	233251	ADJ ASY VEH 3251 WO 42375	\$55.16
		X100028193		BRK DRUM VEH 3312 WO 42478	\$311.90
		356365	233505	FITTINGS VEH 5033 WO 42283	\$253.84
		356384		FITTINGS VEH 5033 WO 42283	\$7.05
JT AUTOMOTIVE PARTS INC DBA		356385		ADAPTER VEH 3278 WO 42465	\$23.88
		356394		VALVE VEH 3212 WO 42367	\$119.95
		356399		ADAPTER VEH 3278 WO 42465	\$65.14
		356401		FILTER VEH 7141 WO 40708	\$394.00
		356417		LAMP VEH 3213 WO 42376	\$15.29
		356444		FILTER VEH 2383 WO 42427	\$16.57
		356538		FILTER VEH 5046 WO 42434	\$16.94
		356539		FILTER VEH 5045 WO 42433	\$16.94
		356542		BRK CLN VEH 6561 WO 42416	\$9.36
		356565		FITTINGS VEH 5033 WO 42283	(\$14.10)
		356622		BRK CLN VEH 1380 WO 42442	\$34.32
		356623		LOOM VEH 3335 WO 42441	\$14.65
		356625		WIPERS VEH 2383 WO 42427	\$22.78
		356627		GL WHIT VEH 3335 WO 42441	\$25.37
		356640		DOOR KIT VEH 3315 WO 42425	\$81.27
		356647		PADS VEH 3248 WO 42219	\$36.24
		356649		WHL SEAL VEH 2345 WO 42451	\$21.20
		356654		FITTINGS VEH 5033 WO CREDIT	(\$36.14)
		356655		SEAL VEH 3203 WO 42365	\$97.71
		356656		SEAL VEH CREDIT WO CREDIT	(\$32.57)
		356660		LIGHTS VEH 3203 WO 42350	\$45.79
		356664		GROMMET VEH 3203 WO 42350	\$7.28
		356681		LAMP VEH 3203 WO 42350	\$15.59



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		356685	233505	LENS VEH 3203 WO 42350	\$7.04
		356687		LIGHTS VEH 3203 WO 42350	\$194.57
		356731		PNT HOOK VEH 3317 WO 42455	\$167.06
		356751		LENS VEH 3203 WO 42350	\$7.04
		356766		BATTERY VEH 2378 WO 42456	\$117.65
		356768		GLOVES VEH SHOP WO SUPPLIES	\$282.24
		356773		LAMPS VEH 3203 WO 42350	\$57.18
		356776		TAPE VEH 3203 WO 42350	\$104.56
		356787		ATF VEH 2386 WO 42422	\$17.40
		356789		FITTINGS VEH 3203 WO CREDIT	(\$70.00)
		356792		FILTER VEH 7143 WO 42414	\$53.57
		356793		FITTINGS VEH 5033 WO 42283	\$15.19
		356794		FITT VEH 5045 WO 42437	\$16.82
		356796		FITTINGS VEH 5033 WO 42283	\$7.58
		356837		CIR BRK VEH 3286 WO 42461	\$4.05
		356839		BRK CONT VEH 3268 WO 42458	\$120.95
		356841		ADAPTER VEH 3235 WO 42449	\$31.80
		356849		CONN VEH 6579 WO 42467	\$49.37
		356875		W/PUMP VEH 2352 WO 42473	\$102.65
		356888		BATTERY VEH 5033 WO 42283	\$621.67
		356899		FILTER VEH 2352 WO 42475	\$3.91
		356903		PAINT VEH 3309 WO 42453	\$6.55
		356912		LUBE VEH 3203 WO 42350	\$15.68
		356913		ADAPTER VEH 3203 WO 42350	\$28.26
		356920		MISC PTS VEH 3281 WO 42450	\$40.53
		356927		LAMP VEH 3203 WO 42350	\$4.21
		357022		HYD FLTR VEH 7122 WO 42466	\$29.93
		357034		EXH FLD VEH 7146 WO 42480	\$14.37
		357124		BULB VEH 3312 WO 42478	\$9.67
		357157		BATTERY VEH 3269 WO 42509	\$155.42
		357161		FILTER VEH 3269 WO 42510	\$29.42
		357169		CONN BRKT VEH 3278 WO 42465	\$179.06
		357173		SOCKET VEH 3281 WO 42450	\$101.76
		357207		FILTER VEH 3268 WO 42529	\$17.75
		357208		SWITCH VEH 6600 WO 42377	\$39.57
		357209		FILTER VEH 3268 WO 42458	\$333.03
		357223		CON KIT VEH 4156 WO 42531	\$3.25
		357238		MISC PTS VEH 3335 WO 42441	\$82.21
		357253		FILTER VEH 2425 WO 42532	\$46.22
		357254		FILTER VEH 2426 WO 42533	\$36.30
		357261		CAL GUN VEH 3333 WO 42440	\$26.02



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		357262	233505	KIT VEH 4156 WO 42531	\$3.25
		357268		FILTER VEH 3280 WO 42541	\$123.59
		357271		FILTER VEH 3268 WO 42530	\$51.35
		357283		DOR KIT VEH 3280 WO 42542	\$52.44
KENWORTH SALES COMPANY		PASIN1770582	233257	GASKET/ELB VEH 3296 WO 4235	\$125.95
		PASIN1774324		GLAVPIPE VEH 3212 WO 42367	\$17.37
		PASIN1775733		CLAMP VEH 3212 WO 42367	\$23.00
		PASIN1782756		ADJ KIT VEH 3292 WO 42383	\$231.01
		PASIN1786912		ALTERNATOR VEH 3315 WO 4249	\$198.13
LES SCHWAB TIRE CENTER		42800155627	233263	ALIGN VEH 1107 WO 42454	\$90.68
		42800158609		ALIGN VEH 1105 WO 42444	\$61.09
LESKOVAR LINCOLN MERCURY INC		07770	233264	COVERS/CLIP VEH 2403 WO 422	\$169.20
LIBERTY LAWN & SAW SHOP		1776	233265	HONDA GC VEH 6561 WO 42514	\$304.07
		1859	233510	GASKET VEH 7107 WO 42521	\$9.01
MCCURLEY CHEVROLET		399862	233145	SBLT DTL VEH 2440 WO 42270	\$233.49
		898580	233271	CLAMP VEH 1207 WO 42452	\$32.58
		898957		ROD VEH 3243 WO 42311	\$174.37
		899306	233145	HARNESS VEH 1102 WO 42313	\$541.57
		899454	233271	HOSE VEH 2409 WO 42347	\$143.38
		899497	233145	SEAL VEH 2409 WO 42347	\$9.22
		899573	233271	GSKT/HS VEH 1375 WO 42360	\$127.63
		899632	233145	PIPE/GSKT VEH 2378 WO 42364	\$170.36
		899738	233271	MNT/SEALS VEH 1375 WO 42360	\$139.81
		899740		HOUSING VEH 1375 WO 42360	\$269.58
		899837	233145	CAP VEH 3277 WO 42381	\$131.47
		899949	233271	SEAL VEH 2411 WO 42388	\$9.22
		899986		GEAR VEH 2386 WO 42422	\$469.58
		900193	233145	HOUSING VEH 1380 WO 42442	\$591.51
		900194		HOSE VEH 1105 WO 42444	\$136.21
		900196	233271	GASKET VEH 3235 WO 42449	\$40.50
		900197		CAPS VEH 3235 WO 42449	\$253.06
		900371		ARM/LINK/ROD VEH 1105 WO 42	\$983.35
		900391		HEADLAMP VEH 1380 WO 42442	\$422.56
		900403		DEFLECTOR VEH 2454 WO 42469	\$276.93
		900415		MOUNTS VEH 3268 WO 42458	\$306.74
		900595		PANELS VEH 3302 WO 42508	\$411.71
		900743	233513	PIPE VEH 3268 WO 42530	\$55.24
		900776		HOSE VEH 3268 WO 42530	\$84.56
		900777	233271	GRILLE VEH 3298 WO 42548	\$308.27
MID COLUMBIA FORKLIFT INC		340016216	233276	RPL DR MTR VEH 7069 WO 4243	\$3,230.67
MOBILE FLEET SERVICE INC		1260780017	233148	MANI/VLV VEH 3222 WO 42284	\$263.82



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MOBILE FLEET SERVICE INC		1260820017	233148	VALVE VEH 3222 WO 42284	\$222.70
		1260830035		MANI/PLG VEH 3222 WO 42284	\$110.40
		1260830043		VALVE VEH 3222 WO 42284	(\$189.08)
		1260960007		HANDLE VEH 3204 WO 42398	\$397.08
MONARCH MACHINE & TOOL CO INC		A183507	233279	RSD EXP VEH 3278 WO 42465	\$88.03
		A183553	233514	TUBE/BAR VEH 3278 WO 42465	\$43.95
		A183583		ANGLE/BAR VEH 3278 WO 42465	\$81.91
		B183484	233279	HR TS 7PC VEH 3278 WO 42465	\$344.08
NORCO INC		17890697	233287	COOL SYS VEH 7143 WO 41947	\$286.70
OXARC INC		R405334	233403	SHOP SUPPLIES/GASSES	\$152.07
PETERSON PACIFIC CORP		CI-000035875	233293	MANI/CLTCH VEH 7143 WO 4241	\$3,424.62
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$1.62
RDO EQUIPMENT CO		P08187	233298	FLTR/ELM VEH 6595 WO 42426	\$124.53
		P08243		FILTER VEH 6595 WO 42426	\$63.07
		P10656		FLTR/ELM VEH 6601 WO 42385	\$54.04
		P10657		ROOF VEH 6600 WO 42377	\$393.56
		P12199	233520	ARM VEH 6594 WO 42512	\$93.35
		P12200		DOOR VEH 6589 WO 42439	\$483.69
		P12201		SENSOR VEH 7141 WO 42551	\$85.63
		P12202		WHL KIT VEH 6566 WO 42353	\$67.29
		T30843	233162	BRNG/WSHR VEH 6564 WO 42175	\$779.16
		97352	233302	MONITOR VEH 3335 WO 42441	\$101.12
ROUTEWARE INC		97352	233302	MONITOR VEH 3335 WO 42441	\$101.12
ROWAND MACHINERY CO		200252	233529	FILTERS VEH 7142 WO 42568	\$548.06
RUSS DEAN INC		555049	233532	RHINO LINER VEH 2455 WO 424	\$488.67
		555154		BY-PASS VEH 3286 WO 42544	\$252.16
SOLID WASTE SYSTEMS INC		0085328-IN	233311	WLD SCR N VEH 7146 WO 42374	\$1,992.19
SONSHINE COLLISION SERVICES INC		30038	233312	PAINT DRS VEH 2441 WO 42474	\$901.38
STEEBER'S LOCK SERVICE		472855	233534	KEYS VEH 3318 WO 42567	\$12.87
SUMMIT HYDRAULICS, INC		14296	233174	CYL PAIR VEH 3203 WO 42516	\$875.86
		14297		YLLW CYL VEH 3285 WO 42517	\$1,056.41
		14302		STAGE CYL VEH 3203 WO 42516	\$1,900.50
		14315		RMNN CYL VEH 3248 WO 42518	\$2,063.40
		22139936	233315	ENML/CHN VEH 800 WO 42411	\$296.11
TACOMA SCREW PRODUCTS INC		22140049		BLT/NUT VEH 800 WO 42411	\$94.70
		22141060		ELBW/SWVL VEH 3212 WO 42367	\$150.34
		22141061		JAWS VEH 3248 WO 42219	\$201.28
		22141082		WRENCH-SHOP SPPLY	\$350.48
		22141487		SCREW/WASHER VEH 3248 WO 42	\$5.94
		22142163		ENAM/PRMR VEH 3278 WO 42465	\$234.14
		90343235	233177	POINTER VEH 3253 WO 42100	\$47.73
TEREX UTILITIES INC		90343235	233177	POINTER VEH 3253 WO 42100	\$47.73
THE FAB SHOP LLC		24042	233316	CYL BUSH VEH 3248 WO 42219	\$209.30



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIRE FACTORY INC DBA		03-112654	233318	WHEELS VEH 3312 WO 42400	\$1,242.38
		03-112782		TIRES VEH 1204 WO 42419	\$876.24
		03-112795	233536	TIRES VEH 9500 WO 42557	\$596.13
		03-112796	233318	MT/DSMT VEH 5040 WO 42399	\$53.11
		03-112804		TIRES VEH 1105 WO 42488	\$358.97
		03-112899		TIRE VEH 7146 WO 42374	\$546.30
		03-112901		TIRES VEH 3266 WO 42401	\$617.85
		03-112914		TIRE RPR VEH 2376 WO 42392	\$18.41
		03-112915		MT/DSMT VEH 9500 WO 42393	\$123.15
		03-112916		TIRES VEH 9500 WO 42393	\$418.25
		03-112918		TIRE VEH 2345 WO 42402	\$162.91
		03-113160		ALIGN VEH 2411 WO 42388	\$54.25
		03-113169		TIRES VEH 3264 WO 42389	\$359.91
		03-113205		WHL SWTCH VEH 7142 WO 42391	\$271.50
		03-113215		TIRES VEH 1211 WO 42390	\$46.59
		03-113240		TIRES VEH 3283 WO 42484	\$976.97
		03-113242		TIRE VEH 4111 WO 42483	\$119.43
		03-113243		FLAT RPR VEH 3312 WO 42485	\$53.02
		03-113287		WHL CHG OVR VEH 2439 WO 424	\$73.63
		03-113305	233536	TIRES VEH 2441 WO 42553	\$729.36
		03-113352	233318	TIRES VEH 1107 WO 42486	\$358.97
		03-113406		TIRE VEH 3277 WO 42489	\$150.12
		03-113446		TIRES VEH 3307 WO 42490	\$314.01
		03-113447		TIRES VEH 5031 WO 42482	\$177.02
		03-113520		WHL CHG OVR VEH 2433 WO 424	\$73.63
		03-113524	233179	TIRES VEH 3289 WO 42373	\$359.91
		03-113569	233318	ALIGN VEH 2386 WO 42492	\$54.29
		03-113600		WHL SWTCH VEH 3312 WO 42493	\$165.62
		03-113688	233536	THRST ALIGN VEH 3268 WO 425	\$54.25
		03-113695		TIRES VEH 2428 WO 42556	\$1,094.04
		03-113724		TIRES VEH 4101 WO 42527	\$226.91
		222982		TIRES VEH 3310 WO 42587	\$421.51
		222982 CORRECT		CORRECTION INV 222982	(\$421.51)
TRI CITIES BATTERY & AUTO REPAIR	18040		233320	ALTERNATOR VEH 7143 WO 4240	\$343.12
	229751			BATTERY VEH 7143 WO 42408	\$273.56
TRUCKPRO HOLDING CORPORATION	06 232612		233186	BRG KIT VEH 3228 WO 42190	\$176.18
	06 232647			CRUSH VEH 3228 WO 42190	\$11.37
	06 232915		233321	BRK VEH 4131 WO 42287	\$653.94
	06 233383			CYL VEH 3213 WO 42376	\$153.18
	06 233620			BRG/BRK/SL/PLG VEH 4101 WO	\$423.59
	06 233732		233537	SEAL/BRNG VEH 4101 WO 42526	\$74.54



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRUCKPRO HOLDING CORPORATION		16 038571	233186	DRIVELINE VEH 3284 WO 42357	\$416.11
TTB, LLC DBA		2556	233322	VEHICLE WASHES-MAR	\$93.00
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$38.68
WEST COAST OFF ROAD		24456	233193	CONT BOX VEH 3235 WO 42449	\$1,798.99
WESTERN INTEGRATED TECHNOLOGIES INC		1458098	233325	ELEMENT VEH 7141 WO 40708	\$123.99
WESTERN PETERBILT INC		H255625	233326	BRK KIT VEH 3320 WO 42236	\$434.75
		H255626		CORE VEH 3320 WO 42236	\$104.26
		H255630		CORE CREDIT VEH 3320 WO 422	(\$145.50)
		H255631		CORE CREDIT VEH 3320 WO 422	(\$52.13)
		H255687		CORE CREDIT VEH 3320 WO 422	(\$52.13)
		H256085	233195	BRAKES VEH 3284 WO 42359	\$542.07
		H256086		CORE VEH 3284 WO NONE	\$52.13
		H256107	233326	CORE CREDIT	(\$78.19)
		H256116	233195	GUN-AIR VEH 3320 WO 42387	\$31.15
		H256168	233326	CAC ASY SRVC VEH 3296 WO 42	\$2,394.79
		H256169		CORE VEH 3296 WO 42356	\$217.20
		H256254		CORE CREDIT VEH 3296 WO NON	(\$217.20)
		H256396		WTR PUMP VEH 3309 WO 42453	\$507.41
		h256397		CORE VEH 3309 WO 42453	\$607.39
		H256404	233195	CORE CREDIT VEH 3284 WO NON	(\$52.13)
		H256535	233326	COMP ASY VEH 3281 WO 42450	\$845.44
		H256563		DRVR/SL/NUT VEH 3203 WO 423	\$78.17
		H256624		BRK DRUM VEH 3312 WO 42478	\$81.87
		H256630		BRK DRUM VEH 3312 WO 42478	\$163.54
		H256631		PULLEY VEH 3281 WO 42450	\$74.28
		H256632		PULLEY VEH 3281 WO 42450	(\$74.28)
		H256640		RTRN DRM VEH 3312 WO 42478	(\$81.87)
		H256643		CORE CREDIT VEH 3309 WO 424	(\$607.39)
		H256650		RTRN PULLEY VEH 3281 WO 424	(\$206.98)
		H256676		NUT VEH 3281 WO 42450	\$13.56
		H256693		COOL SENS VEH 3285 WO 42519	\$313.09
		H256698		WPR ARM VEH 3203 WO 42538	\$182.83
		H256716		PULLEY VEH 3281 WO 42450	\$39.52
WESTERN STATES EQUIPMENT COMPANY		IN000000239	233328	CPLNG/SLV VEH 3315 WO 42425	\$174.19
		IN000000278		BATTERY VEH 7130 WO 42436	\$410.81
		IN000000425		PLG KIT/SCKT VEH 7143 WO 42	\$24.74
		IN000003619	233539	ENG COOL HTR VEH 6576 WO 42	\$568.50
		IN000006302		SLEEVE/CPL VEH 3280 WO 4254	\$16.69
		IN000007816		SERVICE VEH 7131 WO 42592	\$1,605.06
		PC110318637	233328	PULLEY VEH 7143 WO 42408	\$82.29
		PC110318761		GASKET VEH 3312 WO 42235	\$2.30



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STATES EQUIPMENT COMPANY		PC110319277	233328	CPLNG/SLV VEH 3335 WO 42309	\$144.47
		PC110319329		COUPLING VEH 3335 WO 42329	\$15.03
		PC110319836		KEY VEH 6576 WO 42417	\$35.08
		WO110109868		TS OIL LK VEH 3310 WO 42397	\$6,293.70
		WO110110050	233196	TS GEN VEH 6576 WO 42417	\$315.44
WESTERN SYSTEMS & FABRICATION INC	P055991	14455	233197	INSTALL NEW LCD MONITOR, CAMER	\$1,467.67
		14665	233329	CLAMP VEH 3335 WO 42309	\$69.50
		14746		VALVE VEH 3244 WO 42352	\$680.92
		14754	233197	MOTOR VEH 3255 WO 42368	\$497.96
		14757	233329	DECAL KIT VEH 3203 WO 42350	\$202.23
		14783		TUBE ASY VEH 3335 WO 42384	\$65.17
		14852		SPLINE VEH 3255 WO 42368	\$187.86
		14919	233540	RAM MNT VEH 6561 WO 42555	\$233.58
		084093855	233451	W7225 BASE CHRGR/PRINTS-MAR	\$204.91
		XEROX CORPORATION			
EQUIPMENT MAINTENANCE TOTAL****					\$116,956.75
EQUIPMENT MAINTENANCE FUND Total ***					\$116,956.75
FUND	503	EQUIPMENT REPLACEMENT FUND			
Division:	215	EQUIPMENT REPLACEMENT			
MCCURLEY CHEVROLET	P056170	812928	233394	LICENSE FEES	\$57.50
	P056170			ONE (1) NEW CHEVROLET EQUINOX	\$22,920.00
	P056170			SALES TAX	\$1,971.12
	P056169	812929		ONE (1) NEW 2016 CHEVROLET	\$30,447.00
	P056169			SALES TAX	\$2,618.44
	P056169			LICENSE FEES	\$57.50
EQUIPMENT REPLACEMENT TOTAL****					\$58,071.56
EQUIPMENT REPLACEMENT FUND Total ***					\$58,071.56
FUND	505	PUBLIC WORKS ADMIN & ENGINEER			
Division:	450	PW ADMIN & ENGINEERING			
ABADAN INC		ARIN062714	233334	3 ROLLS PLOTTER PAPER	\$149.22
		ARIN062745		ASBUILTS	\$16.84
BANK OF AMERICA		TXN00025951	233457	FRED-MEYER #0286 - Jr Achievem	\$11.49
		TXN00025992		AMERICAN PUBLIC WORKS -PW Week	\$23.00
		TXN00025999		SQ STONE SOUP - MTCA Metting	\$63.38
		TXN00026000		FRED-MEYER #0286 - MTCA MTG -	\$26.64
		TXN00026032		STAPLES - CD & DVD DISCS	\$23.61
		TXN00026053		BODYGUARDZ - SURVEY SCREEN SAV	\$26.98
		TXN00026055		STAPLES - CAMERA BATTERIES	\$77.30
		TXN00026066		FRED-MEYER #0286 - Duportail B	\$27.91



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00026068	233457	DICKEYS WA-1028 OLO - Duportai	\$71.62
		TXN00026076		STAPLES - DVD-R discs	\$40.73
		TXN00026097		STAPLES-Clock,stapler,note pad	\$20.55
		TXN00026116		STAPLES DVD-R DISCS	\$23.74
		TXN00026118		STAPLES - DVD-R DISCS	\$23.74
		TXN00026139		STAPLES -STAPLER	\$20.84
		TXN00026163		NATIONAL STORMWATER CTR - CSI	\$1,548.00
		TXN00026228		STAPLES - COMP PAD,USB DRIVE,S	\$54.45
		TXN00026246		STAPLES - CLOCK	\$10.85
		TXN00026314		TRUE SURVEY SUPPLY INC - LATH,	\$2,879.58
		TXN00026365		STAPLES -OPEN FACE CLOCK	\$16.17
		TXN00026425		STAPLES - REPORT COVERS SLIDE	\$33.10
		TXN00026428		STAPLES - VINYL REPORT COVERS	\$33.66
BENTON COUNTY TREASURER		3140	233344	BC IMAGES-MAR 2016	\$26.00
CITY OF RICHLAND		03/2016 MAR	233355	CITY UTILITY BILLS/MAR 2016	\$828.49
FEDERAL EXPRESS CORP		5-363-35319	233374	SHIPPING-MAR 2016	\$9.16
IMT INC		7137	233387	WESTCLIFFE PH14 TESTING M15276	\$1,460.00
		7163		WHITE BLUFFS PH3 M16083	\$502.50
		7165		KEEN RD CORING M16095	\$333.00
		7178		CLEARWATER CREEK TEST M16093	\$637.50
PENWELL, DAN		041216	233407	RECORD DOCS-EXCISE TAX FEE	\$20.00
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$43.18
SOFTWARE ONE INC	P056385	US-PSI-470517	233168	PHOTOSHOP CC ANNUAL RENEWAL SH	\$374.87
VERIZON WIRELESS	P056491	9762903026	233441	VERIZON CHARGES FOR 2/29-3/28	\$600.42
WASHINGTON ASPHALT PAVEMENT ASSN		20430	233191	ASPHALT WRKSH-PWEST/WILLIAMSON	\$260.00
WATER SOLUTIONS INC		13141	233446	WATER FILTRATION 04/15-5/14	\$76.01
XEROX CORPORATION		084093841	233451	1ST FLOOR XEROX LX5-690835	\$163.12
		084093842		BASEMENT XEROX LX5-692207	\$69.50
		084093843		2ND FLOOR XEROX MX4-343197	\$392.03
PW ADMIN & ENGINEERING TOTAL ****					\$11,019.18
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$11,019.18
FUND	520	HEALTH CARE/BENEFITS PLAN			
Division:	222	EMPLOYEE BENEFIT PROGRAM			
BANK OF AMERICA		TXN00026215	233457	TRAVEL LEADERS/AGENT FEE LP TR	\$35.00
		TXN00026218		DELTA AIR/AIRFARE LP TRIP 16-1	\$1,579.27
		TXN00026229		TRAVEL LEADERS/AGENT FEE RP TR	\$35.00
		TXN00026234		DELTA AIR/AIRFARE RP TRIP 16-1	\$1,481.20
		TXN00026235		TRAVEL LEADERS/AGENT FEE AJ TR	\$35.00
		TXN00026237		DELTA AIR/AIRFARE AJ TRIP 16-1	\$1,649.26
MAGELLAN BEHAVIORAL HEALTH		APR 2016	233144	EAP PREMIUMS-APRIL	\$682.42



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MERCER (US) INC	P056134	102210002712	233397	PROVIDE BENEFITS CONSULTING AN	\$6,375.00
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$11,872.15
HEALTH CARE/BENEFITS PLAN Total ***					\$11,872.15
FUND 522	POST EMP HEALTHCARE PLAN				
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
MERCER (US) INC	P056134	102210002712	233397	PROVIDE BENEFITS CONSULTING AN	\$708.33
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$708.33
POST EMP HEALTHCARE PLAN Total ***					\$708.33
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
COLUMBIA INDUSTRIES SUPPORT LLC		0032771	233358	ON SITE SHREDDING WO #46425	\$10.61
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$3.55
FIRE PENSION TOTAL ****					\$14.16
FIREMAN'S PENSION Total ***					\$14.16
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
COLUMBIA INDUSTRIES SUPPORT LLC		0032771	233358	ON SITE SHREDDING WO #46425	\$10.61
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$3.55
POLICE PENSION TOTAL ****					\$14.16
POLICEMEN'S PENSION Total ***					\$14.16
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
BANK OF AMERICA		TXN00026036	233457	STAPLES - DRUM FOR JIM'S PRINT	\$112.93
		TXN00026110		OFFICE DEPOT #1078\DVDs FOR IV	\$25.48
		TXN00026224		HP SERVICES\PARTS FOR PRINTER	\$37.96
		TXN00026413		STAPLES/COFFEE FILTERS, SUGARS	\$40.77
BENTON COUNTY TREASURER		2016/651 TRUMAN	233088	NOXIUS WEED TAX/651 TRUMAN	\$6.53
CENTURYLINK		0416/509-786-2112	233353	GENERAL 04/6-05/5/16	\$92.61
CORPORATE TRANSLATION SERVICES INC		87431	233108	TRANSLATION SRVCS-MAR 2016	\$105.45
DEVRIES BUSINESS SERVICES		0074720	233365	SHREDDING SRVCS-02/25/16	\$4.00
FRONTIER		04/16-5096282609	233377	GENERAL 04/04-05/03/16	\$69.93
INTERGRAPH CORPORATION	P055896	P160000511M	233130	PART #:CONSULT2-PUBLIC SAFETY	\$439.83
POCKETINET COMMUNICATIONS INC		130179	233411	WIRELESS TRNSPRT/INTERNET-MAY	\$268.28
WATER SOLUTIONS INC		13160	233446	WATER FILTRATION 04/7-05/6/16	\$33.67
XEROX CORPORATION		084093836	233451	W7855 BASE CHRGI/PRINTS-MAR	\$124.22



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SECOMM OPERATIONS GENERAL TOTAL ****					\$1,361.66
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00025984	233457	STAPLES - BLACK TONER FOR JODY	\$121.84
		TXN00025989		STAPLES - MAGENTA & YELLOW TON	\$500.19
		TXN00026002		STAPLES - CYAN TONER FOR JODY	\$227.64
		TXN00026020		STAPLES - CD'S FOR JODY	\$306.47
		TXN00026022		STAPLES - WHITEBOARD WIPES/ERA	\$27.20
		TXN00026046		OFFICE DEPOT JODY MAT JIM CALC	\$117.44
		TXN00026079		STAPLES - 2ND OF TWO BLACK TON	\$121.84
		TXN00026096		APCO -BALANCE OF ASSOCIATE MBR	\$495.00
		TXN00026100		PLANTRONICS\HEADSETS	\$172.67
		TXN00026107		WAPRO\MEMBERSHIP RENEWAL	\$25.00
		TXN00026141		HILTON LAS VEGAS DEGRAAF 16-13	\$443.86
		TXN00026162		OFFICE DEPOT #1078\SECOMM PAPE	\$292.77
		TXN00026259		DELTA AIR/ADDT OF VEGAS LEG DE	\$449.00
		TXN00026354		OFFICE DEPOT - BARBER CALCULAT	(\$79.81)
		TXN00026367		NORTHERN QUEST/BARBER E911 POL	\$164.02
		TXN00026375		NORTHERN QUEST/GEORGE E911 POL	\$164.02
CORPORATE TRANSLATION SERVICES INC		87349	233108	TRANSLATION SRVCS-MAR 2016	\$207.94
DUNCAN, ESTHER MARIA		2016 TUTION	233366	2016 TUITION REIMBURSEMENT	\$2,000.00
GEORGE, JORDAN		16-170 GEORGE	233380	16-170 CPD1/911 CONT PREP	\$94.00
OLLERMAN, TRACEY		2016 TUITION	233402	2016 TUITION REIMBURSEMENT	\$2,000.00
POCKETINET COMMUNICATIONS INC		130179	233411	WIRELESS TRNSPRT/INTERNET-MAY	\$268.27
E911 OPERATIONS TOTAL ****					\$8,119.36
SOUTHEAST COMMUNICATIONS CTR Total ***					\$9,481.02
FUND	642	800 MHZ PROJECT			
Division:	610	800 MHZ			
BENTON PUD		03/16 4843174575	233089	UTILITY SRVCS 02/26-03/26	\$536.77
DAY MANAGEMENT CORPORATION DBA		409455	233362	REPLACE PARTS-JUMPOFF SITE	\$765.64
KLICKITAT COUNTY PUD		03/16 69552623	233391	GOLGATHA UTILITIES 03/01-03/31	\$224.24
800 MHZ TOTAL ****					\$1,526.65
800 MHZ PROJECT Total ***					\$1,526.65
FUND	643	EMERGENCY MANAGEMENT			
Division:	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00026209	233457	OTTERBOX/LIFEPROOF\PHONE CASE	\$39.04
		TXN00026458		STAPLES/DAVIS OFFICE SUPPLIES	\$51.44
		TXN00026481		STAPLES/DAVIS OFFICE SUPPLIES	\$19.43
		TXN00026500		STAPLES/DAVIS OFFICE SUPPLIES	\$8.89



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
POCKETINET COMMUNICATIONS INC		130179	233411	WIRELESS TRNSPRT/INTERNET-MAY	\$76.65
STATE / LOCAL ASSISTANCE TOTAL ****					\$195.45
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
BANK OF AMERICA		TXN00026080	233457	STAPLES00108480/ENVELOPES	\$81.45
		TXN00026175		CDW GOVERNMENT\CONFERENCE CAM	\$217.47
		TXN00026191		CDW GOVERNMENT\HDMI CONVERTER	\$69.20
		TXN00026303		CDW GOVERNMENT\HDMI CONVERTER	\$36.40
		TXN00026450		SAFEWAY STORE00003335\BEVERAG	\$19.55
		TXN00026472		SPUDNUT SHOP\DONUTS FOR CGS DR	\$25.52
		TXN00026473		ALBERTSONS #213\WATER FOR CGS	\$7.98
		TXN00026483		SAFEWAY STORE00003335\SNACKS	\$18.12
		TXN00026491		FIESTA MEXICAN RESTAURANT\LUNC	\$976.93
		TXN00026494		KRISPY KREME #1245\DONUTS FOR	\$52.85
IDENTISYS INC	P056390	292149	233386	FREIGHT	\$63.18
	P056390			TAX	\$404.39
	P056390			CD800 DUPLEX COMMERCIAL GRADE	\$4,639.00
MID COLUMBIA ENGINEERING INC	P056132	ST008283	233146	BECKI COATS, SURVEY TAKER	\$396.90
	P056132	ST008301		BECKI COATS, SURVEY TAKER	\$388.80
	P056132	ST008319	233398	BECKI COATS, SURVEY TAKER	\$81.00
	P056132	ST008347		BECKI COATS, SURVEY TAKER	\$299.70
POCKETINET COMMUNICATIONS INC		130179	233411	WIRELESS TRNSPRT/INTERNET-MAY	\$76.65
TRI TECH CATERING MGMT		E01240	233184	CGS DRILL LUNCH-3/30/16	\$576.75
WATER SOLUTIONS INC		13160	233446	WATER FILTRATION 04/7-05/6/16	\$33.66
XEROX CORPORATION		084093836	233451	W7855 BASE CHRGP/PRINTS-MAR	\$289.86
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$8,755.36
Division:	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00026175	233457	CDW GOVERNMENT\CONFERENCE CAM	\$72.49
		TXN00026191		CDW GOVERNMENT\HDMI CONVERTER	\$23.06
		TXN00026303		CDW GOVERNMENT\HDMI CONVERTER	\$12.13
POCKETINET COMMUNICATIONS INC		130179	233411	WIRELESS TRNSPRT/INTERNET-MAY	\$76.65
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$184.33
Division:	623	JURISIDICITION			
DEVRIES BUSINESS SERVICES		0074720	233365	SHREDDING SRVCS-02/25/16	\$4.00
PITNEY BOWES PURCHASE POWER		0316/14823173	233300	POSTAGE 03/01/16 TO 03/31/16	\$549.97
JURISIDICITION TOTAL ****					\$553.97
EMERGENCY MANAGEMENT Total ***					\$9,689.11
FUND	803	UTILITY BILL CLEARING FUND			
Division:	000				



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY11910	233201	Customer Refund	\$25.46
				Customer Refund	\$10.38
				Customer Refund	\$38.49
		CISPAY11911	233247	Customer Refund	\$76.85
		CISPAY11912	233203	Customer Refund	\$177.41
		CISPAY11913	233249	Customer Refund	\$9.34
		CISPAY11914	233211	Customer Refund	\$50.13
		CISPAY11915	233283	Customer Refund	\$58.06
		CISPAY11916	233288	Customer Refund	\$0.61
		CISPAY11917	233207	Customer Refund	\$1.28
				Customer Refund	\$72.10
				Customer Refund	\$354.99
		CISPAY11918	233220	Customer Refund	\$77.28
		CISPAY11919	233245	Customer Refund	\$10.93
		CISPAY11920	233234	Customer Refund	\$75.21
		CISPAY11921	233261	Customer Refund	\$34.15
		CISPAY11922	233274	Customer Refund	\$61.57
		CISPAY11923	233250	Customer Refund	\$114.43
		CISPAY11924	233299	Customer Refund	\$92.20
		CISPAY11925	233306	Customer Refund	\$148.76
		CISPAY11926	233330	Customer Refund	\$15.64
		CISPAY11927	233252	Customer Refund	\$10.85
		CISPAY11928-CORR	233233	Customer Refund	\$48.37
		CISPAY11929	233308	Customer Refund	\$178.11
		CISPAY11930	233301	Customer Refund	\$174.77
		CISPAY11931	233303	Customer Refund	\$10.00
		CISPAY11932	233314	Customer Refund	\$204.84
		CISPAY11933	233313	Customer Refund	\$292.02
		CISPAY11934	233324	Customer Refund	\$10.00
		CISPAY11935	233278	Customer Refund	\$70.38
		CISPAY11936	233291	Customer Refund	\$13.13
		CISPAY11937	233269	Customer Refund	\$72.62
		CISPAY11938	233309	Customer Refund	\$53.80
		CISPAY11939	233266	Customer Refund	\$16.28
		CISPAY11940	233253	Customer Refund	\$54.92
		CISPAY11941	233285	Customer Refund	\$118.71
		CISPAY11942	233244	Customer Refund	\$146.99
		CISPAY11943	233268	Customer Refund	\$47.73
		CISPAY11944	233277	Customer Refund	\$114.05
		CISPAY11945	233295	Customer Refund	\$110.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY11946	233281	Customer Refund	\$332.10
		CISPAY11947	233323	Customer Refund	\$61.27
		CISPAY11948	233228	Customer Refund	\$74.23
		CISPAY11949	233304	Customer Refund	\$67.52
		CISPAY11950	233331	Customer Refund	\$108.53
		CISPAY11951	233310	Customer Refund	\$52.67
		CISPAY11952	233209	Customer Refund	\$122.75
		CISPAY11953	233231	Customer Refund	\$37.47
		CISPAY11954	233280	Customer Refund	\$66.79
		CISPAY11955	233227	Customer Refund	\$12.50
		CISPAY11956	233294	Customer Refund	\$79.04
		CISPAY11957	233273	Customer Refund	\$15.83
		CISPAY11958	233282	Customer Refund	\$92.60
		CISPAY11959	233242	Customer Refund	\$72.87
		CISPAY11960	233290	Customer Refund	\$74.39
		CISPAY11961	233248	Customer Refund	\$75.15
		CISPAY11962	233259	Customer Refund	\$107.30
		CISPAY11963	233254	Customer Refund	\$139.93
		CISPAY11964	233208	Customer Refund	\$13.57
		CISPAY11965	233223	Customer Refund	\$0.35
		CISPAY11966	233219	Customer Refund	\$72.74
		CISPAY11967	233262	Customer Refund	\$131.55
		CISPAY11968	233256	Customer Refund	\$90.95
		CISPAY11969	233275	Customer Refund	\$19.24
		CISPAY11970	233205	Customer Refund	\$81.92
		CISPAY11971	233260	Customer Refund	\$59.42
		CISPAY11972	233241	Customer Refund	\$66.46
		CISPAY11973	233284	Customer Refund	\$77.45
		CISPAY11974	233238	Customer Refund	\$61.73
		CISPAY11975	233212	Customer Refund	\$102.41
		CISPAY11976	233255	Customer Refund	\$142.48
		CISPAY11977	233270	Customer Refund	\$84.22
		CISPAY11978	233289	Customer Refund	\$15.00
		CISPAY11979	233200	Customer Refund	\$110.28
		CISPAY11980	233307	Customer Refund	\$89.71
		CISPAY11981	233267	Customer Refund	\$45.39
		CISPAY11982	233214	Customer Refund	\$3.20
		CISPAY11983	233217	Customer Refund	\$84.56
		CISPAY11984	233221	Customer Refund	\$168.55
		CISPAY11985	233258	Customer Refund	\$121.09



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY11986	233230	Customer Refund	\$116.55
		CISPAY11987	233515	Customer Refund	\$154.58
		CISPAY11988	233454	Customer Refund	\$204.56
		CISPAY11989	233516	Customer Refund	\$50.95
		CISPAY11990	233517	Customer Refund	\$120.72
		CISPAY11991	233531	Customer Refund	\$115.86
		CISPAY11992	233522	Customer Refund	\$67.20
		CISPAY11993	233530	Customer Refund	\$35.30
		CISPAY11994	233535	Customer Refund	\$20.21
		CISPAY11995	233512	Customer Refund	\$97.85
		CISPAY11996	233519	Customer Refund	\$164.76
		CISPAY11997	233511	Customer Refund	\$15.97
		CISPAY11998	233504	Customer Refund	\$93.26
		CISPAY11999	233502	Customer Refund	\$152.07
		CISPAY12000	233523	Customer Refund	\$0.40
		CISPAY12001	233501	Customer Refund	\$80.69
		CISPAY12002	233521	Customer Refund	\$82.92
		CISPAY12003	233503	Customer Refund	\$113.58
		CISPAY12004	233518	Customer Refund	\$63.36
		CISPAY12005	233498	Customer Refund	\$166.85
		CISPAY12006	233533	Customer Refund	\$54.41
		CISPAY12007	233494	Customer Refund	\$71.61
		CISPAY12008	233500	Customer Refund	\$21.37
UNASSIGNED TOTAL ****					\$8,553.08
UTILITY BILL CLEARING FUND Total ***					\$8,553.08



City Of Richland

VL-1 Voucher Listing

From: 4/11/2016 To: 4/22/2016

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

\$1,771,184.81

Number of Invoices

Amount

Vouchers In Richland	277	\$211,799.51
Vouchers In Tri Cities	170	\$335,864.38
Vouchers In WA	260	\$467,839.07
Vouchers Outside WA	1286	\$755,681.85
Vouchers Final Total.....	1993	\$1,771,184.81

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$173.62	0.01%
2	BENEFITS	\$13,590.94	0.77%
3	SUPPLIES	\$291,174.29	16.44%
4	OTHER SERVICES & CHARGES	\$678,457.42	38.31%
5	INTERGOVERNMENTAL SERVICES	\$76,831.09	4.34%
6	CAPITAL PROJECTS	\$453,577.44	25.61%
	MACHINERY & EQUIPMENT	\$58,071.56	3.28%
	REFUNDS	\$8,553.08	0.48%
9	INTERFUND SERVICES	\$1,093.29	0.06%
	INVENTORY PURCHASES	\$189,662.08	10.71%
	Total	\$1,771,184.81	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Reports and Comments

Key Element:

Subject:

City Manager

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
City Council

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/03/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
Mayor

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments: